

# Worlabby Parish Council

## Minutes of the Parish Council Meeting

Minutes of the meeting of Worlabby Parish Council held at 7pm on Tuesday 8<sup>th</sup> May, 2018 at the Village Hall, Worlabby.

**Present:** Cllr Barker (Chair), Cllr Bowles, Cllr Cave, Cllr Fletcher, Cllr Jones, Cllr Hayes & Cllr Smithson.

**Also Present:** Deb Hotson – Clerk to the Council, Cllr Rob Waltham, Cllr C Sherwood, NLC Rob Mackenzie – Area Manager, NLC Paul Harling – Ward Officer, NLC Chris Peam – Highway Maintenance Officer & 14 residents.

### **Public Comment**

Pauline Watson addressed the Council with regard to the recent resurfacing of Barn Hill. “We understand that the resurfacing of Middle Barn Hill carried out by North Lincs Council will be under discussion today. I am sure you are aware that this is a sensitive matter about which many Worlabby residents continue to feel very strongly. We have previously informed Parish Councillors of our initial letter of concern to the Leader of North Lincs Council, Councillor Rob Waltham. This letter requested information on costings and explanations as to why this road was partially resurfaced when there are so many other road repairs and drainage problems in the village, on roads that are used frequently.

Our questions were answered by North Lincs Director of Operations, Peter Williams (Parish Councillors also have a copy of this correspondence). However, we feel that none of the answers he has given so far are satisfactory.

For example: **Question:** We fail to understand why the partial resurfacing was carried out on what can only be described as a ‘byroad’ which gives access to one property. This property has a number of entrances, the main one of which is located at the bottom of Middle barn and is easily reached from New Road. Why was resurfacing stopped at the rear entrance to this property leaving the rest of the road impassable?

**Answer:** It was reported that fuel delivery vehicles were refusing to deliver to the property on this road, due to the ‘not suitable for motor vehicle signs’ and the condition of the carriageway. Hence, urgent repairs were required and minimum works were undertaken to bring the carriageway up to a standard suitable for the passage of vehicles.

It’s was as if our letter had not even been properly read and standard replies had been issued regardless. It feels as if we are being ignored. The main point we were making was that the main entrance to this property was already perfectly adequate for deliveries and it didn’t matter what signs were displayed or what the state of the road was. If the road was going to be done at all then the whole of it should have been done and this would benefit the entire village.

We will be vigorously challenging the Director on all of his responses and are presently preparing a further letter in addressing all of the points made.

Notice was given that county employees will be attending the meeting along with Councillor Waltham, but we fail to see how this can bring a satisfactory conclusion to the matter. Given that the Director of Operations has totally ignored the basic tenet, that the property already had satisfactory access, and there was no reason for the work to be carried out. We presume that within the Council there is a system of checks and balances, or certain criteria that have to be met so that properly sanctioned decisions are taken.

The action taken by North Lincs Council to partially resurface Middle Barn Hill is not only a Worlabby Parish Council debate. This expenditure has ongoing implications for the Highways Department budget, which then impacts on the whole of North Lincs. Middle Barn Hill was partially resurfaced at a real cost to other road users. We were and still are negotiating potholes and road drainage problems throughout the village and the county.

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And it's not just the cost, for some of us it's the staggering insensitivity of the whole affair. There is also a question of trust between council tax payers and their elected representatives which may have been damaged by this deeply unpopular decision.

There could be resolution of sorts, if Councillors gave an assurance that the whole of Middle Barn will be resurfaced, for all residents to access

As according to the Director of Operations 'the remainder of Middle Barn Hill is to be included in a future repair programme subject to the availability of resources to carry out the works. This will have to be given a priority rating against other schemes on the programme.

In summary this decision is still being challenged by Worlaby villagers, the answers to our questions so far have been deeply disappointing and we will continue to request different answers".

Mrs Watson went on to say that if feels like residents are being ignored and is the process of preparing a further letter from residents.

Cllr Barker stated that it was as much of a surprise to the Parish Council as it was to the residents and Cllr Waltham stated that Ward Cllrs wasn't aware of this either and that the ancillary roads were not a priority. Ward Cllrs are not aware of all operational decisions of which this was one of them. Cllr Waltham stated this was more of a cock-up than a conspiracy and Ward Cllrs do not favour one person on the other.

NLC Highway representatives introduced themselves and Rob Mackenzie went on to say that he had been working in the area for 2 years and had informed his managers that Barn Hill was beyond maintenance and from that point was taken out of his hands. NLC Asset Management were then involved. Rob Mackenzie went on to say that he was not part of the negotiation to put up the signage stating that the road was not suitable for vehicles. Rob Mackenzie was contacted by an employee of Mr Truelove who stated that they could not get fuel deliveries to their property and that they had children in the property. NLC Highways entered into negotiations with the property owner and the road was resurfaced allowing access to the rear entrance.

Cllr Smithson stated that there are 3 entrances to the property and the main entrance was perfectly ok to accept deliveries.

Cllr Barker asked why the Parish Council were not contacted for confirmation of the situation?

One resolution was for NLC to resurface the remainder of the road to pacify residents?

Cllr Waltham stated that this had not been a political sign off and the Highway department had been provided the facts and had done a job and lessons should be learned but went on to say that he did not agree with resurfacing the rest of the road as enough money had been spent already that could have been spent elsewhere in the parish.

NLC Chris Peam stated that the road was on the 'to do' list.

Cllr Barker thanked the NLC representatives for attending and they left the meeting.

A resident who lives on Carr Lane raised concerns about the safety when turning left from Low Road as his property was immediately to the left and when exiting there were some near misses with oncoming traffic.

Mrs Waldrop stated that she too lived down Carr Lane and the majority of traffic speeds down the lane. Tractors mount her front lawn when travelling down the lane and do not give way to any other vehicles. There are no passing places available along the lane. Cllr Waltham stated that he would ask NLC Highways to contact Mr Truelove and ask that the drivers are respectful of residents, other road users and pedestrians when using the lane.

It was also suggested that it was thought the farm had a weighbridge and if the farm relocated down Carr Lane this would could excessive use by HGV. It was stated that the road had been destroyed with the recent beet harvest and cannot be used due to the large pot holes and flooding. The Parish Council have asked NLC to sweep, clean and repair the road and grips and are waiting for a response.

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Mr Barton and Mrs Reynolds from Castle Nurseries stated that she had an ongoing problem at present with rats and the smell from the sugar beet that has been stored next to her property.

Mrs Reynolds went on to say that children are also now playing on the sugar beet with bicycles and this is a safety hazard. She has been in touch with British Sugar who have removed 1/2 the beet but a large amount remains.

Cllr Bowles stated to the Ward Cllrs that this road was not suitable for the large vehicles that are now using the road. The farmer is contracting the fields out and the road was not built for these large vehicles. The farmer should build his own road on his land and the current lane should have a weight restriction. Carr Lane should be reinstated by the farmer responsible for the damaged and shows a lack of respect for residents and the parish.

Cllr Barker stated that the Parish Council will do as much as possible to try and resolve these issues.

The police have been contacted on several occasions with regard to mud on the road and vehicles blocking the road.

Cllr Waltham took Mrs Reynolds details and will take the matters raised back to NLC and provide an update in due course.

It was stated this was a public health issue.

4 residents left the meeting.

Mrs Webster asked if the Parish Council are made aware of road works to which she was told that they receive a week report on works being undertaken but were not informed of the work being carried out on Barn Hill.

Cllr Barker opened the meeting.

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### **Agenda**

#### **1805/01 Apologies for absence**

All members present.

#### **1805/02 Declaration of Interest**

a. To record declarations of interest by any member of the council in respect of the agenda items listed below. Members declaring interests should identify the agenda item and type of interest being declared.

Cllr Bowles declared a personal interest on agenda item 1805/08 i & j.

b. To note dispensations given to any member of the council in respect of the agenda items listed below.

None outstanding.

#### **1805/03 Minutes of Previous meeting**

**Resolved** - minutes of the Parish Council meeting held on 13<sup>th</sup> March & 20<sup>th</sup> April, 2018 were approved and signed as a true and correct record.

#### **1805/04 Clerk's Report**

- a. The Clerk has informed the PCC that a branch has been taken from the beech tree located in the churchyard. Agenda item.
- b. Programme of event for the Beacon lighting to appear in the next edition of Worlaby Views. Agenda item.
- c. Clerk has distributed the Hollows Management Plan. Agenda item for discussion.
- d. The NHP funds have been returned to Groundworks.
- e. Clerk has contacted NLC / ONGO with regard to the repair of the boundary fence at the village hall. Agenda item.
- f. Clerk has submitted a grant application to A4A for the exercise equipment.

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- g. Clerk has asked NLC for an update on when Carr Lane will be reinstated after the beet harvest. Waiting for a response from NLC.
- h. Natwest documentation has been collected. Clerk is trying to source a FOC cupboard from NLC.
- i. Clerk has contacted NLC with regard to the raising up of the village signage several times and has now escalated to the Head of Highways. Agenda item.
- j. Clerk has asked NLC Highways if we could have a couple of 'road closure' signs.
- k. Clerk has been in contact with Northern Powergrid and the trees are being cut on 11/05/18.

### **1805/05 Report from Ward Cllrs on NLC issues**

To receive a report from the Ward Councillors on North Lincolnshire Council issues.

Cllr Waltham stated that letters have been sent out to all residents with regard to the planning applications for Worlabby House Farm and had received feedback from residents and a decision will be made at a Planning Committee on these applications.

Blocked drains on Low Road and Main Street have been reported.

Street light LED project is ongoing.

Cllr Sherwood stated that the Ancholme Path from South Ferriby to Horkstow was now progressing.

Cllr Hayes asked if Cllrs could report the blocked drain adjacent to 53 Top Road and there is still a concern over the hedge obscuring the lighting at the bungalow adjacent to the school on Low Road.

Ward Cllrs left the meeting at 7.45pm.

### **1805/06 Police Matters / NATs / Neighbourhood Watch (NHW)**

To receive an update verbal / written report from Humberside Police / NATs and the NHW representative.

Cllr Fletcher provided a summary of the last NATs meeting which was circulated and concurred with the minutes also circulated.

### **1805/07 Welcome Pack**

- a. To determine further actions required with regard to a welcome pack to new residents.  
Item deferred.

### **1805/08 Delegate Reports**

- a. To receive an update report regarding the Woodland Glade & Hollows including: -
  - Setting a date for the Clayton bench presentation determining any actions required.  
Item deferred as requested by the Clayton family.
  - Management Plan.  
The current plan is up to date.  
Cllr Jones noted that the Japanese Knotweed has returned to which Cllr Barker stated he had purchased a sprayer to deal with this.
- b. To receive an update report on the Neighbourhood Plan, determining any further actions required.

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Cllr Jones informed members that a further grant application for £5,625 has been completed which will be for the period from when the grant is received to 31/03/19 and Katie Atkins would use the costings to progress.

**Resolved** – submission of the applications and engage Katie Atkins.

Cllr Jones stated that he would provide more information on the process in due course with regard to the creation of the plan which will now follow a legal pathway. The creation of policies is ongoing.

- c. To receive an update report with regard to the enhancement of the War Memorial.

The Clerk has submitted a grant application to NLC for funding for the renovations.

- d. To determine actions required with regard to an initiative raised by Cllr Cave to photograph all community assets and to place onto the website.

Cllr Cave stated that there was no photographic evidence of some of the community assets to go on to the website for tourists and information for residents.

Cllr Bowles stated this may be an invasion of privacy and permission should be sought from the owners before any photographs are taken.

Cllr Cave to provide a list of preferred sites to Councillors for discussion at the next meeting.

- e. To receive an update report with regard to the 'Battles Over' Event on 11/11/18 including the response received from the PCC determining any actions required.

The PCC are happy for the Parish Council to ring the bells. Clerk to inform the PCC that they will arrange a suitable person to ring the bells and the Parish Council will assist in any repairs required for the event.

Cllr Barker introduced Mrs Julie Davidson who has been working on a War Memorial project which Cllr Barker had seen and showed the information to members. Mrs Davidson agreed to create a booklet providing this information to residents. Cllr Cave to share the information that he too had collected.

- f. To receive an update report from the LVF including progressing the Low Villages Tourism Leaflet determining any actions required.

Cllr Cave stated that Ken Bates of Saxby Parish Council is liaising with all members with regard to the Tourism Leaflet and the Parish Council comments had been provided.

Speeding issues had been brought up with regard to the Speed Watch initiative. If the Parish Council are asked to participate the item will be discussed further. The planning issues at Worlabby House Farm had been raised and the separate parishes with concerns had been in contact with NLC.

- g. To receive an update report with regard to the NLC Tree Management programme including the response from the PCC with regard to the beech tree and arranging a date for NLC training determining actions required.

NLC Tree Management and training to be deferred until NLC Tim Allen is back at work.

The PCC had stated that no one had been in touch with them with regard to the cutting back of the protected tree in the church.

- h. To receive the risk assessments and safety reports for play and public areas owned or managed by the Parish Council determining any actions required.

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<u>Location</u>	<u>Responsible</u>	<u>Requirement</u>	<u>Date received</u>
BT Kiosk, Top Road	Cllr Cave	Monthly	
War Memorial, Top Road	Cllr Cave	Monthly	
Flag Pole, Main Street	Cllr Cave	Monthly	
Bus Stop, Low Road	Cllr Cave	Monthly	
Pleasure Ground & Play Area, Top Road	Cllr Cave	Monthly	
Fountain	Cllr Speakman	Monthly	
Recreation Ground	Cllr Smithson	Weekly	
Woodland Glade & Hollows, The Hill	Cllr Jones	Monthly	
CCTV system	Cllr Bowles	Monthly	

- i. To receive an update report for Worlabby Village Hall.  
The latest information had been included in the Chairman's Report read out in the Annual Parish Meeting.
- j. To receive an update on activities and requirements related to the village hall and playing field.
  - o To be notified of the response received from both ONGO and NLC with regard to the boundary fence determining actions required.  
Cllr Bowles to obtain quotes for consideration at the next meeting.  
Clerk to review the deeds.
  - o To receive an update report on phase 2 of the playing field determining actions required.  
A grant application has been submitted to Awards for All.
  - o To receive an update report with regard to the Lease determining any actions required.  
Item deferred.

### 1805/09 Highways / Footpaths / Parish Issues / General NLC issues

- a. To be notified of the quotes received for the parish path cuts selecting a contractor and to approve the signing of the agreement between the Parish Council and NLC and determining any other actions required.  
The quotes were reviewed by members.  
**Resolved** - the quote received from Grove Groundworks was selected. Clerk to inform the successful contractor. Clerk to sign the Parish Path Agreement.
- b. To determine any further actions required with regard to the evidence forms - access to the River Ancholme via Worlabby Carrs.  
20 forms have been received to date – Clerk to submit to NLC.
- c. To determine actions required with regard to the raised manhole cover on the area of private land on New Road.  
**Post Meeting** – it was thought at the meeting that this has been reported by Cllr Waltham but the Clerk has since found out this is not the case, therefore further discussion to be had at the next meeting.
- d. To determine actions required with regard to the recent repair of Barn Hill and the response received from NLC to the residents.  
Defer item to the next meeting.

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- e. To consider the enquiry response from the appeal board with regard to the Hollows being registered as a community asset determining any further actions required.  
Defer item to the next meeting.
- f. To notify the Clerk of any other issues to be taken up with NLC.  
No further issues raised.

### 1805/10 **Planning**

To receive any decisions and to discuss the following applications received from North Lincolnshire Council also determining actions from the public meeting held on 02/05/18.

**2018/401** – planning permission for the erection of 6 no affordable and 27 no open market homes, landscaping, associated car and bicycle parking, public open space, pedestrian footways, cycleways, access roads, cyclist’s car park and pedestrian and cycle crossing points at land north of Carr Lane and west of Low Road.

**Resolved** – object to the application with the following comments: -

In preparing this response we have consulted extensively with local parishioners including a well-attended public meeting at which over 200 people took part.

The planning application wishes to develop a major housing development on a greenfield site in the countryside, in an unsustainable and predominantly rural location.

It would cause significant harm to the character, appearance, amenity and infrastructure (especially roads and drainage system) of the surrounding area. It does not accord with national and local planning policies.

It is simply not a suitable or a sustainable location for this type of development.

For these and other important reasons it should be refused.

Turning to the main reasons why we consider it should be refused in more detail.

### **Focusing Development to the most Suitable and Sustainable Locations.**

One of the main objectives of national and local planning policy is to focus development to the most sustainable and suitable locations. As para. 6 of the National Planning Policy Framework States, “The purpose of the planning system is to contribute to the achievement of sustainable development”.

The development of this site cannot be considered as supporting sustainable development.

The North Lincolnshire Core Strategy, which was adopted in June 2011, is the development plan for the area. It sets out the long term vision for North Lincolnshire and provides a blueprint for managing growth and development in the area up to 2026.

At the heart of Core Strategy is the hierarchy of settlements. This hierarchy defines Worlaby as a rural Settlement. This means that it only permits small scale development within the defined development limit where it “reflects local needs as well as the availability of facilities, services and infrastructure”.

The site is greenfield agricultural and located outside the development limit for Worlaby as identified in the Core Strategy. The site is defined in the Local Plan as an area of countryside.

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The proposal is clearly contradictory to the Core Strategy, notably policies CS1 Spatial Strategy for North Lincolnshire; C3 Development Limits; CS7 Overall Housing Provision and CS8 Spatial Distribution of Housing Sites as well as other established national and local planning policies.

It is in the open countryside, and, although adjacent to, outside the development limits. Further, 33 homes do not represent small scale development.

Worlabby is a small village with very limited facilities and services, including a church, primary school and parish hall. It lacks many of the key services and amenities that you would expect to see in a settlement of its size. It does not have a pub or a convenience store, for example, and there is some doubt whether the village primary school would have the capacity to accommodate the projected increase in primary pupils arising from the proposal.

It is not a suitable location for development especially for the type and scale envisaged here. Indeed, this was borne out by survey undertaken by North Lincolnshire Council in 2016 which looked at settlements on sustainability grounds. Worlabby ranked 41<sup>st</sup> of the 70 plus settlements.

Public transport provision to the site is, at best, very limited. It is served by an infrequent bus service which connects the village with the nearby centres of Brigg, Caistor and to a limited extent Immingham, where a greater number of services, facilities and employment opportunities are located. However, the bus service is one hourly and does not reliably run beyond 1800 hours or on a Sunday. It does not, therefore, provide a viable alternative mode of transport, in particular in respect of providing access to key employment and services.

Furthermore, in view of the patchy nature of the network of cycle paths and the distance from the nearest facilities and services, including employment related opportunities, cycling would be unlikely to be a realistic option. It is inevitable, therefore, to access those facilities and services more car journeys will be required. It is appreciated that some other journeys will be made by foot and bicycle; even so, it is clear that the development would be heavily reliant on the car. This dependency would conflict with local and national planning policies which aim to promote sustainable development by focusing development on locations which make the fullest possible use of public transport, walking and cycling and away (as is the case here) which result in an increase in car journeys.

While the application includes some proposals that may facilitate some improvements to the sustainability of the Parish such as improvements to the cycleway network, these are limited and would not be sufficient to outweigh that it is an unsuitable and unsustainable location.

### **Affordable Housing**

The applicant places great emphasis on the provision of affordable housing and the contribution that this will make to meeting housing need within the village.

Indeed, the applicant seeks that the site should be viewed as a rural exception site, which would permit the development of sites which would not normally be used for housing.



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We strongly refute that the site should be viewed as a rural exception site. The development is overwhelming for open market with only a small element (6 or about 20%) for affordable housing.

Further, it is established national and local policies that rural exception sites should be permitted that there is a demonstrable affordable housing need. The evidence presented to demonstrate that there is a need is at best limited, and reliant on the initial findings from the consultation undertaken as part of the development of the Worlabby Neighbourhood Plan. It falls short of that required to demonstrate that there is an unfulfilled affordable housing need in the Parish and the wider area, which would be best addressed by the development.

Also, the proposed affordable housing would not be located in an accessible and sustainable location as articulated earlier.

### **Impact on the Landscape**

Local planning policies, notably RD2 Development in the Open Countryside of the North Lincolnshire Local Plan (2003) seek to ensure, amongst other things, that development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials. The site is in the open countryside and on the edge of the Lincolnshire Wolds AONB.

The proposal would have a significant harmful effect on the landscape character and appearance of the area. It would result in encroachment and urbanisation of the open countryside

It is in a prominent location on one of the main approach roads into the village. It forms part of a much larger agricultural field. It adjoins the settlement edge of Worlabby Village.

On entering or leaving the village along Low Road, the proposed development would, therefore, appear as a highly visible and undesirable development that encroaches into the open countryside and is unrelated to and detracts from this predominately rural and open landscape.

Furthermore, Carr Lane provides a logical, established and natural physical boundary to this part of the village. Development across it would breach this sound boundary and would result in pressures for the continuation of housing along Low Road.

### **Impact on Highway Safety**

We are very concerned that the proposed development and the increase in road traffic created by it would have an adverse impact on highway safety. The site is located on a relatively winding section of Low Road.

We understand that this stretch of Low Road has been the subject of traffic accidents, speeding and congestion especially at peak times such as schools opening and closing times. It is unsafe, and the proposed development (s) will only make this worse.

It would introduce new vehicular accesses to serve it and associated movements. In addition, it would generate a significant increase in vehicular movements.

It would have a detrimental and unacceptable severe impact on highway safety.

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In this regard it is noted that national planning policy enables a planning application to be refused on transport grounds where the residual cumulative impacts of development are severe. It is considered that reference to cumulative impact is especially relevant in this instance especially bearing in mind the proposed sister development across from the site which is the subject of a separate planning application.

### **Impact of Flood and Drainage**

The site lies in an area that is at risk of flooding and poor surface water drainage. While it is clear from the various documents submitted, the applicant is aware of this. We do not consider that suggested details and measures are adequate or feasible to prevent localised flooding and drainage issues and safeguard the living conditions of future occupiers and surrounding properties. We also understand that specific objections on drainage grounds have been raised by the Local Flooding Authority. As such it should be refused on drainage grounds.

### **Worlabby Neighbourhood Plan**

Over the last few years, the Parish Council in conjunction with the local community, have been developing a neighbourhood plan. The progress of this Plan, and the extensive consultation with the community and other stakeholders undertaken as part of its development, underlines that the Parish Council and the wider community is well placed to articulate the future growth and development needs of Worlabby.

This planning application is at odds with the aims and intentions of the Neighbourhood Plan process, which seeks to develop a shared vision for the development of the Parish, and ensure development meets local needs and takes places in the most appropriate and sustainable locations.

It has been brought forward prematurely from the adoption and due consideration of the Neighbourhood Plan. If approved, it would undermine the aims and intentions of the neighbourhood plan process and the proper development and consideration of the emerging Worlabby Neighbourhood Plan.

For these and other compelling reasons we would strongly urge that the application be refused.

**2018/440** – planning permission for the demolition of all steel framed barns, conversion of existing brick barns to form 4 no flexible commercial units (classes A1, A2, A3 & B1), conversion of brick barns to form 11 no dwellings, erection of 8 no affordable and 18 no open market homes, landscaping, associated car and bicycle parking, public open space, pedestrian footways, cycleways, access roads and pedestrian and within site cycle crossing points on land at Worlabby House Farm, Low Road.

**Resolved** – object to the application with the following comments: -

In preparing this response we have consulted extensively with local parishioners including a well-attended public meeting at which over 200 people took part.

The planning application wishes to develop a major housing development and other uses in an unsustainable, unsuitable and predominantly rural location.

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While the proposal is not without merit, as there would be some social, economic and environmental benefits, notably through the conservation of the attractive 19c barns, it is considered, however, that these would not be sufficient to outweigh the harm this development would cause. These include that it is contrary to and would undermine local planning policies, in particular those which only permit only small-scale development in Worlaby, because of its limited range of facilities and services and rural location. It is in the wrong location, would worsen unsustainable travel patterns and the harm the character and infrastructure of the area.

For these and other important reasons it should be refused.

Turning to the main reasons why we consider it should be refused in more detail.

### **Focusing Development to the most Suitable and Sustainable Locations**

One of the main objectives of national and local planning policy is to focus development to the most sustainable and suitable locations. As para. 6 of the National Planning Policy Framework States, “The purpose of the planning system is to contribute to the achievement of sustainable development”.

The development of this site cannot be considered as supporting sustainable development.

The North Lincolnshire Core Strategy, which was adopted in June 2011, is the development plan for the area. It sets out the long term vision for North Lincolnshire and provides a blueprint for managing growth and development in the area up to 2026.

At the heart of Core Strategy is the hierarchy of settlements. This hierarchy defines Worlaby as a rural Settlement. This means that it only permits small scale development within the defined development limit where it “reflects local needs as well as the availability of facilities, services and infrastructure”.

The site is a farm and located outside the development limit for Worlaby as identified in the Core Strategy. The site is defined in the Local Plan as an area of countryside.

The proposal is clearly contradictory to the Core Strategy, notably policies CS1 Spatial Strategy for North Lincolnshire; C3 Development Limits; CS7 Overall Housing Provision and CS8 Spatial Distribution of Housing Sites as well as other established national and local planning policies.

It is in the open countryside, and, although adjacent to, outside the development limits.

37 homes, four commercial units and associated development does not represent small scale development.

Worlaby is a small village with very limited facilities and services, including a church, primary school and parish hall. It lacks many of the key services and amenities that you would expect to see in a settlement of its size. It does not have a pub or a convenience store, for example, and there is some doubt whether the village primary school would have the capacity to accommodate the projected increase in primary pupils arising from the proposal.

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It is not a suitable location for development especially for the type and scale envisaged here. Indeed, this was borne out by survey undertaken by North Lincolnshire Council in 2016 which looked at settlements on sustainability grounds. Worlabby ranked 41<sup>st</sup> of the 70 plus settlements.

Public transport provision to the site is, at best, very limited. It is served by an infrequent bus service which connects the village with the nearby centres of Brigg, Caistor and to a limited extent Immingham, where a greater number of services, facilities and employment opportunities are located. However, the bus service is one hourly and does not reliably run beyond 1800 hours or on a Sunday. It does not, therefore, provide a viable alternative mode of transport, in particular in respect of providing access to key employment and services.

Furthermore, in view of the patchy nature of the network of cycle paths and the distance from the nearest facilities and services, including employment related opportunities, cycling would be unlikely to be a realistic option. It is inevitable, therefore, to access those facilities and services more car journeys will be required.

It is appreciated that some other journeys will be made by foot and bicycle; even so, residents would need to travel further afield on a regular basis for healthcare, shopping, leisure and work. This dependency would conflict with local and national planning policies which aim to promote sustainable development by focusing development on locations which make the fullest possible use of public transport, walking and cycling and away (as is the case here) which result in an increase in car journeys.

It is noted that the application includes proposals that may help improve the sustainability of the Parish. This includes four commercial units including a cafe shop as well as employment opportunities and measures to encourage cycling and walking. However, it is unrealistic to consider that their provision will make a significant contribution to the sustainability of the proposal and the wider village. They would be located outside the village boundary in a rural and relatively location with limited services and infrastructure and a very infrequent bus service. They would not reduce unnecessary travel by car (indeed could be make it worse as people access them would be overwhelmingly travel by car to access them), nor fundamentally make it a suitable and sustainable location for major housing development.

Further we are concerned is that the application is for all four units to have possible A1, A2, A3 and B1 uses. The uses being sought are very broad spanning shops to light industrial uses. While some of the uses may might be acceptable, some are not. For example, A2, which covers Financial and Professional Services. The site and wider village is simply not the right location for some of the uses that would be permitted under the broad uses being sought. We understand the Café and Bike shop are just possible examples to market the application. As you will appreciate these are not definite uses, and if granted there would be nothing to prevent them now and in the future being for any of the uses allowed under A1, A2, A3 and B1 uses.

### **Affordable Housing**

The applicant places great emphasis on the provision of affordable housing and the contribution that this will make to meeting housing need within the village.

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Indeed, the applicant seeks that the site should be viewed as a rural exception site, which would permit the development of sites which **would not normally be used for housing**.

We strongly refute that the site should be viewed as a rural exception site. The development is overwhelming for open market with only a small element (8 or about 20%) for affordable housing.

Further, it is established national and local policies that rural exception sites should be permitted that there is a demonstrable affordable housing need. The evidence presented to demonstrate that there is a need is at best limited, and reliant on the initial findings from the consultation undertaken as part of the development of the Worlabby Neighbourhood Plan. It falls short of that required to demonstrate that there is an unfulfilled affordable housing need in the Parish and the wider area, which would be best addressed by the development.

Also, the proposed affordable housing would not be located in an accessible and sustainable location as articulated earlier.

### **Over Development**

The site is within the countryside as defined by the Local Plan. The fundamental aim of local and national countryside planning policy is to protect the open character of land designated as such.

Within the countryside, there are strict controls over the type of development which can take place. This includes new buildings, which should not be generally approved except in very special circumstances. The Local Plan goes on to list what these special circumstances may be.

This notably includes, amongst other things, where it is small scale, essential to the functioning of the countryside and helps meet a local need.

The development is none of these. It seeks approval for the conversion of existing brick barns to form 4 flexible commercial units and 11 dwellings and the erection of 8 affordable and 18 open market homes. A total of 39 dwellings, four commercial units and associated uses.

It would undermine countryside policies. It would result in encroachment and urbanisation of the open countryside and may also create a precedent for similar development in the countryside both in the Parish and the wider District.

It is recognised that the proposals seek to conserve and provide a long-term use for existing barns. These barns are important to the local character. We would support suitable proposals that protect and enhance these appreciated heritage assets.

Their conversion, however, needs to be considered as part of the wider proposal. In a nutshell, the benefits over conserving the barns do not outweigh the harm caused if the development was allowed to go ahead.

### **Impact on Landscape and Appearance of the Local Area**

Local planning policies, notably RD2 Development in the Open Countryside of the North Lincolnshire Local Plan (2003) seek to ensure, amongst other things, that development would not be detrimental to the character or appearance of the open

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countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials.

The site is in a prominent location off one of the main roads into the village, and in a rural location.

The proposal would have a significant harmful effect on the landscape character and appearance of the area. While there is some development in the surrounding area this is generally of a low density and fits neatly into the character of the area. This represents a high-density development unrelated to the grain and character of the village.

Furthermore, New Road provides a logical, established and natural physical boundary to this part of the village.

It would set a precedent to develop neighbouring land capable of cumulatively undermining the development strategy as set out in the Local Plan. In this respect we note that the applicant is also seeking approval for a major housing development across the road.

### **Impact on Highway Safety, including Footpaths**

We are very concerned that the proposed development and the increase in road traffic created by it would have an adverse impact on highway safety. The site is located on a relatively winding section of Low Road.

We understand that this stretch of Low Road has been the subject of traffic accidents, speeding and congestion especially at peak times such as schools opening and closing times. It is unsafe, and the proposed development (s) will only make this worse.

It would introduce new vehicular accesses to serve it and associated movements. In addition, it would generate a significant increase in vehicular movements.

It would have a detrimental and unacceptable severe impact on highway safety.

In this regard it is noted that national planning policy enables a planning application to be refused on transport grounds where the residual cumulative impacts of development are severe. It is considered that reference to cumulative impact is especially relevant in this instance especially bearing in mind the proposed sister development across from the site which is the subject of a separate planning application.

We are also concerned the adverse impact that the development would have on the local footpath network. It would involve the loss of much used footpath. The application appears to include a new footpath/bridleway, though it is unclear whether this is a replacement for the loss of the existing footpath. Nevertheless, the proposed footpath is poorly designed and located to be of any practical use.

### **Impact of Flood and Drainage**

The site lies in an area that is at risk of flooding and poor surface water drainage. While it is clear from the various documents submitted, the applicant is aware of this. We do not consider that suggested details and measures are adequate or feasible to prevent localised flooding and drainage issues and safeguard the living

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conditions of future occupiers and surrounding properties. We also understand that specific objections on drainage grounds have been raised by the Local Flooding Authority. As such it should be refused on drainage grounds.

### **Worlabby Neighbourhood Plan**

Over the last few years, the Parish Council in conjunction with the local community, have been developing a neighbourhood plan. The progress of this Plan, and the extensive consultation with the community and other stakeholders undertaken as part of its development, underlines that the Parish Council and the wider community is well placed to articulate the future growth and development needs of Worlabby.

This planning application is at odds with the aims and intentions of the Neighbourhood Plan process, which seeks to develop a shared vision for the development of the Parish, and ensure development meets local needs and takes places in the most appropriate and sustainable locations.

It has been brought forward prematurely from the adoption and due consideration of the Neighbourhood Plan. If approved, it would undermine the aims and intentions of the neighbourhood plan process and the proper development and consideration of the emerging Worlabby Neighbourhood Plan.

While there are some merits with the proposals notably the conservation of the attractive barns these are not sufficient to outweigh the significant planning harm it would cause to the character, appearance, amenity and infrastructure (especially roads and drainage system) of the surrounding area. It does not accord with national and local planning policies, nor is it a suitable or a sustainable location for this type of development.

For these and other compelling reasons we would strongly urge that the application be refused.

### **1805/11 Correspondence for Discussion/Decision**

- a. To be notified of the ERNLLCA NALC National Survey and the Government unauthorised developments and encampments email determining any actions required.  
Items noted.
- b. To be notified of the Evolis Radar Speed Sign determining any actions required.  
Item noted.

### **Correspondence for Information**

- c. NLC Highway issues update.
- d. NLC Great British Spring Clean 2018 recognition letter. Clerk to pass on a copy to Worlabby Academy.
- e. NLC Local Authority Grant for 2018/19 update.
- f. Workers Memorial Day – 30/04/18.
- g. NATs minutes of the meeting held 28/09/17.
- h. NLC Transforming Transport – Call Connect and Subsidised bus service update.

### **1805/12 Accounts**

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- a. To receive an update on the expenditure for the NLC In Bloom funding determining any further actions required.  
The sleepers are due in store on Thursday and will be delivered to Worlabby in due course.  
Cllrs Bowles & Hayes provided design ideas for 3 village sign entrance beds. The Clerk informed members that the village signs could not be raised any further than already carried out. It was thought this was acceptable.  
Cllrs Bowles, Hayes and Smithson to arrange a meeting with the Green Team to discuss the planting for 2018.
- b. To approve the signing of a new wayleaves agreement with Northern Powergrid.  
Clerk to send out the agreement and item to be discussed at the next meeting.
- c. To be notified and approve the Internal Audit report 2017/18 and determine any actions required.  
**Resolved** – approval of the report. The Clerk confirmed that all recommendations had been actions.
- d. To approve the Annual Governance Statement 2017/18.  
**Resolved** – approval of the Annual Governance Statement 2017/18.
- e. To approve the Accounting Statement 2017/18.  
**Resolved** – approval of the Accounting Statement 2017/18.
- f. To review and approve the 2018/19 Insurance Policy.  
**Resolved** – approval of the 2018/19 policy.
- g. To approve the NALC 2018/2020 National Salary Award payable from 1<sup>st</sup> April, 2018.  
**Resolved** – approval of the award.
- h. To consider a donation request received from Lindsey Age UK.  
**Resolved** – approve a donation request for £50.
- i. To consider a donation request received from Worlabby Views.  
**Resolved** – approval of a donation for £242 stating that a further request could be submitted in 6 months if required.
- j. To consider the LVF Annual Donation Fee for 2018/19.  
**Resolved** – approval to submit a donation of £60.
- k. To consider the renewal of the VANL membership fee for 2018/19.  
**Resolved** – approval to renew the membership fee.
- l. To consider the ERNLLCA membership renewal for 2018/19.  
**Resolved** – approval to renew the membership renewal.
- m. To approve the monthly accounts for payment. See financial report.  
**Resolved** – approval of the monthly accounts for payment.

06.04.18	S Dobson	Nest removal	£60.00
06.04.18	R J Coleman	CCTV maintenance	£110.40
06.04.18	A Sissons	B1204 cut	£348.00
06.04.18	CEC Services	CCTV/router re set	£54.00
06.04.18	Scottish Power	Church lighting	£129.16
18.04.18	J Smithson	Pleasure Ground maintenance	£5.98
18.04.18	P Beeforth	Pleasure Ground maintenance	£23.52
18.04.18	I Garner	Planting – Main Street	£5.00
19.04.18	NatWest	Safe Custody Hold	£16.78
08.05.18	D Hotson	Salary/Tax	£838.37
08.05.18	B Barker	Land Registry	£6.00



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08.05.18	Worlabby Village Hall	2 sets keys – D Hotson & P Jones	£10.00
08.05.18	R Dixon	Internal Audit Fee	£325.00
08.05.18	R Bowles	A1 plan copies from NLC	£12.00

### 1805/13 **Minor Items**

#### a. To take any points from members.

- Cllr Smithson asked about further defib training for residents. Clerk to put an article into the next edition of Worlabby Views to gauge interest.
- Cllr Smithson also provided information on a local mole catcher – agenda item for the next meeting.

#### b. Matters of correspondence for information which arrived after the agenda was posted.

- ERNLLCA GDPR update.

### 1805/14 **Agenda Items for the next meeting –**

- Co-option – July agenda.
- Christmas Cards – September agenda.
- Mole catcher.

### 1805/15 **To confirm the date and time of the next meeting as Tuesday 12<sup>th</sup> June, 2018 at 7pm at Worlabby Village Hall.**

### 1805/16 **To consider the exclusion of the public and press in accordance with the Public Bodies (Admission to Meetings) Act 1960 s1(2) due to the confidential nature of the items to be discussed.**

The meeting closed at 9.15pm.