



[www.laxtonpc.org.uk](http://www.laxtonpc.org.uk)

18/07/2023

To: All Members of the Council

You are summoned to attend a meeting of **Laxton Parish Council** that will be held on **Wednesday 26 August 2023**, to transact the business set out below. The meeting will take place at Laxton Victory Hall, Station Road, Laxton, DN14 7TW. Members of the public and press are welcome to attend and may address the Council during the public participation section.

Yours sincerely

Clerk to the Council

## **A G E N D A**

1. To receive apologies for absence
2. To record declarations of interest by any member of the council in respect of the agenda items below.
3. To receive and sign the Minutes of the Annual Parish Council Meeting, held on Wednesday, 16 May, 2023 as a true and correct record
4. To temporarily suspend the meeting to receive questions from the public.
5. To agree to reopen the meeting following suspension
6. To receive the action log from the Clerk
7. To receive an update from Ward Councillors
8. To receive an update from Parish Councillors
9. To discuss the following correspondence:



[www.laxtonnpc.org.uk](http://www.laxtonnpc.org.uk)

- a) ERNLCCA. Newsletter
  - b) ERYC, Highways Response to Walkabout Issues Raised
  - c) ERYC, Leader of the Council introductions
  - d) National Grid, New High Voltage Transmission Line Consultation
  - e) ERNLCCA, 80th Anniversary Celebration of D Day. 6th June 2024
  - f) Hedgehogs R Us, Hedgehog Highways
  - g) ERNLCCA, June Newsletter
  - h) ERYC, 6 Monthly Anti Social Behaviour data
  - i) ERYC, Community emergency plan
  - j) Laxton Village Hall, Constitutional Changes
  - k) ERYC, Enforcement Update
  - l) PCC, Annual Police and Crime Survey
  - m) Planning Approval – Erection of detached building (retrospective) St Peters Lane
  - n) ERYC, ‘Open Door’ for Town and Parish Clerks
  - o) ERNLCCA – ERYC Parish Constitution Review
10. To consider a Laxton and Kilpin amalgamation proposal
11. To consider planning application for erection of open porch over the existing side entrance and erection of single storey extension to side and rear following demolition of existing extension, Laurel House, 10 Front Street, Laxton
12. To consider planning application for Erection of a boundary wall, railings and access gates and vehicular access gates to front, erection of a timber framed porch to rear, alterations and increase in wall/roof height and removal of existing internal walls to existing coal bunker and creation of a doorway with gate, erection of 1.8m high garden wall with pillars and wrought iron gates, Manor House Station Road Laxton.
13. To discuss sign post recently installed on St Peters Lane
14. To agree attendees at meeting with ERYC to review the CCTV assessment of Laxton Village Drains on the 24 August at 10am
15. To approve the schedule of accounts for payment
16. To agree any agenda items for the next Parish Council meeting, 22 September 2023:
- Personnel Committee Recommendations, Allotment Committee Recommendations

## LAXTON PARISH COUNCIL

6.52pm pm 16 May 2022

**PRESENT:** Councillors Goulden, Huntley, Sweeting, S Yarrow, M Yarrow (from agenda item 46/23) and Watson.

Apologies were received from Councillor Collins.

Clerk: Alan Bravey

41/23 **ELECTION OF CHAIR – Resolved** – That Councillor Goulden should be re-appointed Chair of the Parish Council until the Annual Meeting in May 2024.

42/23 **ELECTION OF DEPUTY CHAIR – Resolved** – That Councillor Sweeting should be re-appointed Deputy Chair of the Parish Council until the Annual Meeting in May 2024.

43/23 **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS** – Councillor Yarrow declared an interest in agenda item 8; co-option to the vacant parish councillor position. She left the room and did not participate in the debate for that item.

44/23 **MINUTES OF PREVIOUS MEETING – Resolved** – That the minutes of the meeting of the Council held on Wednesday 22 March 2023 be confirmed as a correct record and signed by the Chair.

45/23 **PUBLIC PARTICIPATION-** There were no members of the public present.

46/23 **CO-OPTION TO PARISH COUNCILLOR** – Two applications were received for co-option to the Parish Council.

**Resolved** – That Mr Yarrow should be co-opted to the Parish Council.

47/23 **APPOINTMENT TO THE PERSONNEL COMMITTEE – Resolved** – That Councillors Sweeting, S Yarrow and Watson should be appointed to the Personnel Committee.

48/23 **APPOINTMENT TO SALTMARSH AND LAXTON CHARITY – Resolved** – That Councillor Yarrow should be appointed to the Saltmarsh and Laxton Charity.

49/23 **APPOINTMENT TO LAXTON VILLAGE HALL COMMITTEE – Resolved** – That Councillors Collins and M Yarrow would be appointed to represent the Parish Council on the Village Hall Committee.

**50/23 APPOINTMENT TO THE LAXTON ALLOTMENTS COMMITTEE – Resolved** – That Councillor Sweeting would be appointed to represent the Parish Council on the Allotments Committee.

**51/23 FUTURE MEETING DATES - Resolved** – i) That the Parish Council would move to bi-monthly meetings, and meet on the following dates at 7:00pm: 26/7/23, 27/9/23, 22/11/23, 24/1/24 27/3/24, 22/5/24.

**52/23 ACTION LOG UPDATE** – A bend right junction sign has been installed on lamp column 6 on Back Street following the request made by the Parish Council on behalf of two residents. The second bend / directional junction sign had been ordered for St Peters Lane and would be installed within 4-6 weeks. The salt bin had been installed on New Lane / Station Road. The Clerk had chased up the Goole Wind Farm Quick Fix Fund application for 2 personalised planters and compost submitted on the 24 March 2023. A planning query in Saltmarshe had been raised with the planning enforcement team.

**53/23 WARD COUNCILLOR UPDATE** – There was no update.

**54/23 PARISH COUNILLOR UPDATE** – Councillor Goulden advised that the Queen's Jubilee Furniture had been installed in Jubilee Gardens, and a gardener engaged to carry out a monthly cut. There had been positive feedback regarding the Coronation activities. The various prizes had been distributed to the competition winners, and to those who gave up their time to judge the competition. Two additional children's books were required.

**55/23 CORRESPONDENCE – Resolved** – (a) that the following correspondence should be received by the Council:

- i. ERYC, Refusal of siting of container for secure storage and erection of fence / gates to site entrance (retrospective application), Land North of 2 Back Street Laxton
- ii. ERYC, Invite to Neighbourhood Watch Annual Networking Event
- iii. ERYC, Approval of £500 Grant for King's Coronation Approved
- iv. ERYC, Planning enforcement notice issued for Land South of 6 St Peters Lane, Laxton
- v. ERYC, Planning Approval – Erection of a detached building for use as a garden room, Old Vicarage, Chapel Lane, Laxton
- vi. ERYC, Taskforce schedule
- vii. ERNLLCA, Training Schedule

b) – that training would be booked for Councillor M Yarrow (New Councillor), Councillor Watson (Planning), and Councillor Goulden (Planning Enforcement and Chair's Networking).

**56/23 PLANNING APPLICATION FOR ERECTION OF DETACHED BUILDING (RETROSPECTIVE) FOR PROPOSED GROUND FLOOD USE AS VILLAGE SHOP / COFFEE SHOP / AND FIRST FLOOR USE AS OFFICE ACCOMMODATION, LAND SOUTH OF 6 ST PETERS LANE - Resolved** – that



Laxton Parish Council was supportive of the application for a village shop / coffee shop, but would ask for the following concerns to be addressed:

- i. onsite parking increased and reserved for the use of customers rather than office staff, and some measures taken to prevent parking on the grassed verges in the area.
- ii. Preservation of the hedge
- iii. resident's concerns about the planning application overwhelming local drains, and suitability of footings, and Public Protection's concerns regarding waste disposal, and smell / fan extraction

**57/23 CCTV SURVEY OF LAXTON DRAINS** – Eat Riding of Yorkshire Council had completed the survey of Laxton drains, which had identified some repair work required. Unfortunately this was mainly down to riparian ownership responsibility to complete. It was agreed to meet with ERYC to discuss further.

**58/23 EXCEMPTION FROM EXTERNAL AUDIT – Resolved** – To submit an exemption from external audit.

**59/23 SECTION 1 OF THE ANNUAL GOVERNANCE STATEMENT – Resolved**  
– to approve Section 1 of the Annual Governance Statement

**60/23 SECTION 2 OF THE ANNUAL GOVERNANCE STATEMENT – Resolved**  
– to approve Section 2 of the Annual Governance Statement

**61/23 – PARISH COUNCIL ACCOUNTS – Resolved** – that the budget outturn report and bank reconciliation for 2023/24 should be received by the Parish Council.

**62/22 ACCOUNTS FOR PAYMENT – Resolved** – i) that it be noted that the following accounts had been paid by bank transfer:

- a) Clerk, Coronation Newsletter, Coronation Expenses and Web Domain  
Renewal - £607.82
- b) Resident, Postcrete - £17.58
- c) Public Works Loan Board, £1570.72
- d) George Hall, Gardening Services - £60
- e) Laxton Victory Hall, 2022/23 Room Hire - £280
- f) Internal Drainage Board, Drainage Fees - £4.30
- g) East Riding of Yorkshire Council, Salt Bin - £382.00

and ii) that the following accounts be approved for payment:

- h) HMRC, PAYE, £66.40
- i) Alan Bravey, Salary and Expenses -£243.05

**SIGNED:**

**DATE:**

## Laxton Parish Council Action Log

Action	Status	Lead	Update
Check status of the Cotness Footbridge Bridge.	Ongoing	Clerk	Cllr Aitken asked to get involved in ongoing discussions between ERYC and Landowner at Cotness Corner.
Check expected repair time of bridge at Skelton footpath.	Ongoing	Clerk	Badger Sett holding up works. 14/10 update - New bridge required, but badger sett underneath the footings and the placement site and so consultation with Natural England required / underway.
Clerk to request ERYC carry out speed survey on Front Street	Ongoing	Clerk	Demand has meant that traffic surveys being re-evaluated for priority. .
Clerk to report lack of road edge markings on Trandy Lane / Skelton Broad Lane	Ongoing	Clerk	ERYC have agreed to install the road markings - these will be added to the yearly schedule so may take some time to complete. Picked up on Village Walkabout 23.
Ask ERYC to renew "slow" road marking near to station.	Ongoing	Clerk	Reported to ERYC - 19 February 2022. Picked up on Village Walkabout 23.
Play Area Committee	Ongoing	Clerk	First meeting to be arranged.
Collapsed Culvert	Complete	Clerk	ERYC to review during drain inspection visit.
Planters - -- i) That 2 planters would be installed by the village entry signs in Laxton in 2023 in Laxton, because residents had volunteered to maintain them	Ongoing	Clerk	Grant Claim submitted to Goole Wind Farm Quick Fix Fund on the 24 March for 2X planters, plus personalisation and compost.
The requirement for an allotment fence should be raised at the next meeting of the allotment committee and a recommendation made to a later Parish Council meeting.	Ongoing	Cllr Sweeting	To be discussed at next Allotment meeting.
Order additional children coronation books.	Ongoing	Clerk	

### Laxton Parish Council Correspondence Record

#### 15 May to 18 July

The Clerk will circulate correspondence when considered appropriate. If Councillors would like to see a copy of correspondence that has not be circulated, please notify the Clerk on [laxtonpc@btinternet.com](mailto:laxtonpc@btinternet.com) on 07932 016856.

Date Received	Attached?	From	Purpose of Correspondence
17 May	Y	ERNLCCA	Newsletter
19 May	Y	ERYC	Highways Response to Walkabout Issues Raised
24 May	Y	National Grid	<p>The way we generate electricity in the UK is changing rapidly, as we are transitioning to cheaper, cleaner and more secure forms of energy like new offshore windfarms. We need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to the clean electricity from these new renewable sources.</p> <p>As part of this, we are proposing to build a new high voltage electricity transmission line and associated works between a new substation north of Hull at Creyke Beck in the East Riding of Yorkshire and a new substation at High Marnham in Nottinghamshire. The proposed reinforcement would involve the construction and operation of approximately 90 km of new 400,000 volt (400 kV) overhead electricity line across the local authority areas of East Riding of Yorkshire, North Lincolnshire and Bassetlaw. It currently has an anticipated earliest operational date of 2031.</p>
21 June	N	ERNLLCA	Introduced 80 <sup>th</sup> Anniversary Celebrations of D Day. 6 <sup>th</sup> June 2024. Light beacons at 915pm and read “International Tribute”. Consider having Fish and Chips at lighting. Consider raising funds for raising valuable funds for The Royal Naval Association, ABF The Soldiers’ Charity, The Royal Air Force Benevolent Fund and The Merchant Navy Association.

21/6/2023	N	Hedgehogs R Us	<p>Asking for each area of the UK to use a small portion of their assigned funds to purchase a box of hedgehog highway surrounds and make them available for their residents.</p> <p>Each box of 50 is £150 and includes:</p> <ul style="list-style-type: none"> <li>* 50 Hedgehog Highway surrounds &amp; 50 information leaflets</li> <li>*A display box &amp; window sticker showing you are part of the project.</li> </ul> <p>Ideas of how to benefit your community include:</p> <ul style="list-style-type: none"> <li>*Donate the Highways and leaflets to your local school to educate in wildlife conservation</li> <li>*Swap the Highways for a donation of Hedgehog food which can then be given to your local Hedgehog Rescue Centre</li> </ul>
23 June 23	N	ERNLLCA	June Newsletter
28 June	N	ERYC	6 Monthly Anti Social Behaviour data. No instances in Laxton.
29 <sup>th</sup> June	N	ERYC	Request to update community emergency plan
1 July	N	Laxton Village Hall	Advising of a change in constitution, due to low numbers, no longer a requirement for the Parish Council to nominate representatives.
10 July	N	ERYC	Enforcement Update - applicant for Siting of a container for secure storage has appeal the planning refusal.



13 July	N	Police and Crime Commissioner	Annual Police and Crime Survey - <a href="https://survey.alchemer.com/s3/7421562/Police-and-Crime-Plan-Review-2023">https://survey.alchemer.com/s3/7421562/Police-and-Crime-Plan-Review-2023</a>
14 <sup>th</sup> July	N	ERYC	Planning Approval – Erection of detached building (retrospective) for proposed ground flood use as a Village Shop / Coffee Shop and first floor use as Office Accommodation.
15 <sup>th</sup> July	N	ERYC	Letter from Councillor Hammond, Cabinet Member for Planning, Communities and Public Protection. Council has decided to launch what I have termed an ‘Open Door’ for Town and Parish Clerks to use to directly access the Council. This is in early stages, but I can confirm now that this will consist of at least two council officers whose role will be to take communications from Town and Parish Clerks and ensure issues get to the right council departments and teams to action. Crucially, this ‘Open Door’ will have a dedicated phone number, so that telephone communication as well as online can be utilised.



## May Newsletter 2023



**ERNLLCA**

East Riding & Northern Lincolnshire  
Local Councils Association

## Royal Garden Party



*A report by Louise Price, Chair of Broughton Town Council, about the Royal Garden Party. Earlier this year Louise was selected at random to attend the Garden Party on behalf of ERNLLCA.*

It was a fabulous experience. There were around 8000 guests and I was very honoured to have been selected. We arrived early and, after passing security, we waited patiently to enter the Palace grounds. There were two bands playing a variety of music from classical to Abba and the Beatles.

The afternoon tea included a variety of sandwiches, the most interesting one being a surprisingly delicious pea and mint sandwich, and some lovely cakes and tea or coffee. Despite there being 8000 there, the queue in the Tea Tent was relatively small. The National Anthem was played and members of the Royal Family appeared on the back terrace. They then proceeded through the crowds to the Royal Tea Tent and guests with red invites were invited to join them.

It was a beautiful afternoon, the weather was good to us and I had the pleasure of meeting other Parish and Town Councillors from Gloucestershire, Shropshire and Kent whilst stood waiting for the Royals to arrive. Thank you so much for the opportunity.

## Contact forms for ERNLLCA

It is important that we have the most up to date information about your councils Clerk and Chair to be GDPR compliant. This is because these are the two official contacts that we use when contacting your council.

- [Chair's contact details](#)
- [Clerk's contact details](#) - please could you fill out a different form for each council

Please could you also let us know who your council's ERNLLCA representatives to the District Committee are.

- [North Lincolnshire District Committee](#)
- [North East Lincolnshire District Committee](#)
- [East Riding District Committee](#)

## ICO takes action against a council

The Information Commissioner's Office (ICO) has issued an enforcement notice to Shropshire Council for its poor handling of requests made under the Freedom of Information Act (FOIA) 2000.

Following enquiries made by the ICO, the council confirmed it had a weak FOI request handling system, with individual service areas responsible for recording and collating their own FOI requests.

The council said it had plans to clear its backlog of FOI requests by the end of March, but still had 143 unanswered requests towards the end of April. The oldest unanswered request dated back to April 2021, with remaining requests dating from January 2022 and every subsequent month.





The enforcement notice requires the council to respond to all outstanding requests over 20 working days old, no later than six months from the date of the notice. It is also required to devise and publish an action plan to mitigate any future delays to FOI requests, within 35 days from the date of the notice.

[Find out more about the story.](#)

## National Association of Local Councils (NALC) legal updates



### Rent increases in allotment tenancies

National Association of Local Councils (NALC) Legal have had some questions about rent increases in allotment tenancies and whether that necessitates a new tenancy being issued.

If a tenancy contains a term allowing the council to increase rents, then it can do so. If there is no such term, the council will need to terminate the current agreement and should issue a new agreement that can have such a term in it.

If terms need to be added, the council can ask the allotment holders to agree the amendments. If they do then the changes come into effect on a date agreed with the holders.

If the allotment holders do not agree the changes, then a notice to quit must be given to each allotment holder giving 12 months' notice. The notice must be given before 6 April or after 29 September in any given year. The notice cannot be backdated.



## The Subsidy Control Act 2022

The Subsidy Control Act 2022 came into force on 4 January 2023 and creates a regime covering any financial assistance by a public authority to an outside commercial enterprise. The controls apply to any situation where a local council has provided more than “minimal financial assistance”.

Minimal financial assistance is defined as not exceeding £315,000 in total over the current financial year, and the two immediately preceding financial years.

The official statutory guidance can be found at [Statutory Guidance for the United Kingdom Subsidy Control Regime \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/115444/statutory-guidance-for-the-uk-subsidy-control-regime.pdf).

A quick guide to the system can be found at [Subsidy Control rules: quick guide to key requirements for public authorities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/subsidy-control-rules-quick-guide-to-key-requirements-for-public-authorities).

A helpful assessment template can be found at [Subsidy control principles assessment template - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/subsidy-control-principles-assessment-template).

A short animated introduction to the system can be found at [The new UK Subsidy Control regime - YouTube](https://www.youtube.com/watch?v=...).

Annual parish meetings where there is one joint parish council

A joint parish council has always held separate annual parish meetings for each parish. One is well attended, one is not. A council asked NALC legal updates if they could combine the annual parish meeting. The answer was ‘no’.

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*Section 13 (1) of the Local Government Act 1972 says that the parish meeting of a parish shall consist of the local government electors for the parish. Our view is that each parish would need to have its own annual parish meeting as they have been doing and they couldn't have a joint parish meeting*

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## Star Council



ERNLLCA is pleased to announce that it will be supporting the National Association of Local Councils (NALC) Star Council Awards this year to celebrate the hard work and dedication of the local (parish and town) councils' sector.

The Star Council Awards are the only awards programme in England specifically designed to acknowledge the impact and contribution of local councils in their communities.

The awards are open to all local councils, councillors, young councillors, clerks, and county associations across England.

The nomination period ends on 28 July 2023, and the winners will be announced and given their awards at a ceremony in the House of Lords on 29 November 2023.

For more information on the Star Council Awards 2023 and how to submit please visit [www.nalc.gov.uk/starcouncilawards](http://www.nalc.gov.uk/starcouncilawards)

## Partnership with Go Collaborate

NALC have announced a partnership with Go Collaborate, an pioneering digital platform transforming how communities and generations work together.

They have developed an innovative participatory online community engagement platform, tailored consultation support, and help local councils achieve inclusive public engagement.

Local councils can use their online community engagement platform to develop their neighbourhood plans and apply for levelling up funding opportunities. [Home \(gocollaborate.co.uk\)](http://Home(gocollaborate.co.uk))

## Public Participation at Meetings

The Public Bodies (Admission to Meetings) Act 1960 gives members of the press and public the power to attend parish council meetings, but it does not give them express rights to speak at meetings.

Local councils often like to hear from their residents and welcome members of the public to attend and speak at their meetings.

It is good practice for public participation to form part of a local council's agenda. Most local councils set out the arrangements for public participation in their Standing Orders.

The length of time the public can speak is determined by each council. Usually 15 minutes is enough, with each speaker limited to three minutes. That doesn't sound like a lot of time but, it is sufficient for a resident to get their point across.

## Can a local council have a secret ballot?

We are sometimes asked if it is possible for members of a local council to hold a secret ballot during meetings instead of voting by a show of hands.

A secret ballot would be a process where no one other than the individual Councillor knows how they voted.

There can be no truly secret ballot without an independent scrutineer to count the votes and then announce the result. However, there is no provision in law for such a process to be applied to meetings of parish and town councils.

NALC Legal have previously given advice that any attempt to take a vote by means of a secret ballot is unlawful and would be invalid.

The Local Government Act 1972 and the NALC Model Standing Orders do not offer a basis for secret ballot.

The Local Government Act 1972, Schedule 12, Paragraph 13(1) states: "Unless otherwise provided by the council's standing orders the manner of voting at meetings of a parish council shall be by a show of hands."

NALC's Model Standing Orders and Local Government Act 1972 Schedule 12 Paragraphs 13(1) and 29(2) have similar wording.

The legislation and the Standing Order should not be interpreted to mean that secret ballots are allowable. Rather it allows for processes such as the electronic voting systems used by some (usually principal authorities) councils.

Processes such as the electronic voting systems approaches are usually transparent in that the public, if present, can see how councillors voted. There is often an electronic record held as well of how councillors voted which can be made available.

It is also worth keeping in mind that it is possible for a Councillor to request a recorded vote (Local Government Act 1972 Schedule 12 Paragraphs 13(1) and 29(2)). Therefore, even if a secret ballot process were used it could be 'undone' by a councillor's request for a recorded vote.

## PARISH.UK

Many of you will have heard the recent piece on BBC Radio 4's You and Yours programme by Shari Vahl, an investigative journalist, about PARISH.UK.

On the programme, the head of the National Trading Standards e-crime team said, "We have got some serious concerns around the business, the way it appears to operate, the intent and purpose of the business and the way that it's extremely likely that consumers, small businesses, and community groups are going to be misled by the way this website has been set up".

NALC'S advice is that PARISH.UK is not an organisation with links to NALC, the Local Government Association or the government.

NALC has previously contacted PARISH.UK and have informed them about the concerns some people have. It is up to individual councils or businesses to decide if they wish to engage with PARISH.UK.

## Find out more about what's going on in the energy market?

Utility Aid have provided information about what is going on in the energy market. Utility Aid is the UK's largest energy broker for the not-for-profit sector. Their dedicated team provide a high-level service to manage and maintain your portfolio, covering procurement, Bureau services, full account management, historical audits, carbon reporting and net zero planning. They have saved their charity customers over £4m through their invoice validation services. Utility Aid want to share their latest energy outlook which gives an overview of market behaviour so far in 2023 and contributing factors to be mindful of when making decisions relating to your energy contracts. [Link to latest](#)

Energy Outlook: <https://utility-aid.co.uk/energy-report> If you need support with your energy contracts, please get in touch [www.utility-aid.co.uk/contactform/ERNLLCA](http://www.utility-aid.co.uk/contactform/ERNLLCA)

## Planning case study document call for evidence

NALC has produced case study documents on [Climate Change](#), [Young People](#) and [Points of Light](#). This is a way of sharing good practice and raising awareness of the work local councils do.

They are now putting together a planning case study document.

NALC are inviting local councils with experience of planning to submit a short case study. They are particularly interested in experiences in the following areas:

- Neighbourhood planning
- Spending of community benefit money (e.g. Section 106/CiL money)
- Delivering greener planning outcomes
- Influencing housing allocations
- Influencing where housing is built
- Creating effective planning committees
- Appropriation of land
- Appealing relevant planning decisions

Once complete, the planning case study document will go on NALC's new Planning webpage, which is currently under design.

Please submit your council's experience of planning before 27 June 2023 [via the an online survey form](#).

DATE - Tuesday 4<sup>th</sup> April 2023

OFFICER - Jim McGivern

## SCHEDULE OF ISSUES OUTSIDE REMIT OF TASKFORCE

PARISH – Laxton

Parish Clerk Mr Alan Bravey  
Email: [laxtonpc@btinternet.com](mailto:laxtonpc@btinternet.com)

ROAD	ELEMENT				LOCATION/DETAILS	COMMENTS
1) Metham Lane	C'Way		Signage	■	<b>Highways</b> - Request for replacement Laxton finger post sign at junction with Greenoak Lane.	After walkabout observed that sign had already been replaced.
	F'Way		Sweeping			
	Painting		Other			
2) Chapel Lane, St Peters Lane and Station Road	C'Way		Signage		<b>Environmental Services</b> – Request for mechanical sweep of these roads due to build up of soil/detritus at kerb edges. See photos 9618 & 9619.	
	F'Way		Sweeping	■		
	Painting		Other			
3) St Peters Lane	C'Way		Signage		<b>Highways</b> – Request for partly faded white line at/on approach to Chapel Lane to be refreshed. See photo 9617.	Lining survey to be undertaken in the full area of Laxton and programmed in with our lining contractor.
	F'Way		Sweeping			
	Painting		Other	■		
4) Trandy Lane	C'Way		Signage		<b>Highways</b> – Request for faded white lines at carriageway edges from village nameplate heading towards Skelton to be refreshed.	Lining survey to be undertaken in the full area of Laxton and programmed in with our lining contractor.
	F'Way		Sweeping			
	Painting		Other	■		
5) New Lane	C'Way		Signage	■	<b>Highways</b> – Request for Saltmarshe directional sign at junction with Station Road to be reset as loose and sign pointing to the sky.	Works are issued for repair.
	F'Way		Sweeping			
	Painting		Other			
6) New Lane	C'Way	■	Signage		<b>Highways</b> – Report of a number of potholes towards Fox Lane, on Fox Lane and on Main Street, Saltmarshe outside Joiners Cottage and up to the entrance to Saltmarshe Hall. Not viewed on walkabout.	To be assessed for actionable potholes on inspections.
	F'Way		Sweeping			
	Painting		Other			

Interactive map

Existing 275 kV overhead lines

Existing 400 kV overhead lines

Underground cables

Existing 275 kV substations

Existing 400 kV substations

Zones for routeing new overhead line

Find a place by typing it here

#### Section 4 – River Ouse crossing

This is a short 2.5 km section of the preferred corridor that crosses the River Ouse and directly interacts with the Humber Estuary internationally designated sites. The corridor extends to the east and west of the existing overhead line that crosses the western-most extent of the RSPB Blacktoft Sands Nature Reserve.

It is anticipated that no permanent structures would need to be constructed within the international designated sites,

[Feedback questionnaire](#)

Toggle map view

Google

Imagery ©2023 , Airbus, CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Landsat / Copernicus, Maxar Technologies, The GeoInformation Group [Report a map error](#)





## June Newsletter 2023



**ERNLLCA**

East Riding & Northern Lincolnshire  
Local Councils Association

## ERNLLCA Conference 2023 – New Prices



*1 - Previous ERNLLCA Conference*

Over the last few months, we have managed to secure sponsorship for the ERNLLCA Conference. We also have some fee-paying stall holders attending.

This means we have been able to reduce the price for delegates to the following:

- Electorate under 2000 - £55.00 + VAT
- Electorate over 2000 - £75.00 + VAT

For all of you who have already booked you don't need to do anything. The reductions will be applied automatically to those who have already booked.

The Conference will take place on 15 September 2023 at the Village Hotel, Henry Boot Way, Hull HU4 7DY.

On the day there will be lots of training, best practice, and networking opportunities. We currently have the following booked in:

- Scribe – Managing Finances
- Aubergine – Website Accessibility
- Streetscape – Playground inspection
- BHIB – Cyber Crime
- Brian Brooks – Audit and AGAR Process
- NALC – Local Council Award Scheme

Our guest speaker will be [Alfie Moore from Radio 4's 'It's a Fair Cop'](#).

You will also get a very nice two course lunch!

Book your place at the [ERNLLCA Conference](#) today.

## Upcoming meetings – District Committees

The Annual Meeting of the District Committees will take place in July.

At the Annual Meeting the District Committee Chairman and the Vice are elected. District Committee places on the ERNLLCA Executive Committee will also be filled.

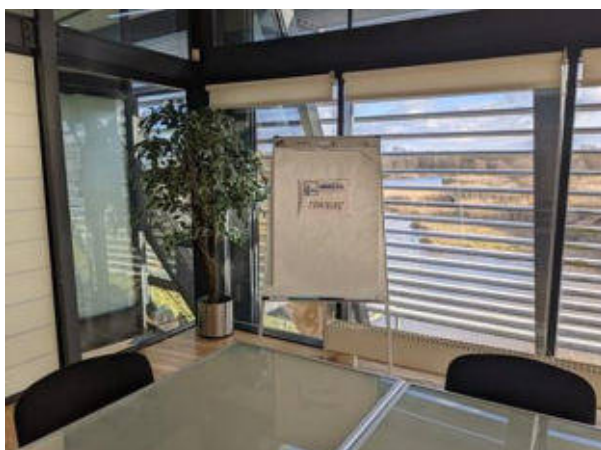
All councillors and clerks are welcome to attend the Annual Meeting. However, only those appointed by their council as ERNLLCA representatives can be considered for election to the roles set out above.

The Annual meetings of the District Committees will take place on the following days:

- North Lincolnshire. Thursday 13 July 2023. 7PM. Remote Via Zoom
- North East Lincolnshire. Tuesday 18 July 2023. 7:15PM. In-person at Healing Village Hall
- East Riding. Thursday 20 July 2023. 7PM. Remote Via Zoom

The agenda is usually sent to the Clerk of the Council who forwards it on.

## Whole Council Training with ERNLLCA



We are offering dates to book an ERNLLCA officer to provide training to the whole council.

The event will take place at a venue of the council's choice. The venue will of course need to be appropriate for the number of people attending.

Bookings will be taken on a first come, first served basis. The three-hour session can be held during the day or the evening.

The cost of the training will be a flat fee of £400 plus VAT. This will include preparation, training, and travel. We are open to smaller councils joining together for this training.

The maximum number of attendees will be 25.

The goal of the session is to bring a council together to receive important information and to get a better understanding of key issues. It is also hoped this will help to build cohesion within the council.

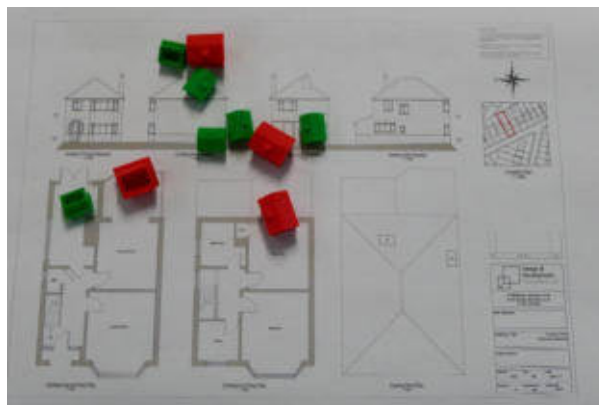
The session will usually be built around our 'Being a Good Councillor' training sessions. It will usually include topics such as:

- Duties, roles and responsibilities of the Council, Chair, Clerk and RFO
- Legislative powers and duties
- Meetings and their management
- Council business including lawful agendas and minutes
- Delegation to officers and committees
- Finance and audit
- Transparency Code
- The basics of Freedom of Information and data protection

Please email at [enquiries@ernllca.info](mailto:enquiries@ernllca.info) to find out more or to confirm details.

Should your Council require more bespoke training, or a specific timing, please let us know and we will see what can be arranged.

## Probity in Planning



The Local Government Association is a body for principle tier authorities. From time to time it produces advice that might of use to parish and town councillors.

It provides a clear and relatively precise guidance in to the mechanics behind making planning decisions.

### [Probity in Planning](#)

#### Planning Training

Introduction to Planning – 5th July 7pm – [Book your place](#)

Enforcement & Appeals – 13th July 7pm – [Book your place](#)

Planning Reforms – 19th July 7pm – [Book your place](#)

## Provision of allotment toilets

A council recently requested information about the provision of toilets on allotments.

There are quite a few parish and town councils with allotments in the ERNLLCA area. However, none to our knowledge provide toilets on their allotment sites.

The [Public Health Act 1936 section 87 paragraph 1](#) states: “A county council in England, a local authority in England, or a parish council may, subject to subsection (2) of this section, provide sanitary conveniences in proper and convenient situations.”

Clearly the toilets would be a benefit for the site and the allotment holders that use it. However, they are unlikely in most parish and town council areas to be open to, or used, by most residents.

There is likely to be a considerable capital investment in providing toilets. For instance, building and connection to the mains could be expensive. It might be possible to get grant funding to assist towards the costs.

Revenue expenditure over time could prove to be a challenge. For instance, cleaning, undertaking repairs and in some cases the provision of security.

Any local council that is considering providing such a service should carefully weigh up the pros and cons first.

## Rent increases in allotment tenancies



We have had some questions about rent increases in allotment tenancies and whether that necessitates a new tenancy being issued.

If a tenancy contains a term allowing the council to increase rents, then it can do so. If there is no such term, the council will need to terminate the current agreement and should issue a new agreement that can have such a term in it.

If terms need to be added, a council can ask the allotment holders to agree the amendments. If they do, then the changes come into effect on a date agreed with the holders.

If the allotment holders do not agree the changes, then a notice to quit must be given to each allotment holder giving 12 months' notice.

The notice must be given before 6 April or after 29 September in any given year. The notice cannot be backdated.

## Want to be crowned Council of the Year?

Attention all local (parish and town) councils! Are you ready to stand out and raise the bar for your sector? NALC's Council of the Year award calls for outstanding work in service delivery, service impact, community engagement, partnerships, and collaborative working. It's your chance to shine!

The winner of this prestigious award will be decided by a public vote, making it a true reflection of your council's impact on your local community. So why not nominate a council today?

To win, you must demonstrate how you've established, maintained, and managed effective relationships with other local authorities and organisations. You'll also need to show how you've ensured effective service delivery to residents, improving the quality and range of local services.

But it's not just about what you've done - it's about how you've engaged with your community and pushed boundaries to exceed expectations. With a 150-word supporting statement required for each criterion, you'll have plenty of opportunities to showcase your achievements.

Anyone can nominate, including council members and the general public, so don't hesitate to complete the nomination form today. The deadline is 28 July 2023, so take advantage of this chance to be recognised as the NALC's Council of the Year.

BHIB Councils Insurance, Blachere Illumination, Breakthrough Communications, CCLA, Cloudy IT and DCK Accounting Solutions sponsor the awards.

Fine out more at the [NALC Star Council Awards 2023](#).

## NALC Legal Updates



### Biodiversity duty

The Environment Act 2021 made changes to the Natural Environment and Rural Communities Act 2006 in respect of biodiversity.

Section 40 of the 2006 Act, in force 1 January 2023, places a duty on all local authorities, including parish councils, to from time to time consider what action the authority can properly take to further the general biodiversity objective. The general biodiversity objective is the conservation and enhancement of biodiversity in England so all parish councils must take biodiversity into account in all their decisions and actions. The government has issued [guidance](#) on complying with the duty.



Section 40A of the 2006 Act places a duty on principal authorities (but not parish councils) to produce biodiversity reports.

#### Data protection – request not to share an email with councillors

A council asked NALC Legal about a scenario where a member of the public had written to the clerk to complain about named councillors. The clerk shared the correspondence with all councillors and the resident had complained that this was a data protection breach.

NALC Legal considered that there was the reasonable expectation a person has when writing to a council. The council is the corporate body and our general view was that it would be within the contemplation of a complainant that such a letter would be shared with councillors.

#### The six-month rule – attendance at the annual parish meeting

NALC Legal were asked if a councillor's attendance at the annual parish meeting counted as attendance for the purposes of section 85 of the Local Government Act 1972.

In the case in question, it was the only attendance the councillor might have been able to rely on and apologies/ reasons had not been submitted for non-attendance at council meetings.

NALC Legal's view was it did not count. Attendance was as an elector at the annual meeting of electors rather than as a councillor representing the council. We considered the position could be different for a councillor who is the council chair where there is a separate parish council for the parish as they are required to chair the annual parish meeting.

#### Historically redacted information in minutes

A member of the public contacted a council because he had been going through old council minutes and wondered about the parts not detailed because they were discussed in confidential session or redacted from disclosure under FOI because of the commercial sensitivity exemption.

There is no duty to revisit old minutes to publish what was deemed unable to be published at the time. That is not to say a council is barred from disclosing information under FOI no longer deemed to be commercially sensitive.

## Utility Aid Partnership - Energy Outlook Update: Summer 2023



As we enter the summer it is time to reflect on how we have coped over this winter, following the most turbulent market conditions we have ever seen. With gas and power markets now returning from the stratosphere, the question arises as to how far they might fall.

Will they return to pre-crisis levels, or have we seen a permanent upward shift? What's been happening with oil whilst our attention has shifted elsewhere? Our latest report takes a look at these questions and considers what might happen next. Please follow this link to read the full report <https://utility-aid.co.uk/energy-report>

### Smart Metering Podcast

If you have recently attended one of our webinars you might have heard us mention the importance of accessing usage data. Not only can this help you drive down utility expenditure it is also a crucial first step to starting your journey to achieving Net Zero.

Utility Aids, Head of Net Zero, Ruairé Glackin and SSE's Head of Smart Metering, Kerry Maisey, recently sat down with futureNetZero.com podcast with Sumit Bose.

They discussed how smart meters are essential for creating an efficient energy grid powered by renewable sources and the importance of smart data in identifying waste and potential savings.

Listen to the full podcast here: <https://www.futurenetzero.com/2023/01/16/smart-meters-the-answer-to-energy-savings/>

### Flexible Contracts

Our CEO, Giles Hankinson, shares his insights on the risks of Charities and Not-For-Profits investing in flexible energy contracts.

You can read the full blog here: [https://utility-aid.co.uk/media/news-media/Giles\\_Hankinson,\\_CEO,\\_shares\\_his\\_insights\\_on\\_the\\_risks\\_of\\_Charities\\_and\\_Not-For-Profits\\_investing\\_in\\_flexible\\_energy\\_contracts./2023-05-23](https://utility-aid.co.uk/media/news-media/Giles_Hankinson,_CEO,_shares_his_insights_on_the_risks_of_Charities_and_Not-For-Profits_investing_in_flexible_energy_contracts./2023-05-23)

### D-Day 80



D-Day 80 is an event commemorating the anniversary of the D-Day landings. The guide to the event along with the logo can be downloaded from the following website [www.d-day80beacons.co.uk](http://www.d-day80beacons.co.uk)

Pages 19, 20, 21, 22 and 23 provides the various types of Beacons that can be used for this special commemoration/celebration event.

Page 31 advises how to take part and register your involvement – you need to register no later than 30th May 2024

Once again this provides a great opportunity for communities to come together to reflect and celebrate. We would encourage your council to get involved.



ERNLLCA

**Waters Edge Business Centre, Maltkiln Road, Barton upon Humber, DN18 5JR**

**Tel: 01652 661617 Email: [enquiries@ernllca.info](mailto:enquiries@ernllca.info) Website: [www.ernllca.info](http://www.ernllca.info)**

**Twitter @ERNLLCA**

To consider whether or not to combine the parish council with another (for example Kilpin and Laxton).

In terms of the options available to be considered, these would be:

1. (a) no change; do nothing
2. (b) merge the two parishes to form a single parish (which means councillors will represent both Kilpin and Laxton as a single parish unit); or
3. (c) create a Grouped Parish Council i.e. two separate parishes served by one council (which means there will still be councillors elected separately from both parishes to the grouped council).

#### Discussions Points

1) Would a Cost benefit arise in terms of a reduction in the costs to run two parish councils and the duplication of effort as increasingly the issues coming before the two councils which are of common concern to both communities such as speeding, littering, dog fouling, deteriorating roads, flood defences, power outages, drainage, maintaining access to footpaths.

2) By creating a single parish unit (grouped or merged) is this the best way to reflect community identity, a distinctive & recognisable community of interest, with its own sense of identity & a strong 'sense of place' and/or create the conditions for effective local government

3) Would a separate and bespoke review process be a good idea to look at informal ways to build better joint arrangements between the two parish councils to improve the chance of successes when dealing with external stakeholders such as EYRC, Environment Agency, Ouse Drainage Board, outside of formal changes to Parish Councils.

This would not preclude the proposed merger of Parish Councils being returned to in any future debate.

4) What are the views of residents in the two Parishes – are similar issues of concern being raised with external stakeholders, would chances of success be improved by representation of a greater number of residents from a combined Parish Council

5) Is there any financial gain by combining Parish Councils funds to better fund projects to tackle issues of concern, a joint campaign to reduce speeding on our main roads by co-ordinated buying and siting of vehicle activated signs or fund improvements such as a children's playground project. Would it be beneficial or detrimental when applying for grants for certain village projects?

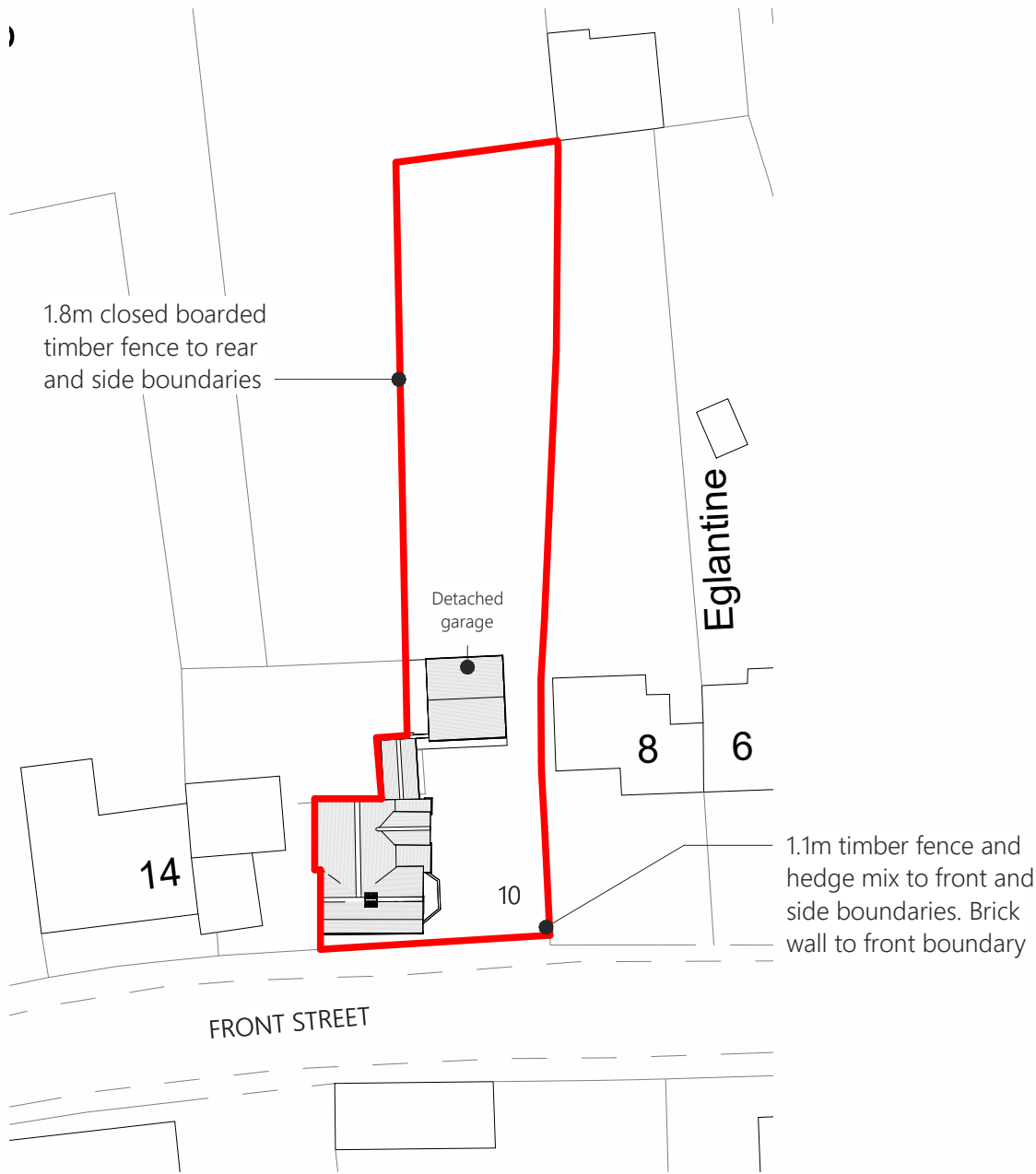
6) Better promote strong and inclusive local community organisations and activities by drawing from a bigger pool of residents. Encourage a sense of civic values, responsibility and pride and generate a common interest in parish affairs and improve participation in elections and make the Parish Council more sustainable and tackle the issue of Parish Council vacancies.

7) Help the community to be well run, with effective and inclusive participation, representation & leadership; gain access to good quality local services – a bus service ; improve the capacity of a parish council to deliver better services and to represent the community's interests effectively

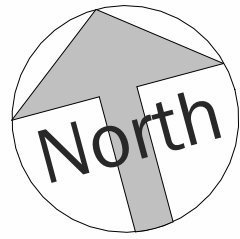
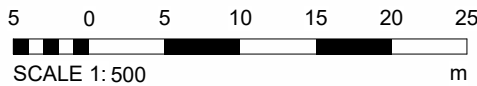
Next steps depending on conclusion of discussion

8) Approach neighbouring Parish Council to ask their views on a proposed merger

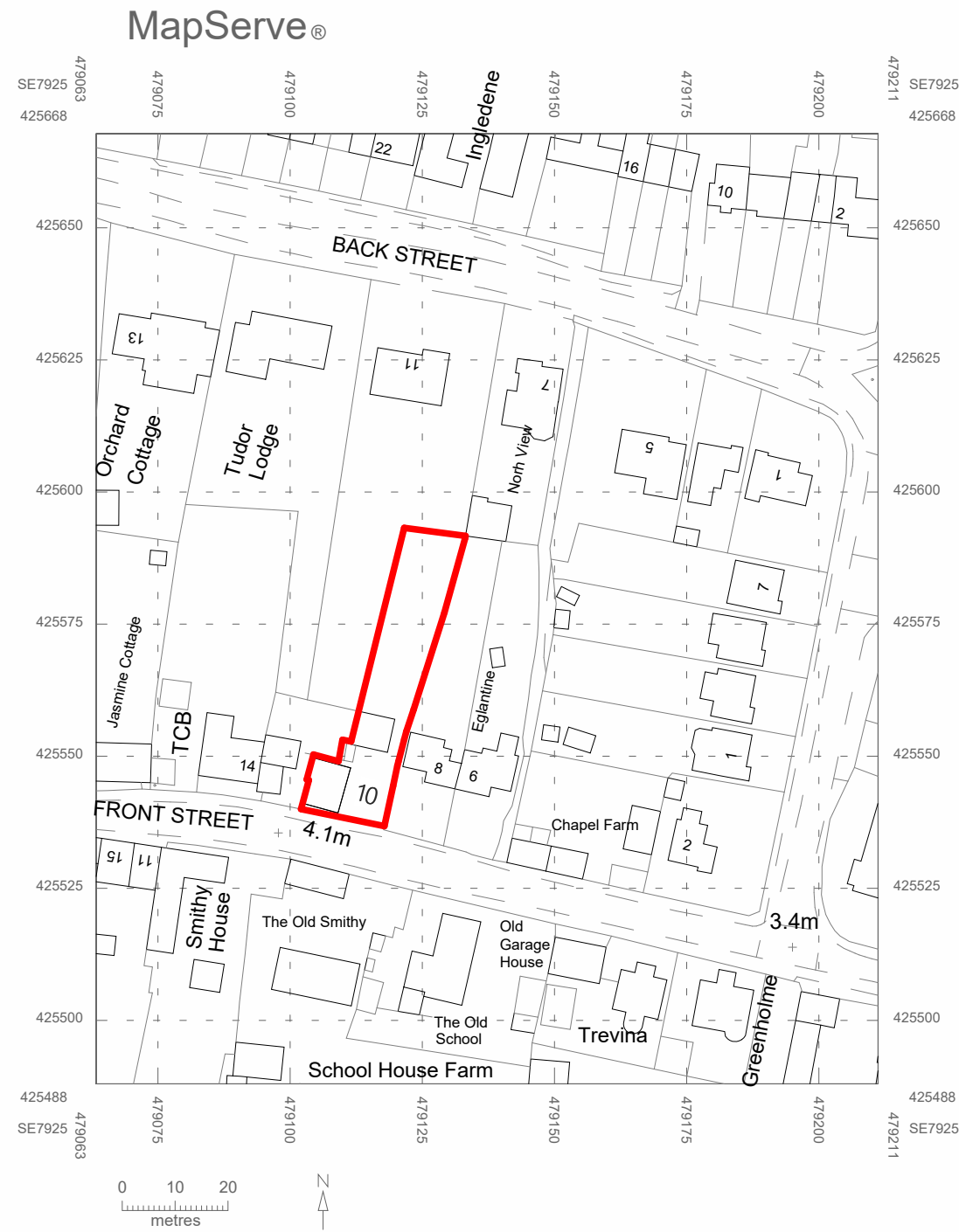
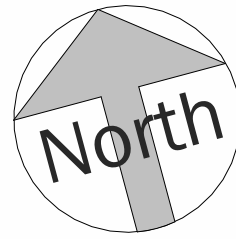
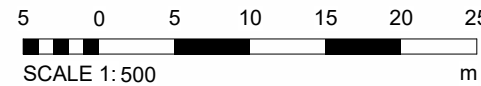
9) Issue an on line questionnaire to request the views of parish residents on a proposed merger.



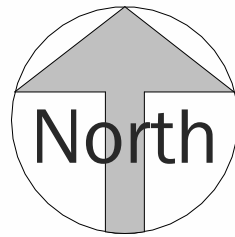
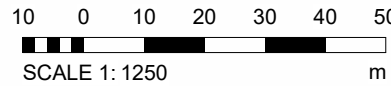
Existing Site Plan  
1: 500



Proposed Site Plan  
1: 500



Location Plan  
1: 1250



Notes

A | 02.06.23 | Planning Issue | AR

Rev Date Description By

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PLANNING ISSUE

Client Mr & Mrs Coombes

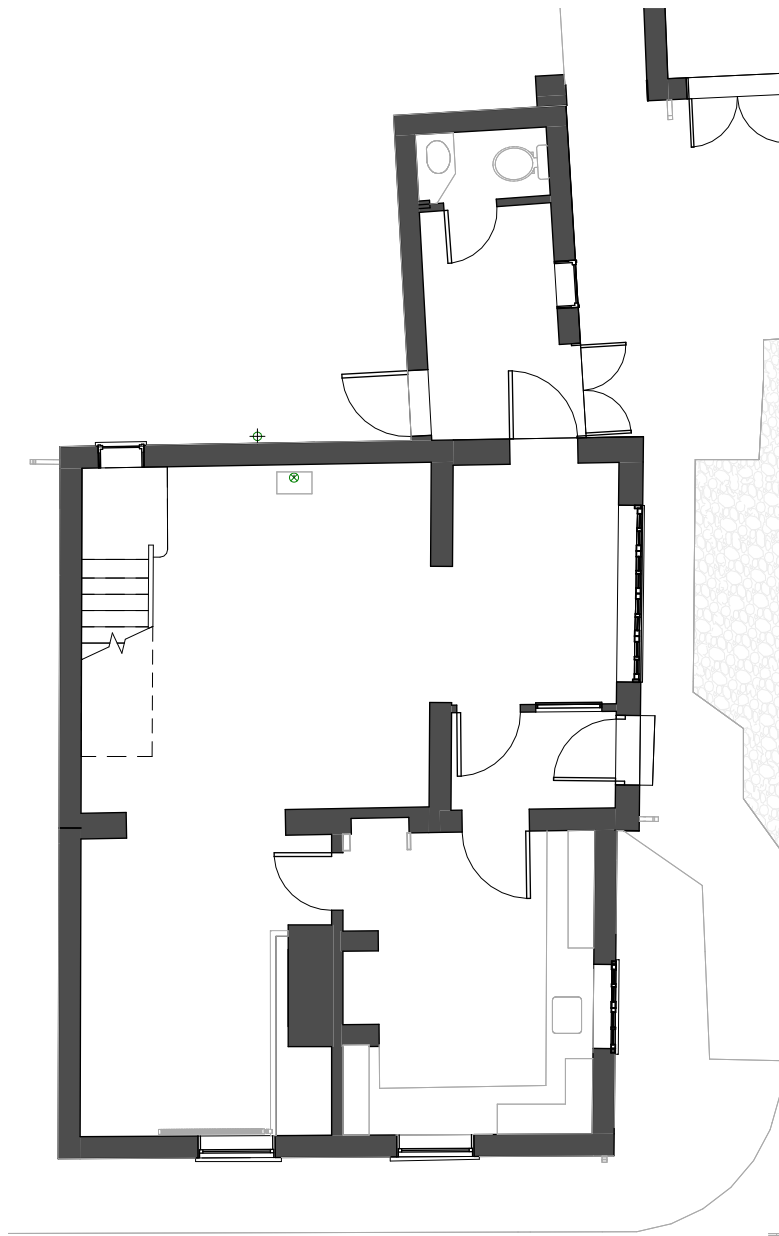
Project 10 Front Street, Laxton - Utility Extension

Site and Location Plans

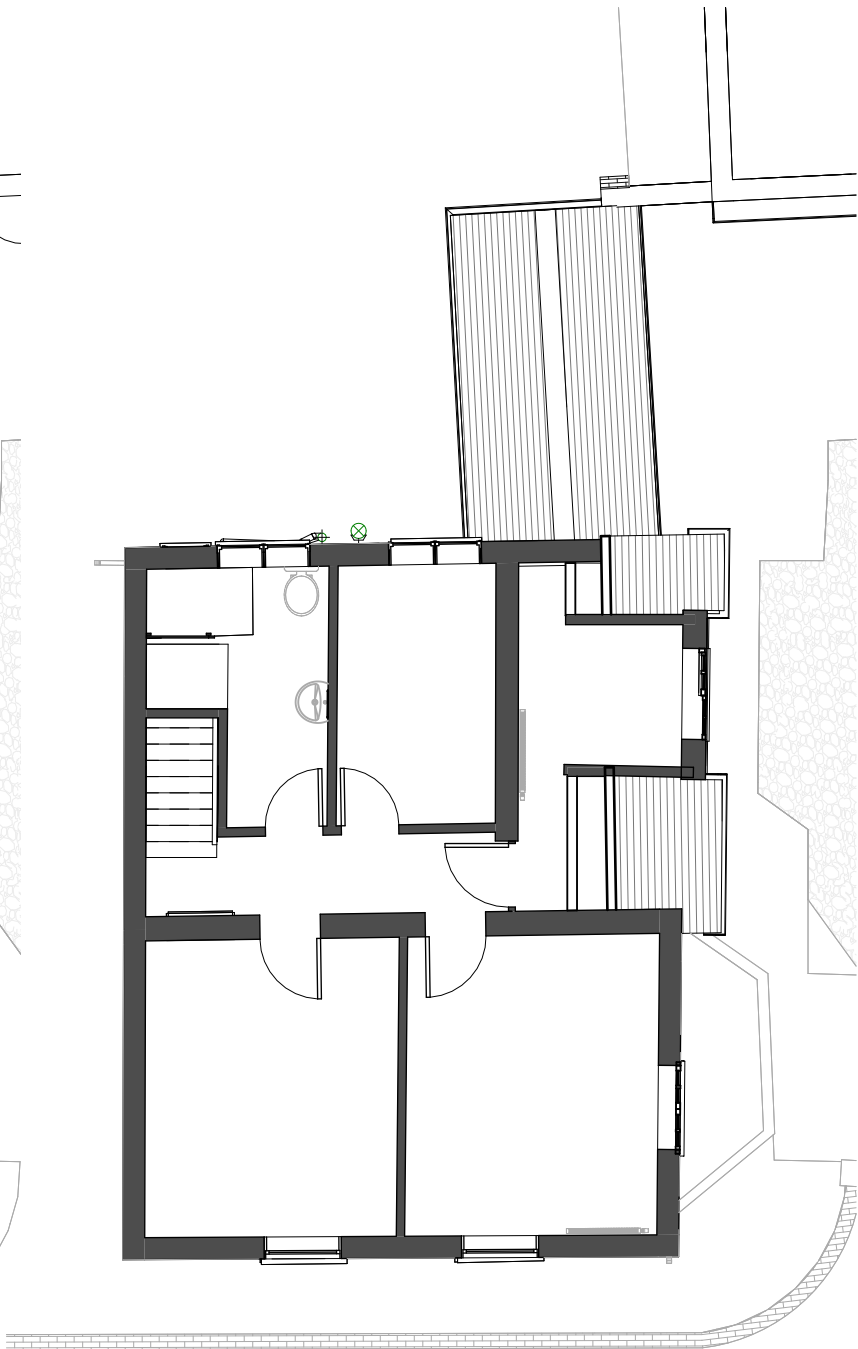
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Project No. 1191

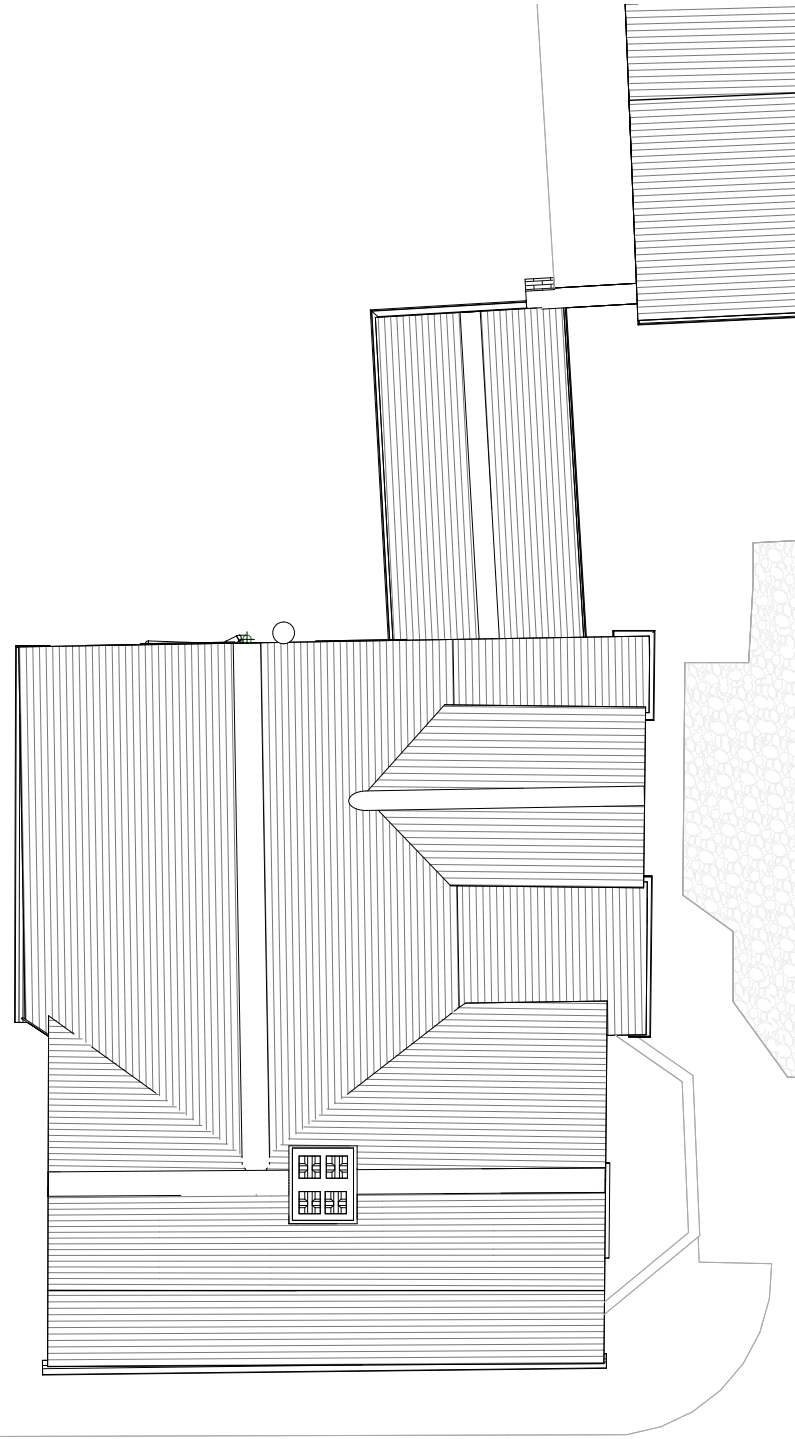
HLAD | DR | 03-300 | Rev A



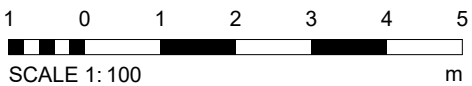
Existing Ground Floor Plan  
1 : 100



Existing First Floor Plan  
1 : 100



Existing Roof Plan  
1 : 100



Notes

A	05.05.23	Client Issue	AR
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PLANNING ISSUE	
Client	Mr & Mrs Coombes
Project	10 Front Street, Laxton - Utility Extension

Existing Floor Plans	
Drawn By	AR Scale @ A3 1 : 100
Project No.	1191

HLAD | DR | 03-301 | Rev A



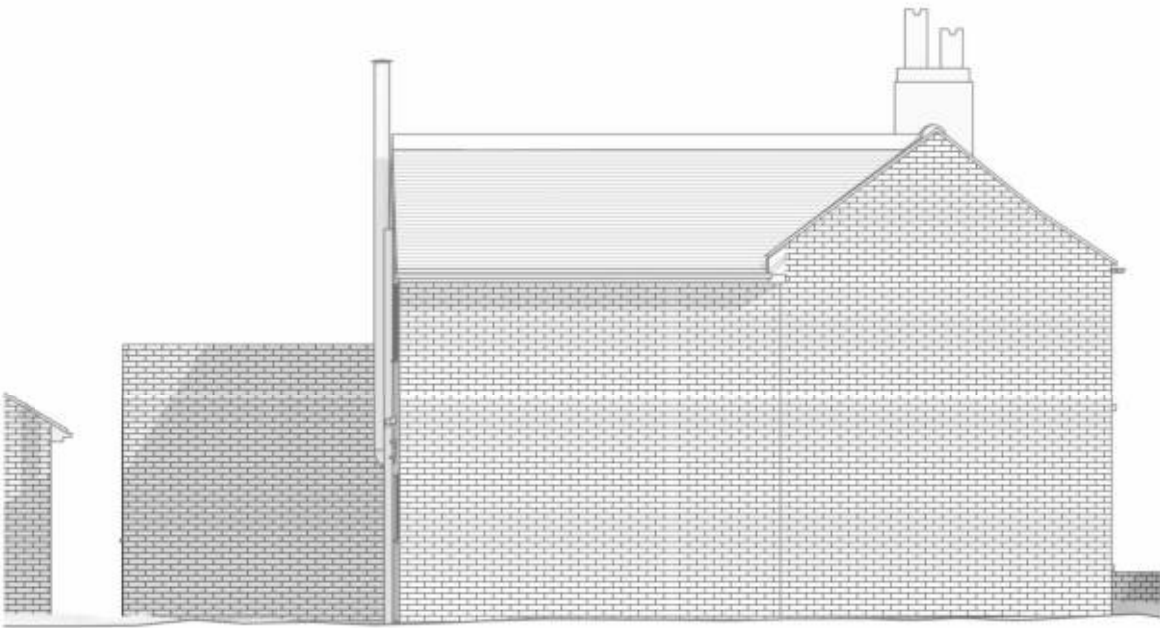
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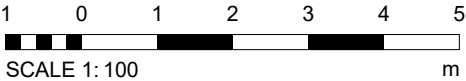
Proposed East Elevation (Side)  
1 : 100



Proposed North Elevation (Rear)  
1 : 100



Proposed West Elevation (Side)  
1 : 100



Notes

B	02.06.23	Planning Issue	AR
A	05.05.23	Client Issue	AR

Rev	Date	Description	By
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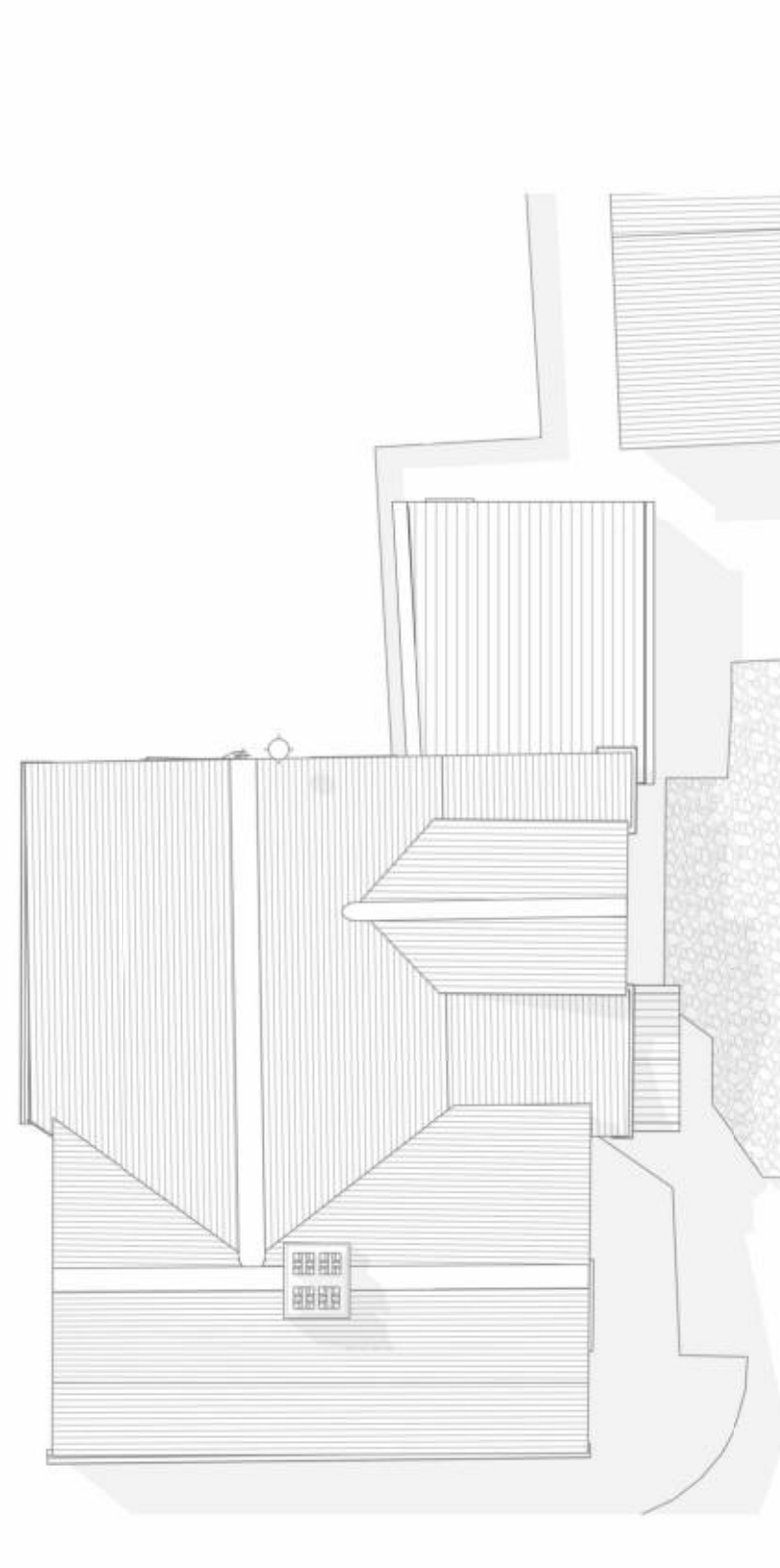
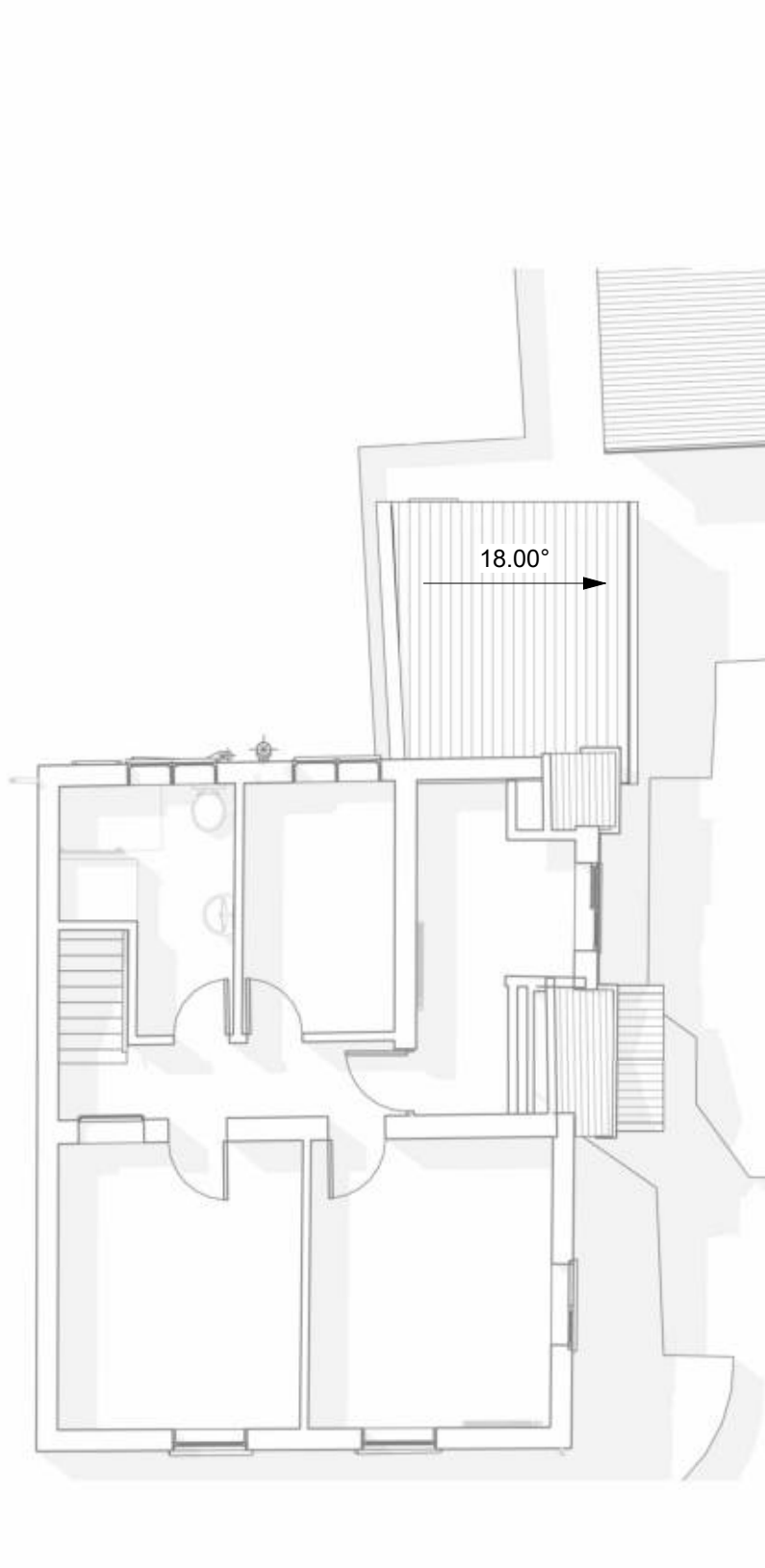
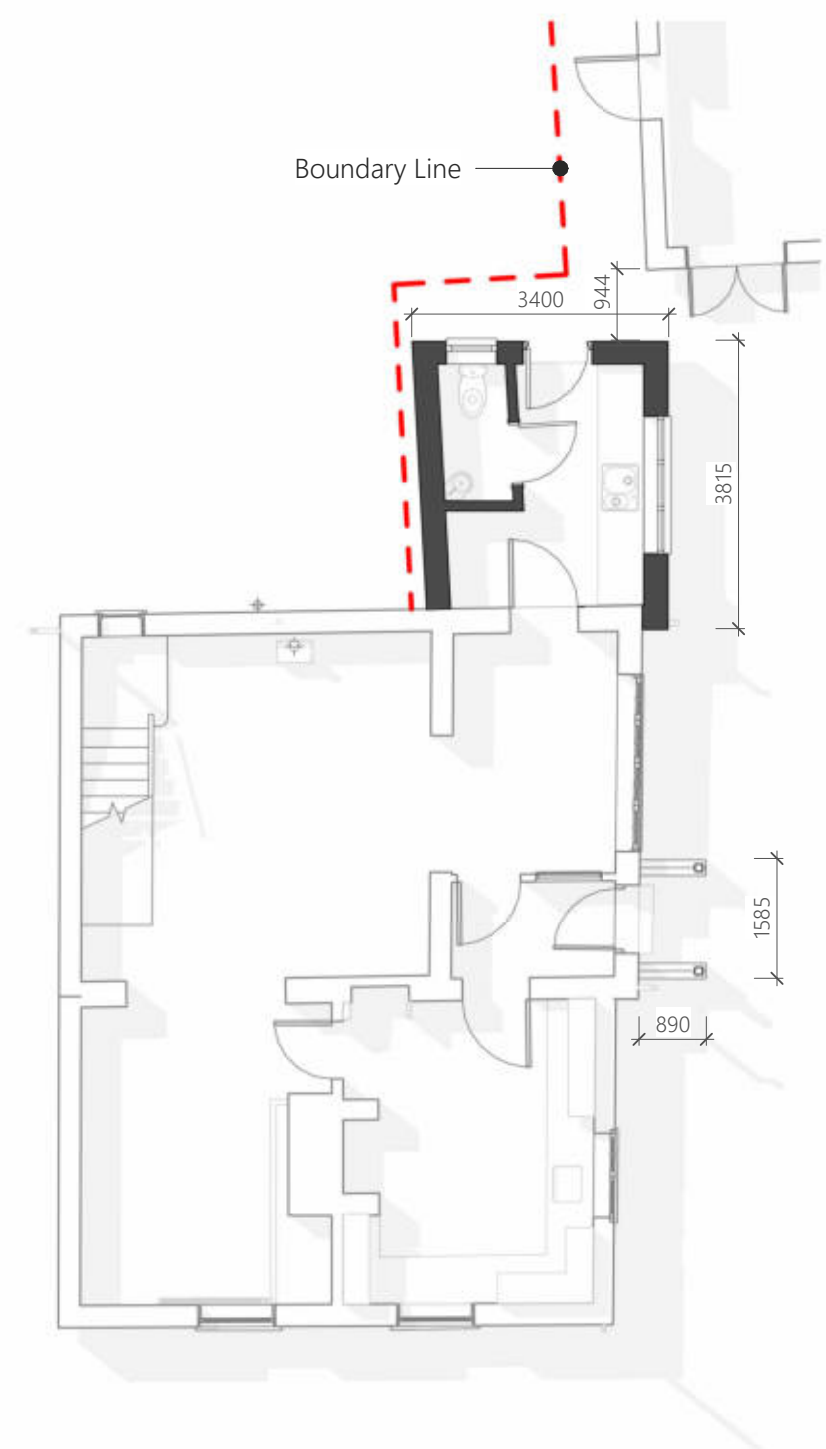
PLANNING ISSUE

Client	Mr & Mrs Coombes
Project	10 Front Street, Laxton - Utility Extension

Proposed Elevations

Drawn By	AR	Scale @ A3	1 : 100
Project No.	1191		

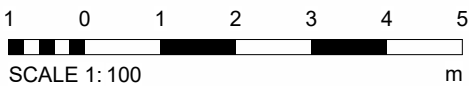




Proposed Ground Floor Plan  
1 : 100

Proposed First Floor Plan  
1 : 100

Proposed Roof Plan  
1 : 100



Notes

B	02.06.23	Planning Issue	AR
A	05.05.23	Client Issue	AR

Rev	Date	Description	By
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PLANNING ISSUE

Client Mr & Mrs Coombes

Project 10 Front Street, Laxton - Utility Extension

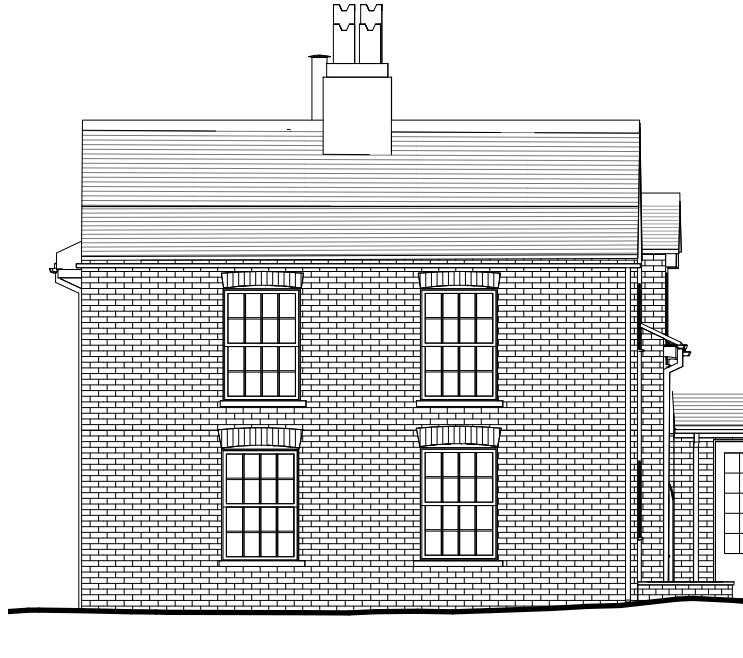
Proposed Floor Plans

Drawn By AR Scale @ A3 1 : 100

Project No. 1191

HLAD | DR | 03-303 | Rev B

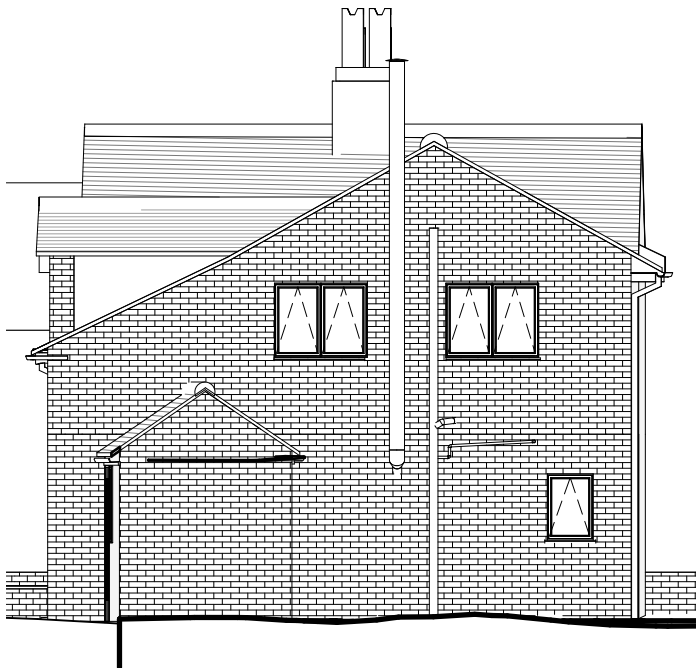




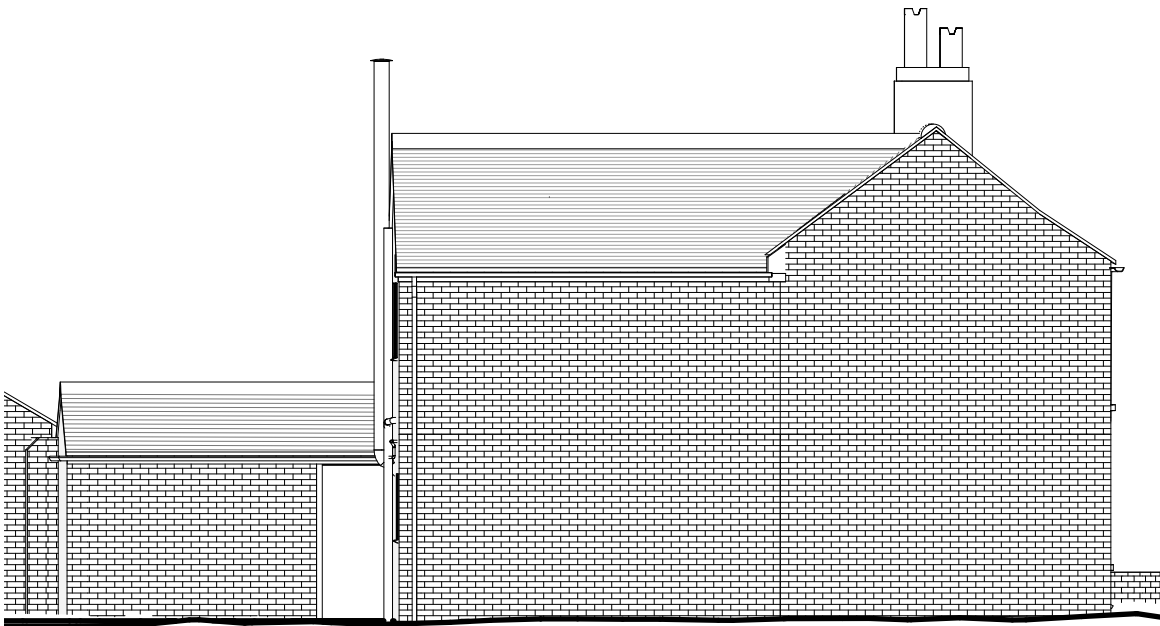
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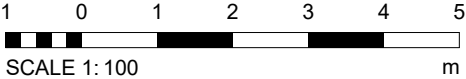
Existing East Elevation (Side)  
1 : 100



Existing North Elevation (Rear)  
1 : 100



Existing West Elevation (Side)  
1 : 100



Notes

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PLANNING ISSUE	
Client	Mr & Mrs Coombes
Project	10 Front Street, Laxton - Utility Extension

Existing Elevations	
Drawn By	AR Scale @ A3 1 : 100
Project No.	1191



# Manor House, Station Road, DN14 7TW – Location Plan 1:2500



RECEIVED  
23 MAY 2023

Manor House  
Station Road,  
Goole,  
Laxton,  
East Riding Of Yorkshire  
DN14 7TW

OS MasterMap 1250/2500/10000 scale Monday, December 17, 2018,  
ID: MPMBW-00765758 [www.blackwellmapping.co.uk](http://www.blackwellmapping.co.uk)

1:2500 scale print at A4, Centre: 478810 E, 425698 N

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# **Heritage, Design & Access Statement**

**Proposed External Alterations & Renovation**

**Phase 3**

**Manor House Station Road Laxton DN14 7TW**

July 2023

V4.0.1

Produced by Kenton, Julie & William Robbins

## Table of Contents

<b>Summary.....</b>	<b>2</b>
<b>Introduction .....</b>	<b>2</b>
<b>Statement Scope &amp; Structure .....</b>	<b>3</b>

## SUMMARY

This document has been prepared by the current owner occupiers of Manor House the Robbins family, namely Kenton & Julie Robbins and father, William L Robbins. William Robbins [Former: ARICS; MCIAT; ACIOB. Now retired] has prepared the renovation drawings and extensively surveyed the property to establish as much knowledge from the property as possible. Kenton and Julie have conducted the research and prepared the planning application.

The application essentially seeks approval for: additional property improvement for the follow areas.

Driveway Gates

Rear Garden Wall & Access

Rear Porch

## INTRODUCTION

This heritage, design and access statement has been prepared in support of the further application for permission to change external elements of the property and access of Manor House as part of the further renovation of the properties. The property is a Grade II listed building that lies towards the western end of the Laxton village –

## STATEMENT SCOPE & STRUCTURE

## 1. Front Gates – Planning Application23/00842/PLB

Replace current rotten fence posts and steel tubing with dwarf wall and driveway gates to improve access and giving space to pull off the road when entering the property and not impeding traffic flow.

### Current



### Proposed Imprssion



## 2. Rear Garden wall - Planning Application23/00842/PLB

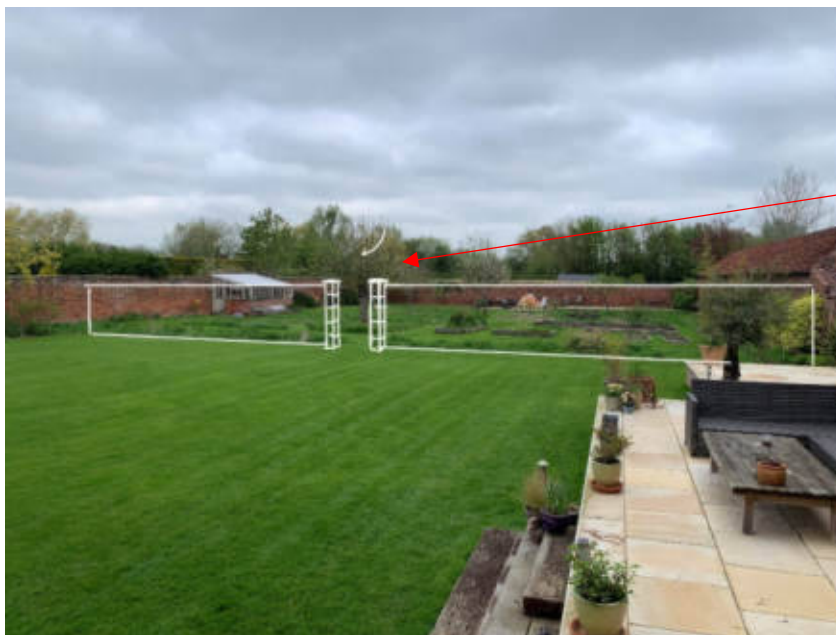


We are proposing that a new bisecting wall is built to separate the rear walled garden in two distinct and separately developed garden areas. The wall will be in two sections with sandstone pillars and wrought iron gates in the centre.

Current



Proposed



### 3. Yard to Garden Access - Planning Application 23/00842/PLB

Block up the passage and raise the doorway for access through to the garden

Current Yard side



Proposed Yard Side



Current – Garden Side



Proposed – Garden Side



#### 4. Rear Porch - Planning Application23/00842/PLB



Re develop the rear porch area to better reflect the building by replacing the flat roof with a pitched roof and extending it to create a covered seating area.

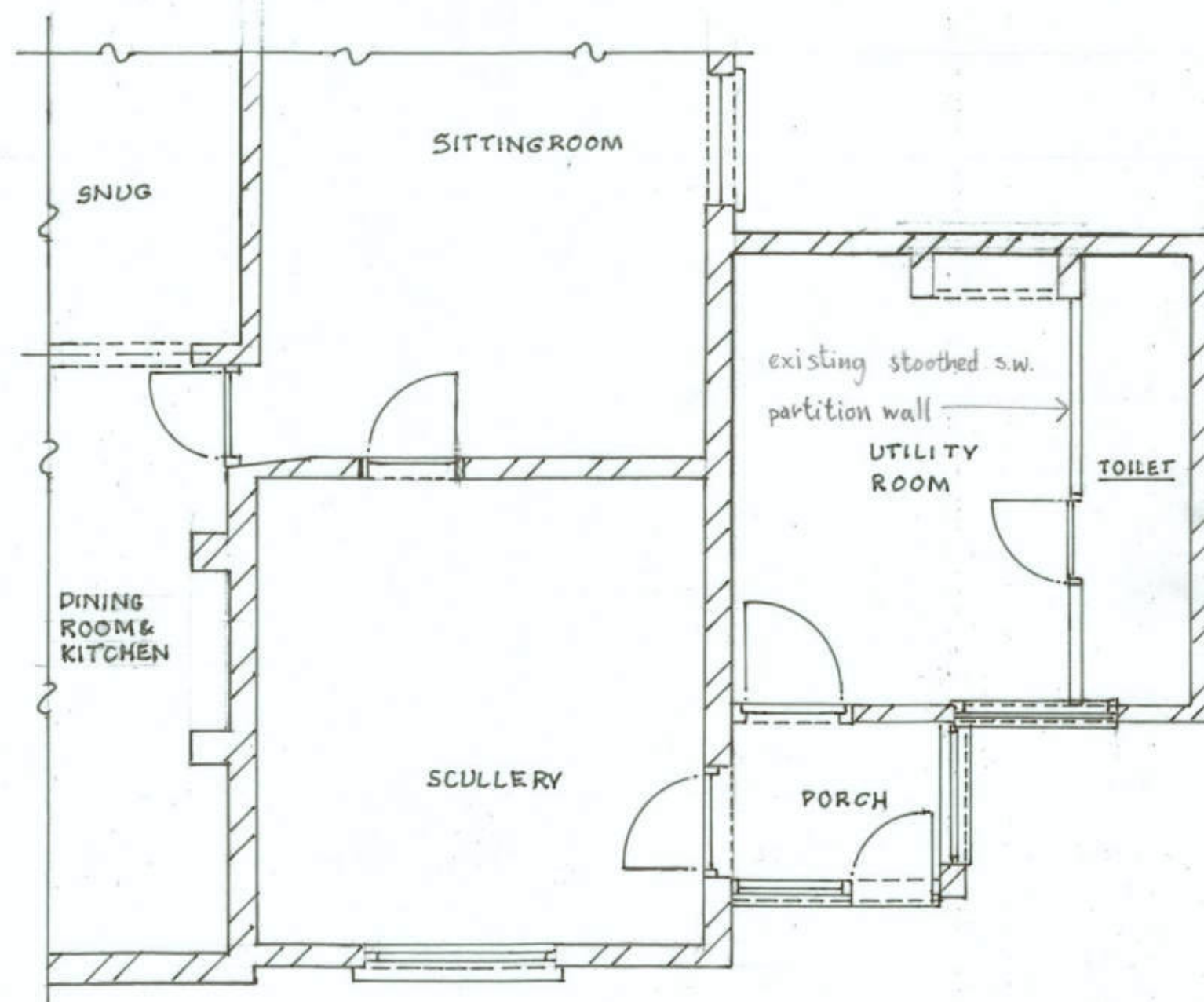
Current



Proposed







PART, EXISTING GROUND FLOOR, PLAN.

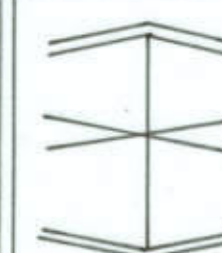
RECEIVED  
27 JUN 2023

# CAUTIONARY NOTES

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- 2: Do not scale of this drawing to determine heights, levels, sizes and/or dimensions.
- 3: All inconsistencies must be brought to the attention of the Architectural Technologist or his appointed supervising officer.

## GENERAL NOTES

## AMENDMENTS



WILLIAM L. ROBBINS  
Architectural Technologist  
Manor House  
Station Road, Laxton, Goole,  
East Riding of Yorkshire, DN14 7TW  
Telephone : 01430 432 697

SCALE : 1 : 50      DATE 23 JUNE 2023

DRAWN BY *WR*      CHECKED BY: KSR

Drawing Subject:

REPAIRS, ALTERATIONS, IMPROVEMENTS  
TO MANOR HOUSE, STATION ROAD, LAXTON  
GOOLE, EAST RIDING OF YORKSHIRE, DN14 7TW

Drawing Title:

PART GROUND FLOOR PLAN AS EXISTING.

Drawing Number : 22





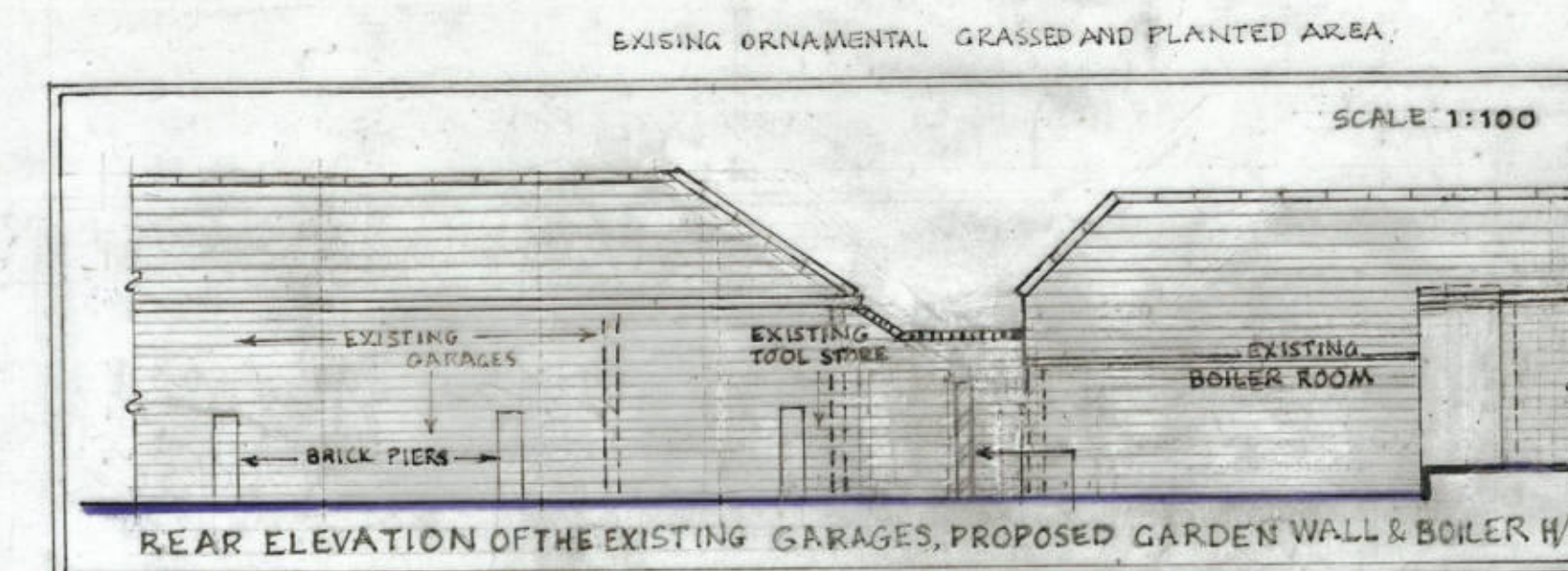
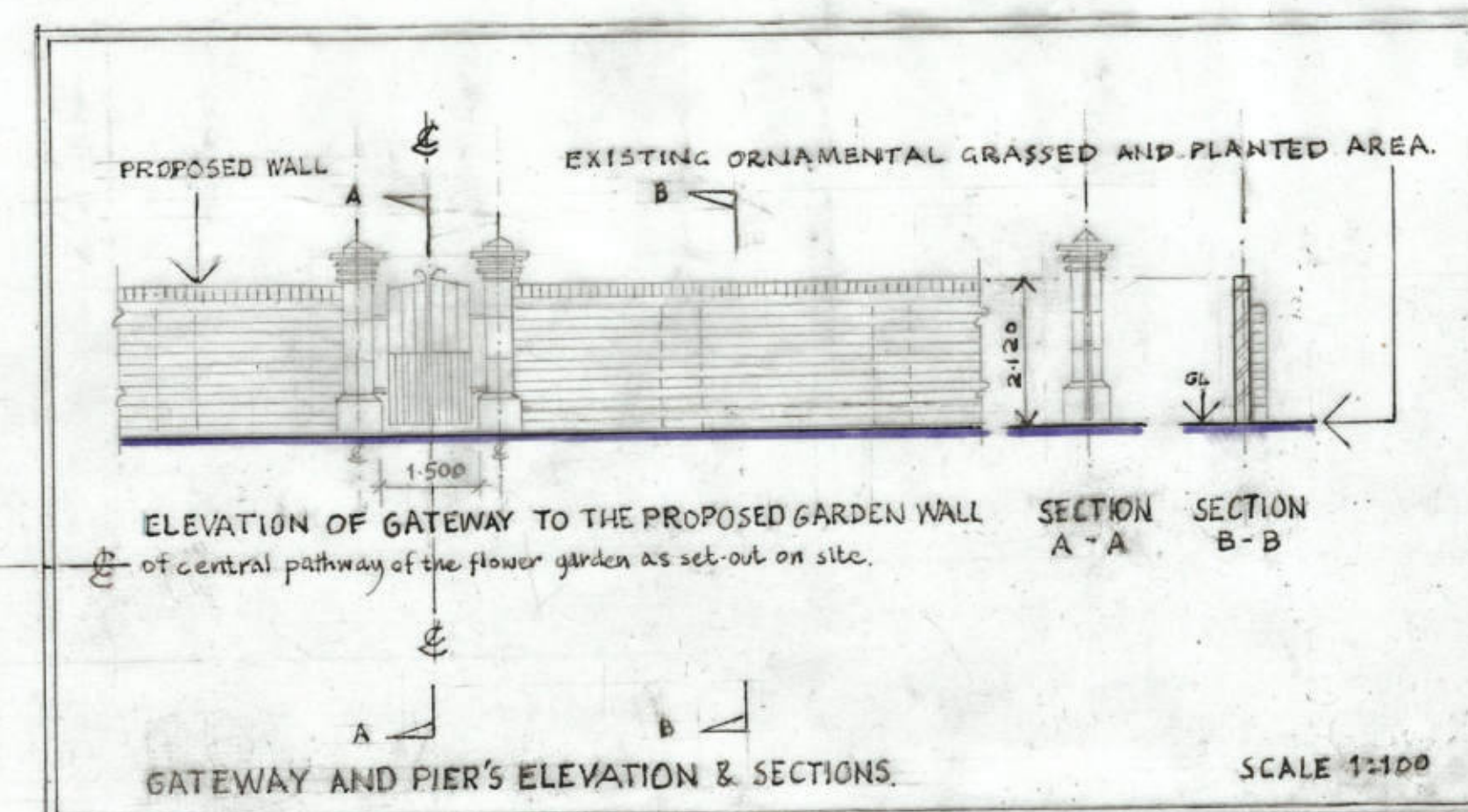
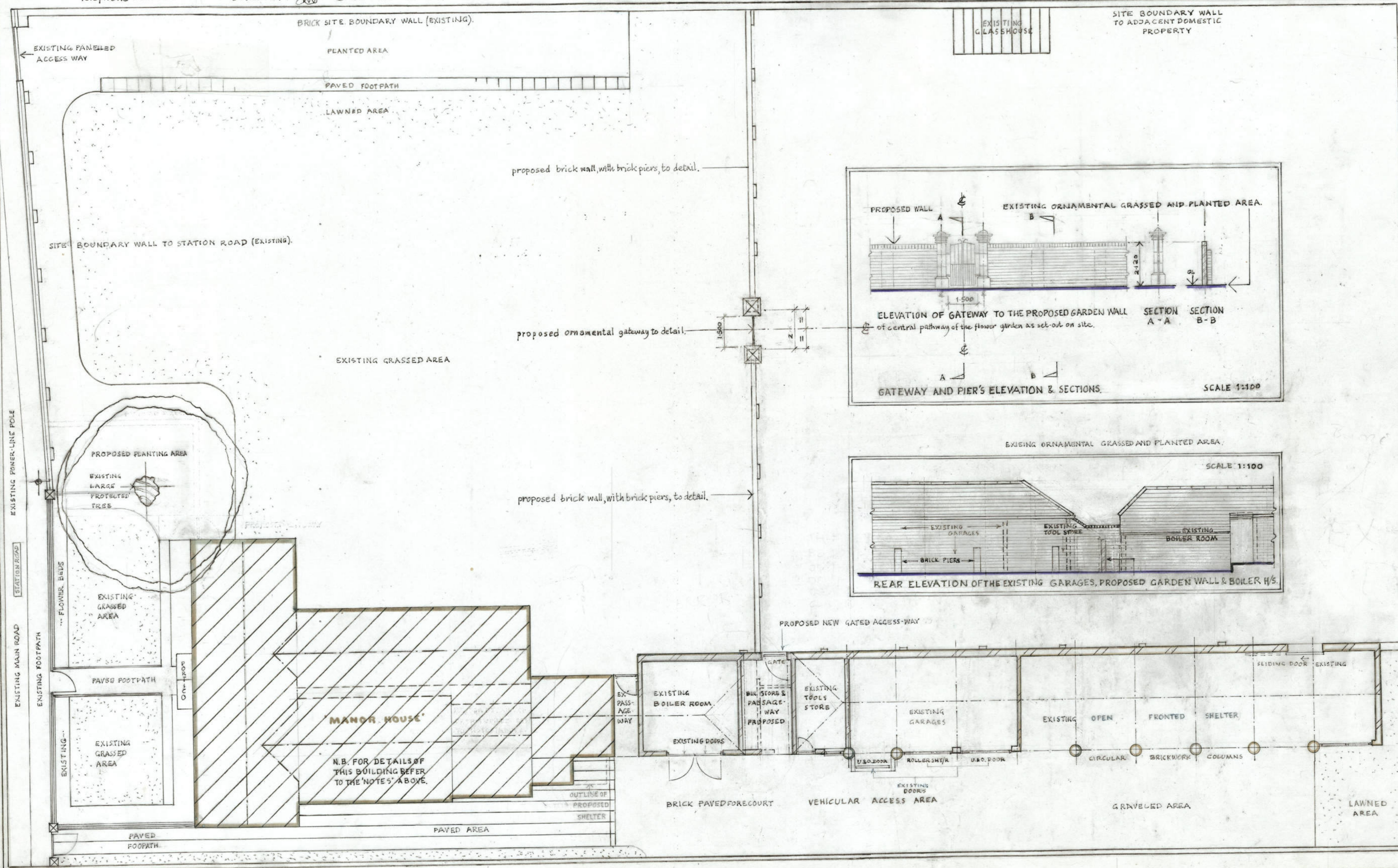
**WILLIAM L. ROBBINS:**  
Architectural Technologist.  
Manor House  
Station Road, Laxton, Goole,  
East Riding of Yorkshire. DN14 7TW  
Telephone : 01430432697

Drawing Subject:  
**REPAIRS, ALTERATIONS, IMPROVEMENTS  
TO MANOR HOUSE,** STATION ROAD, LAXTON,  
GOOLE, EAST RIDING OF YORKSHIRE, DN14 7TW  
DRAWN BY: *WLR* DATE: MAY 2020

Drawing Title:  
**EXTERNAL WORKS PLAN**  
Scale: 1 to 100 Drawing N° 19E  
N.B.: DO NOT SCALE OF THIS  
DRAWING TO DETERMIN DIMS.

NOTES:

Manor House is a Grade II listed building and approval was granted by the relative authority in January 2019 to which the references "18/04022/PLB" and "PP-07238612" relate.



AMENDMENTS

- A: 14-04-2023  
Garden wall and gateway details inc.  
B: 25-04-23  
Addition of proposed Bin Store & passage way  
C: 19-05-23  
Rear elevation of Existing 'Tool Store' altered to show as existing  
D: 14-6-23  
Scale bar (below) amended.  
E: 20-6-23  
Propose garden wall added to Rear Elev.

SITE BOUNDARY WALL TO ADJACENT 'MANOR FARM' PROPERTY (EXISTING).

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27 JUN 2023

EXISTING BOUNDARY POST & RAIL FENCE

0m 1.0 2.0 3.0 4.0  
SCALE 1:100



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23 MAY 2023





RECEIVED  
23 MAY 2023



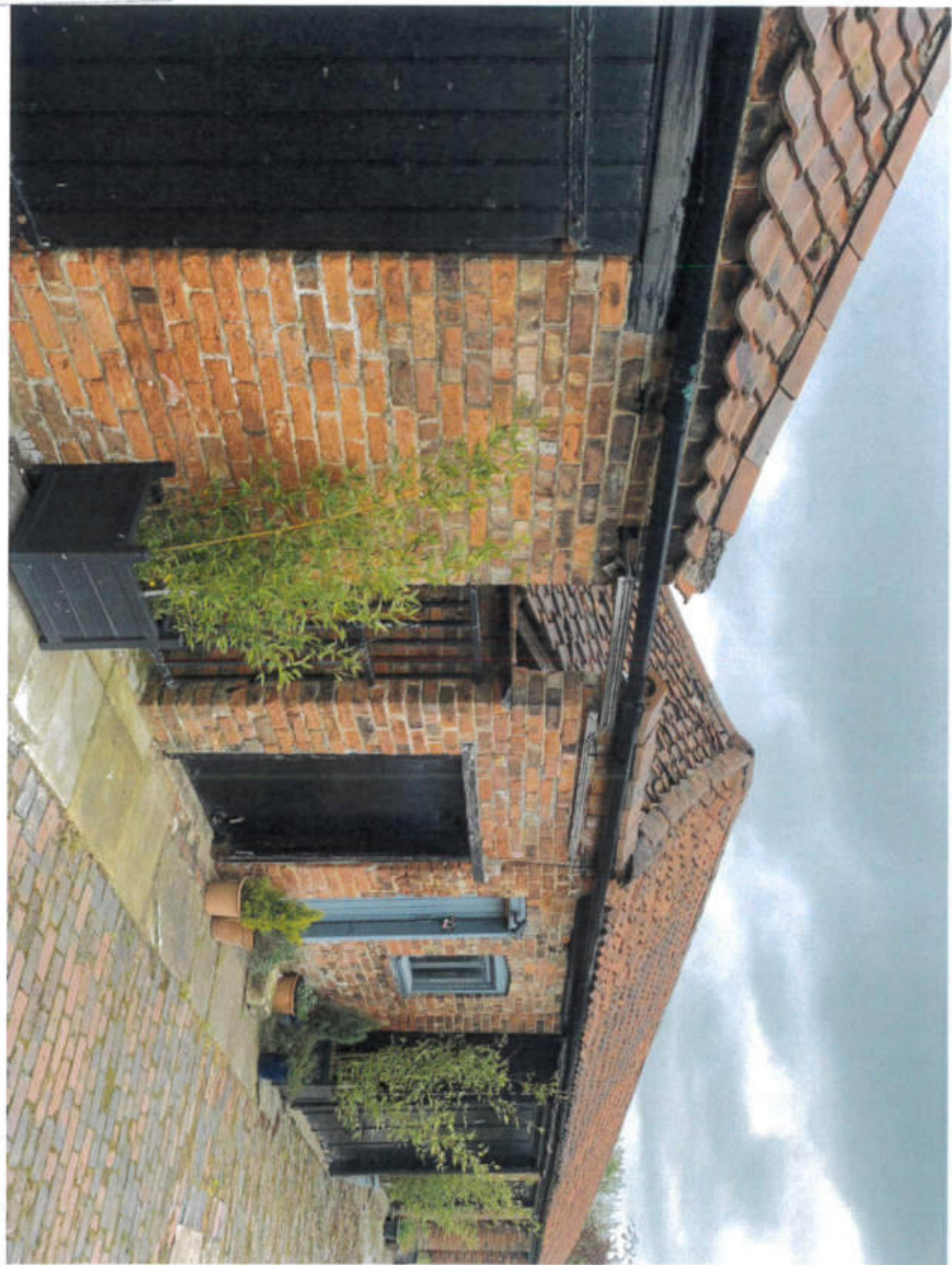


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28 MAY 2023





RECEIVED  
22 MAY 2024



RECEIVED  
20 MAY 2023







RECEIVED  
26 MAY 2023



RECEIVED  
23 MAY 2023



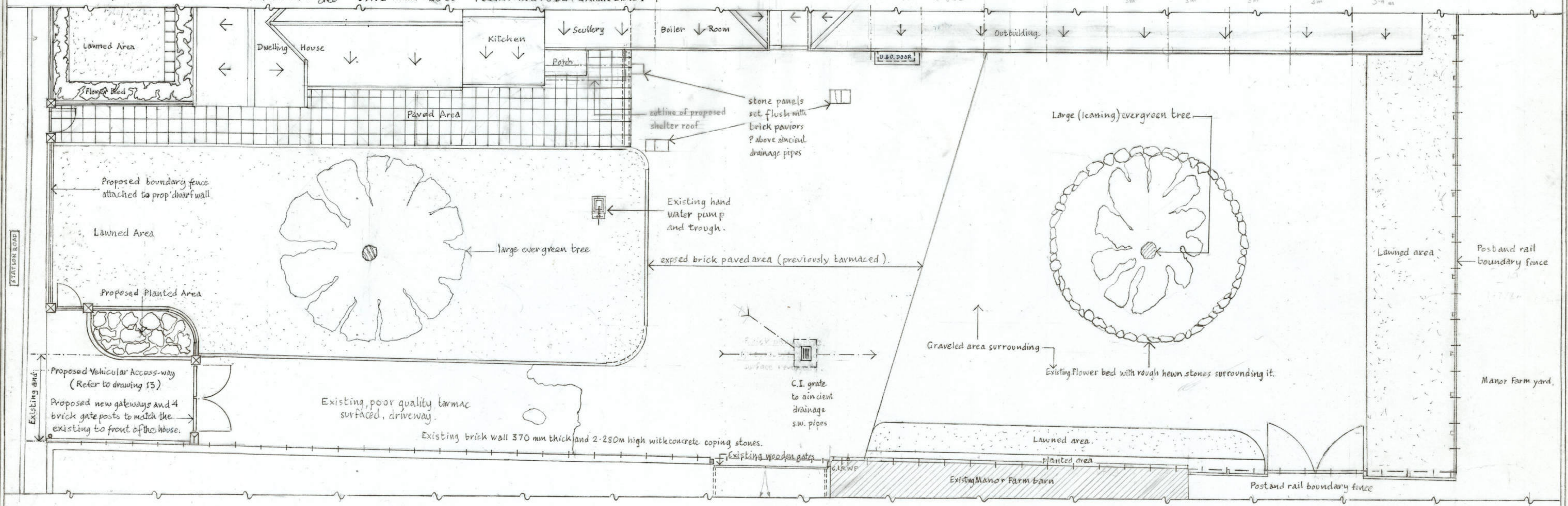


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Telephone: 01430 432687

**Drawing Subject:**  
**REPAIRS, ALTERATIONS, IMPROVEMENTS**  
**TO MANOR HOUSE, STATION ROAD, LAXTON,**  
**GOOLE, EAST RIDING OF YORKSHIRE, DN41 7TW**  
**DRAWN BY:** *WR* **DATE:** JULY 2020

**Drawing Title:**  
**EXTERNAL WORKS PLAN**  
**Scale:** 1 : 100 **Drawing No:** 20  
**N.B.:** DO NOT SCALE OF THIS  
DRAWING TO DETERMINE DIMS.

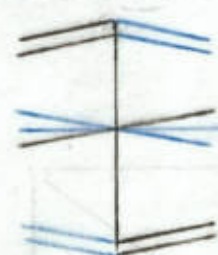
**NOTES:**



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27 JUN 2023

0m 1m 2m 3m 4m  
SCALE 1:100





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Telephone: 01430432697

Drawing Subject:

**REPAIRS, ALTERATIONS, IMPROVEMENTS  
TO MANOR HOUSE, STATION ROAD, LAXTON,  
GOOLE, EAST RIDING OF YORKSHIRE, DN14 7TW**  
DRAWN BY: *WLR* DATE: MAY 2023

Drawing Title: **PROPOSED**

**EXTERNAL BIN STORE**  
Scale: 1 to 50 Drawing No: 15  
N.B.: DO NOT SCALE OF THIS  
DRAWING TO DETERMINE DIMS.

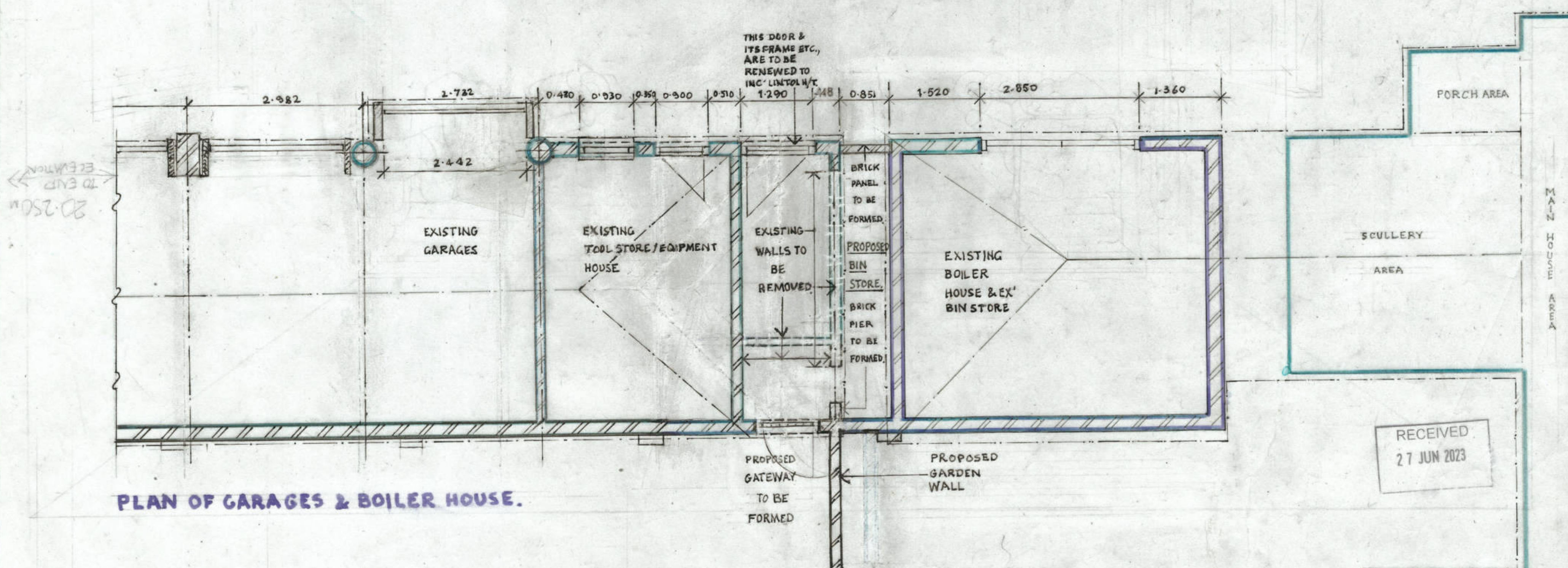
NOTES:



EXISTING PORCH



**REAR ELEVATION OF GARAGES & BOILER HOUSE.**

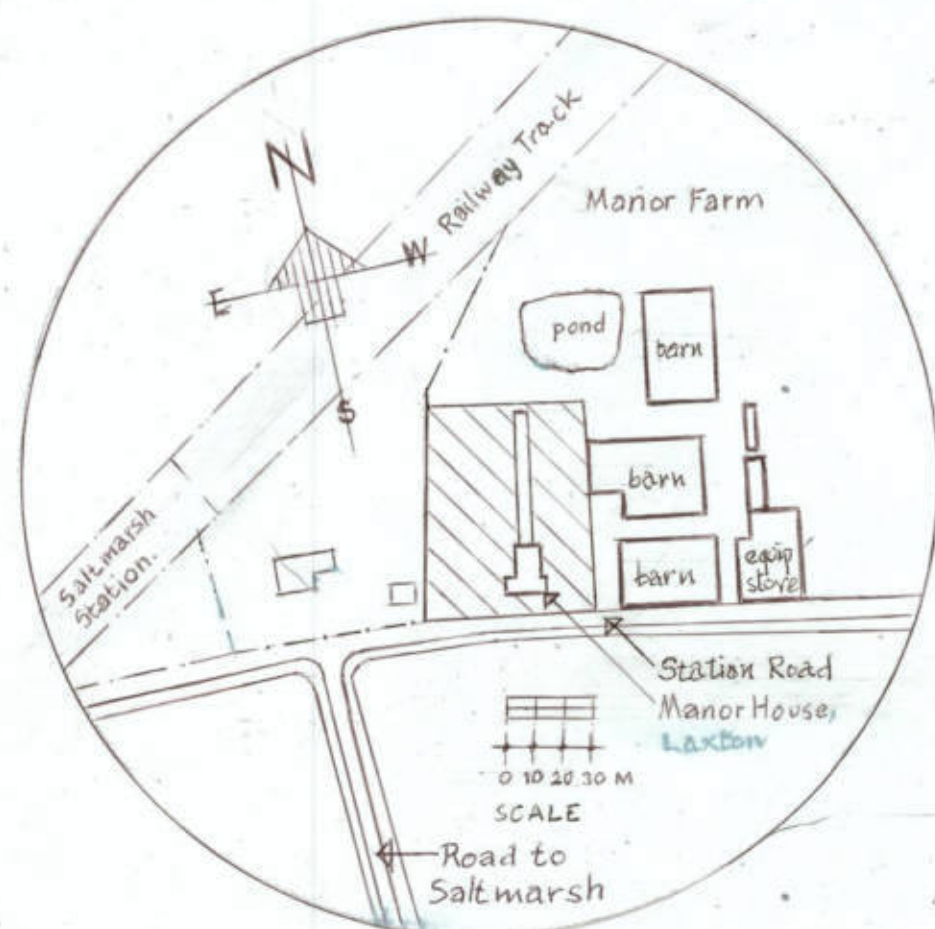


**PLAN OF GARAGES & BOILER HOUSE.**

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27 JUN 2023

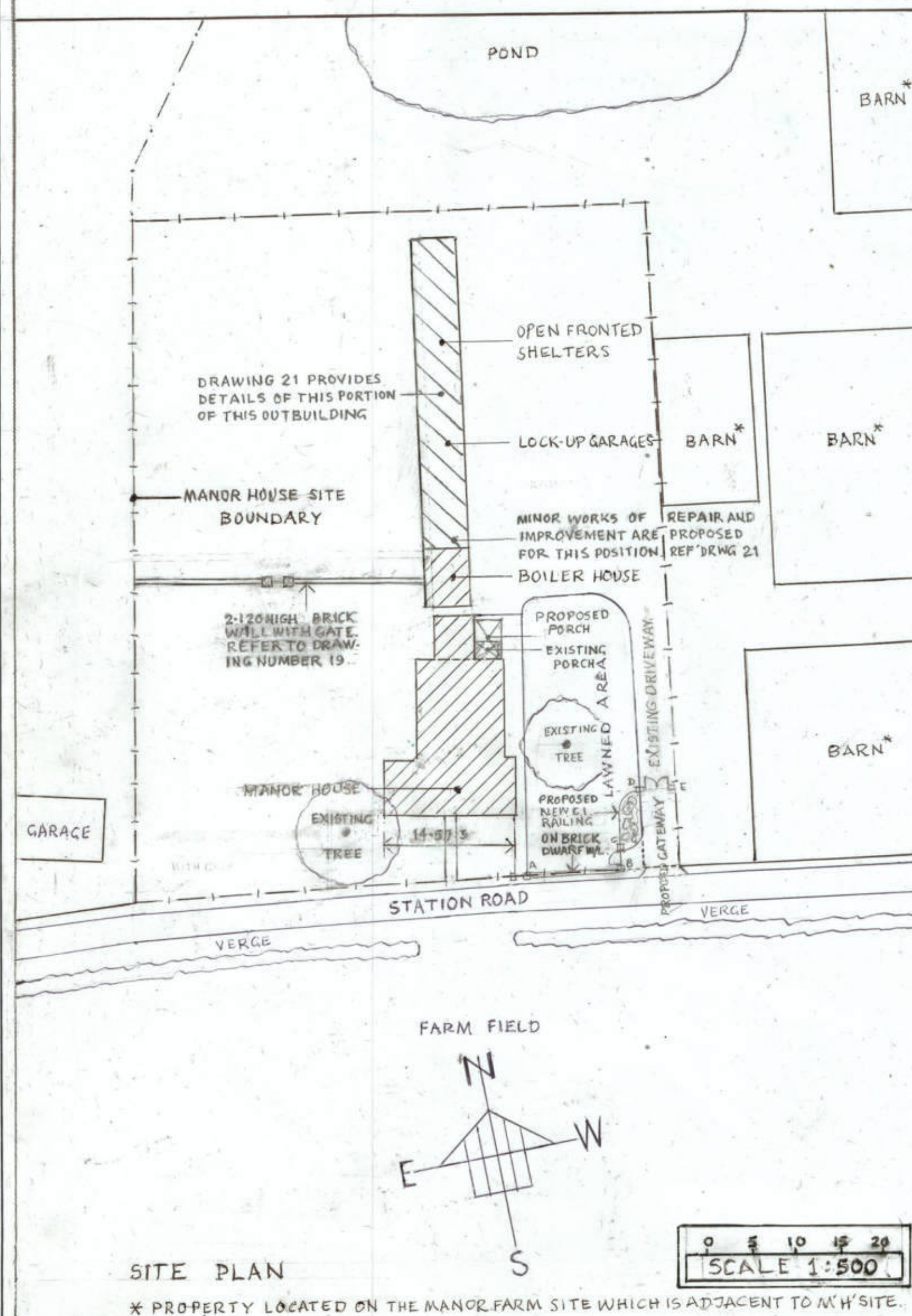
0.0m 1.0m 2.0m  
SCALE 1:50





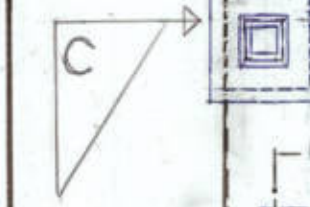
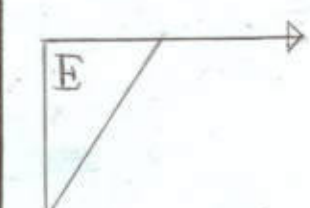
BLOCK LAYOUT PLAN (LOCATIONAL).

SCALE 1:1250



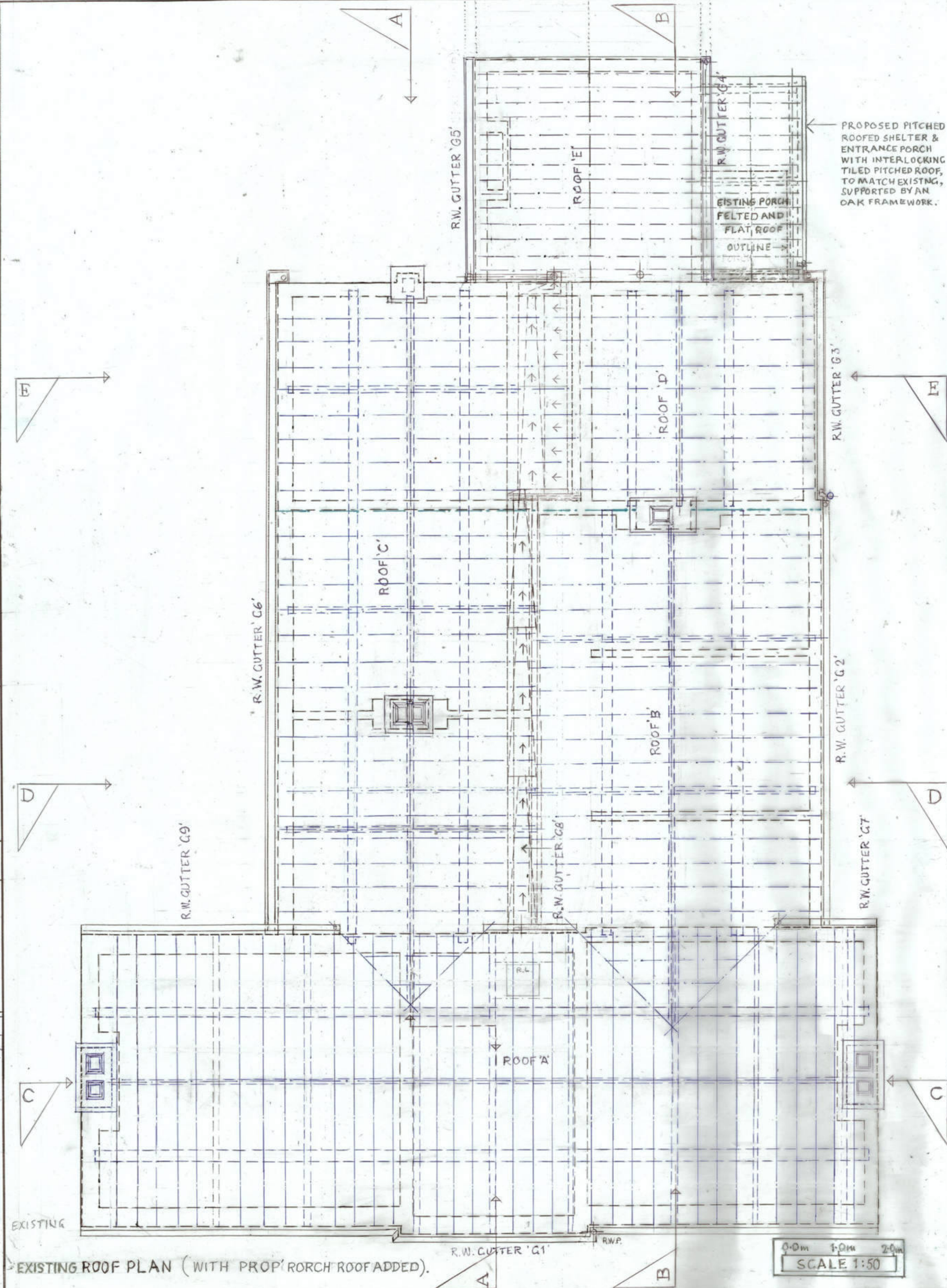
SITE PLAN

\* PROPERTY LOCATED ON THE MANOR FARM SITE WHICH IS ADJACENT TO M.H. SITE.



EXISTING

EXISTING ROOF PLAN (WITH PROP' RORCH ROOF ADDED).



## NOTES

N.B. Do not scale off this drawing to determine dimensions.

KEY TO LINEATION: — outline of building or roof and also rainwater gutters.  
— centre line of roof joists, rafters, ridges, trusses and purlins.  
— outline of walls, purlins and ridges.

## GENERAL NOTES:

- All pitched roofs shown on this drawing are covered (historically) with interlocking, granular finished, dark brown, concrete roof tiles, which are to remain unaltered.
- All above ground plastic drainage goods for soil water and rainwater (where exposed) are to be replaced with approved metal goods, adopting the layout changes illustrated on drawing N°s. 2' to 8' inclusive.
- Rainwater gutter 'G5' is nonexistent and is to be provided in compliance with '2' above, connected to 'R.W.P. 3' (renewed).
- There are to be no changes to roof coverings except for that of ROOF 'E' which is to be redone. Also the brick wall across the rear garden has its height added.

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27 JUN 2023

AMENDMENTS: - A: SCALE COMPLETED ON LAYOUT PLAN AND DOMESTIC CURTLEDGE OUTLINED WITH RED INK ON LAYOUT & SITE PLANS.  
B: ROOF LIGHT (R.L.) ADDED TO ROOF 'A'.  
C: ADDITION OF GARDEN DIVIDER WALL.  
D: GENERAL NOTE 4 ADDED ABOVE.

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SCALE: Ref to plans. DATE: JULY 2018

DRAWN BY: JR CHECKED BY:

Drawing Subject:

REPAIRS, ALTERATIONS, IMPROVEMENTS  
TO MANOR HOUSE, STATION ROAD, LAXTON,  
GOOLE, EAST RIDING OF YORKSHIRE. DN14 7TW

Drawing Title:

BLOCK PLAN; SITE PLAN; ROOF PLAN,

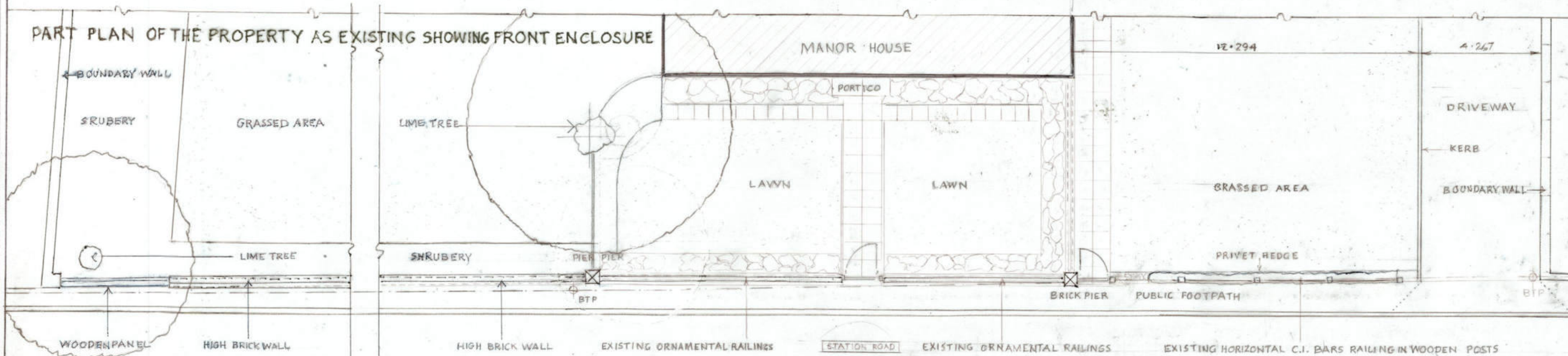
Drawing Number: 1D



BOUNDARY WALLS AND FENCES, ETC., AS EXISTING, TO THE FRONT ELEVATION.



PART PLAN OF THE PROPERTY AS EXISTING SHOWING FRONT ENCLOSURE

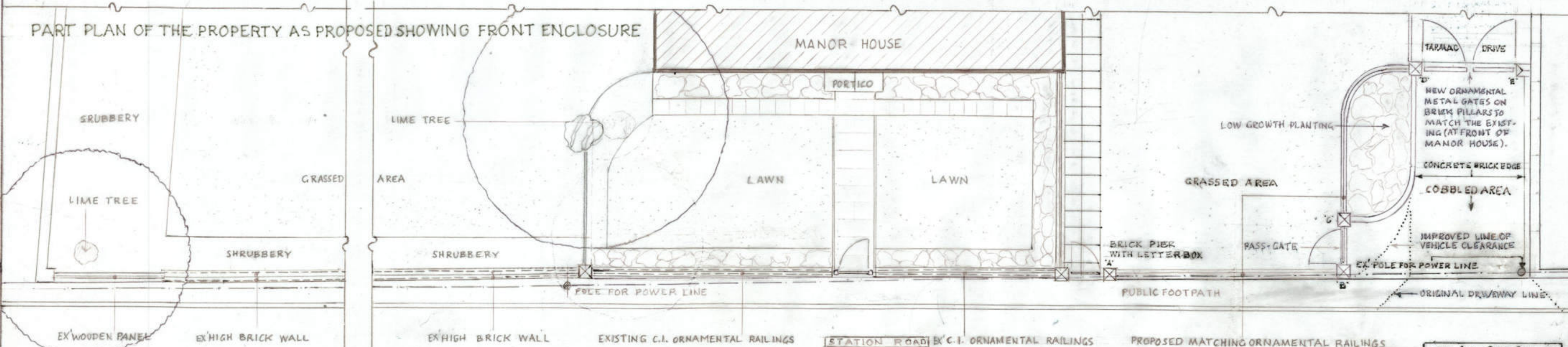


BOUNDARY WALLS AND FENCES, ETC., AS PROPOSED, TO FRONT ELEVATION.



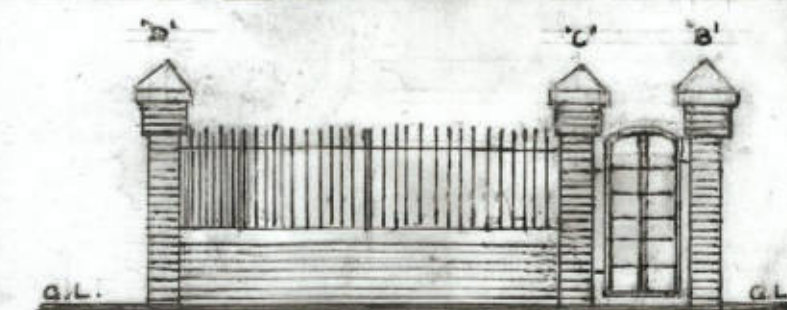
EXISTING CEMENT RENDERED BRICK WALLS WITH WHITE PAINTED MASONRY CAPPING STONES, AND THE PROPOSED NEW WALLS AND MASONRY ARE TO MATCH.

PART PLAN OF THE PROPERTY AS PROPOSED SHOWING FRONT ENCLOSURE



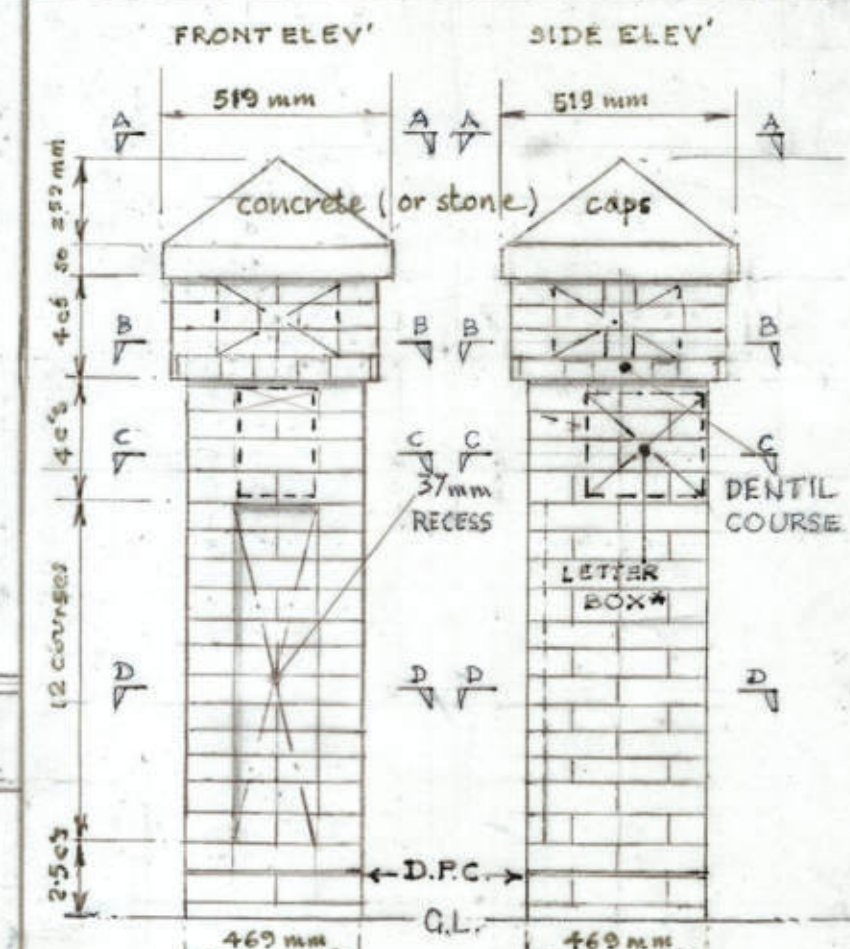
NOTES

N.B. Do not scale off this drawing to determine dimensions.



ELEVATION OF COBBLED AREA ENCLOSURE (1:100 SCALE)

BRICK GATE PIER DETAILS (1:20 SCALE)



N.B. ALL BRICK FACEWORK IS TO BE FLUSH POINTED.  
\* Letter box insert is to be to pair 'A' only (if not properly).

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SCALE: Ref to drawing DATE: MAY/2019

DRAWN BY: *JP* CHECKED BY:

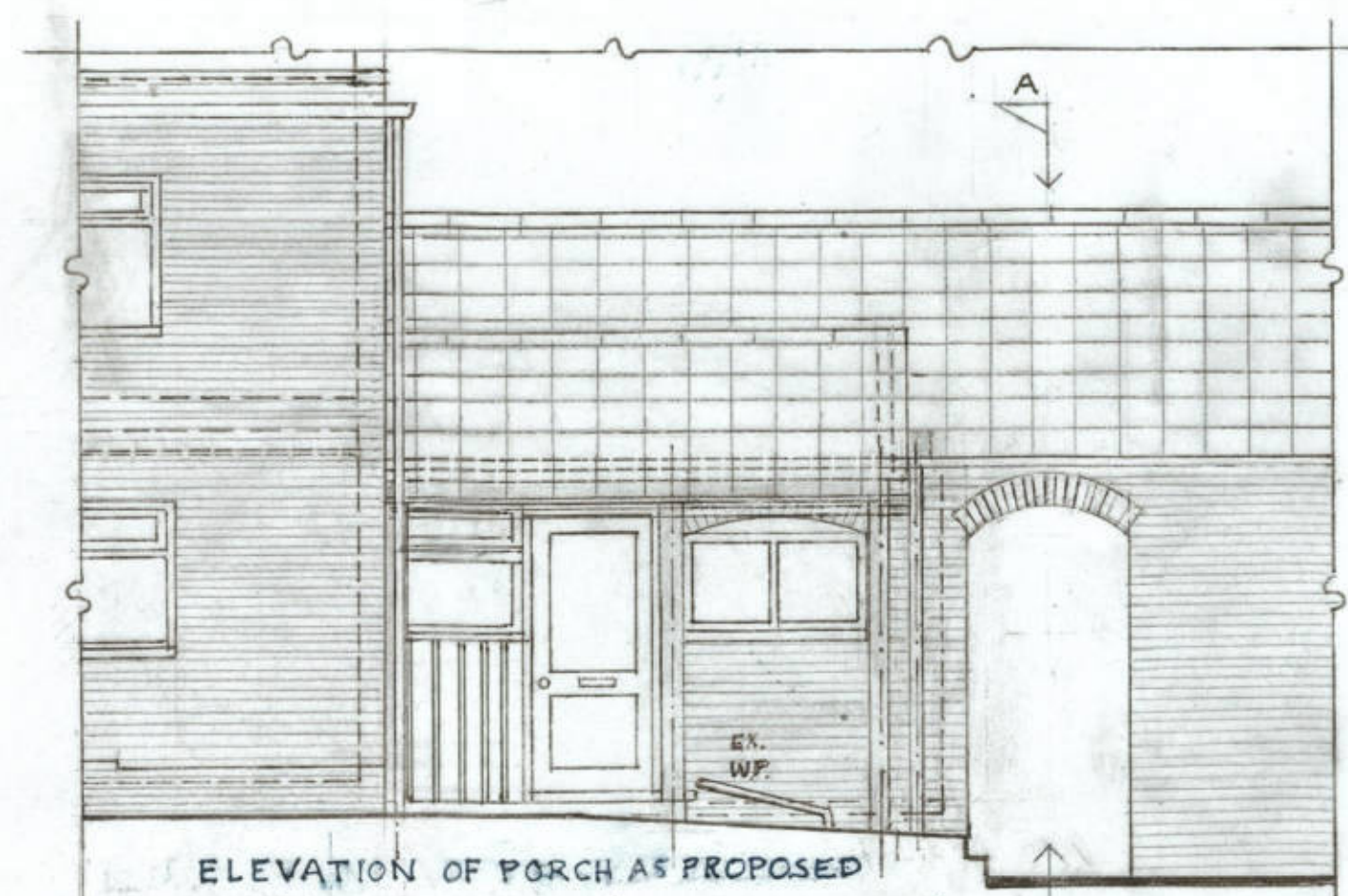
Drawing Subject:  
PROPOSED ALTERATION & IMPROVEMENTS  
TO MANOR HOUSE, STATION ROAD, LAXTON,  
GOOLE, EAST RIDING OF YORKSHIRE. DN14 7TW

Drawing Title:  
PLANS & ELEVATIONS OF FRONT ENCLOSURE.

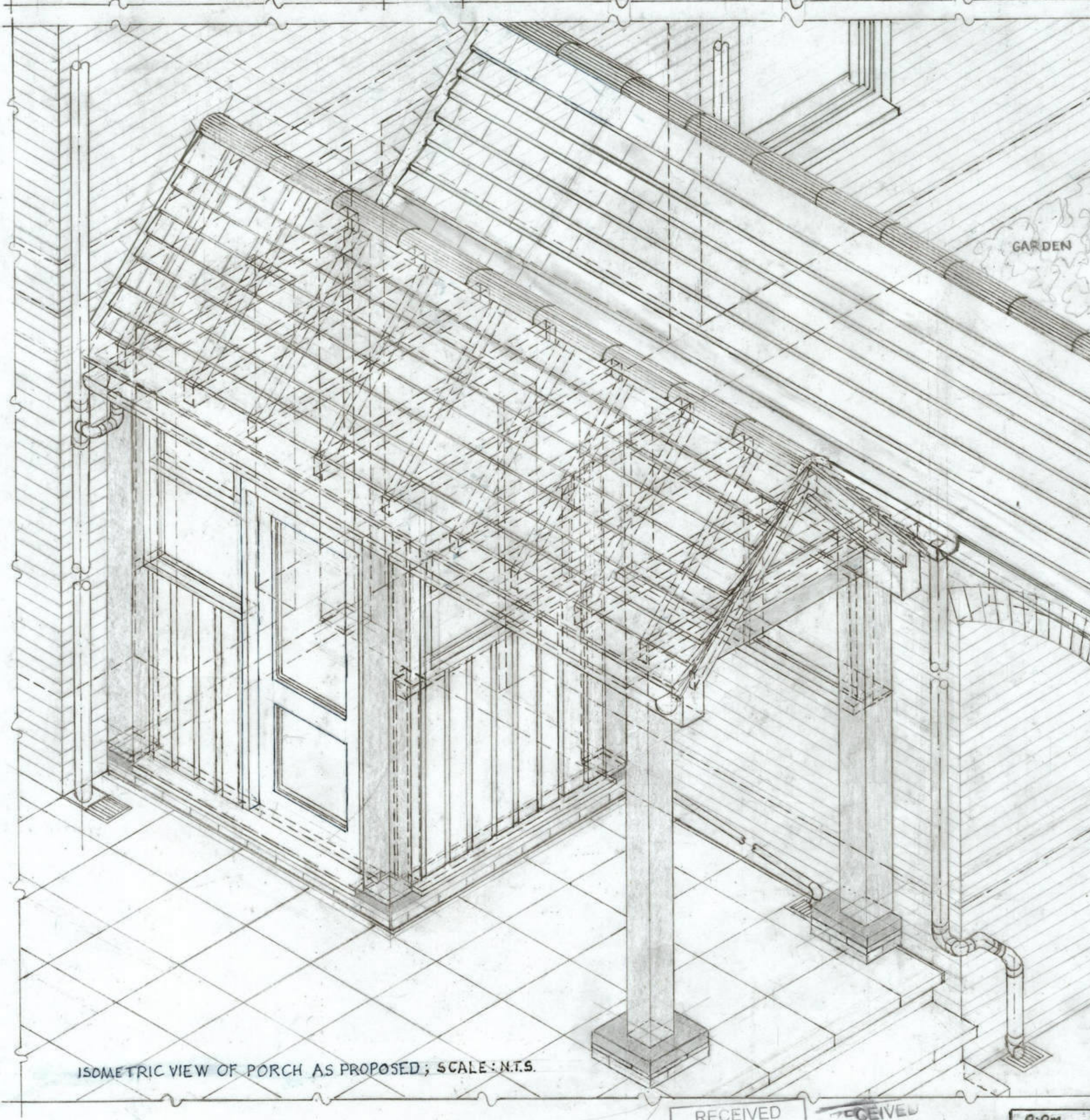
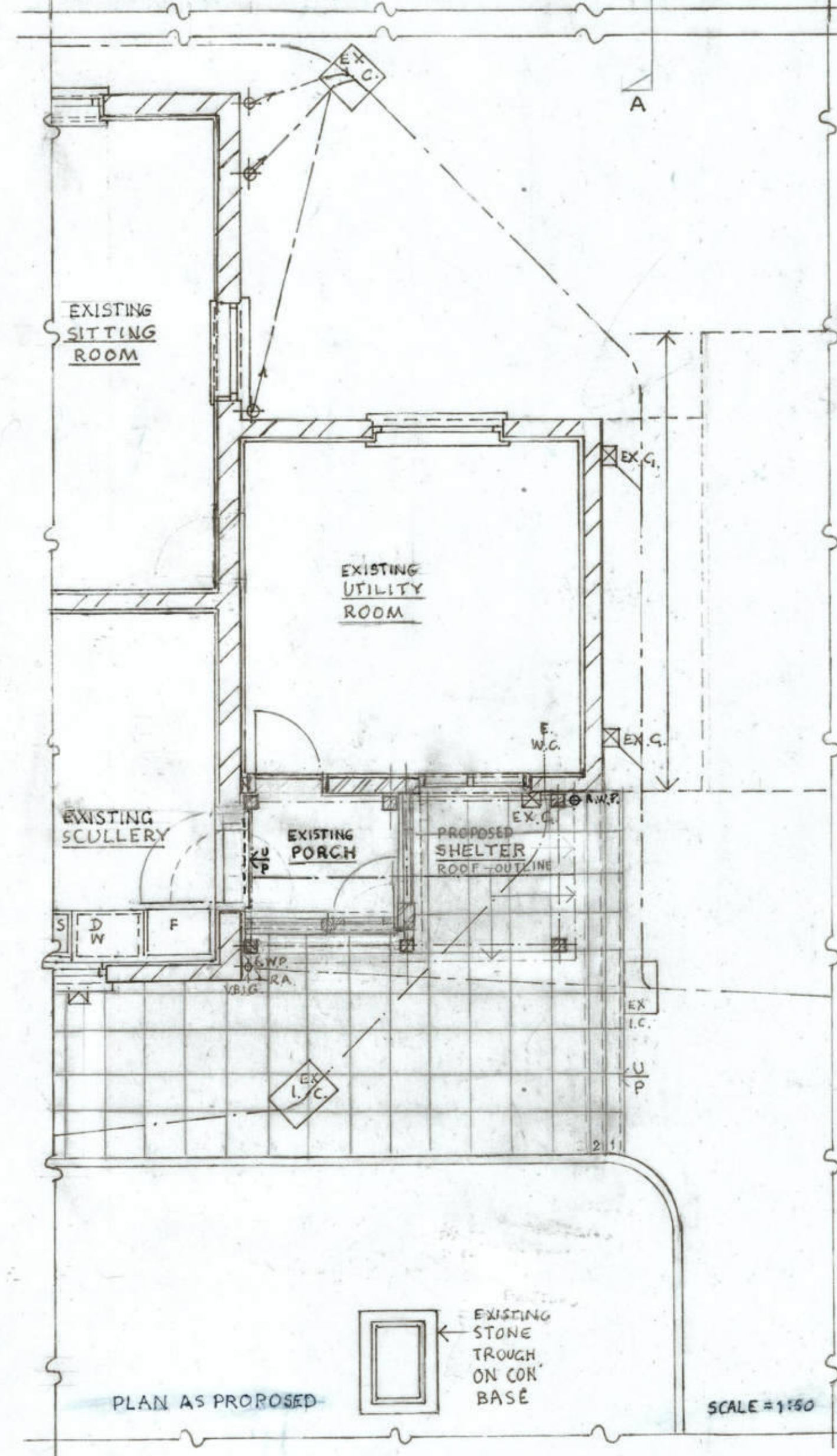
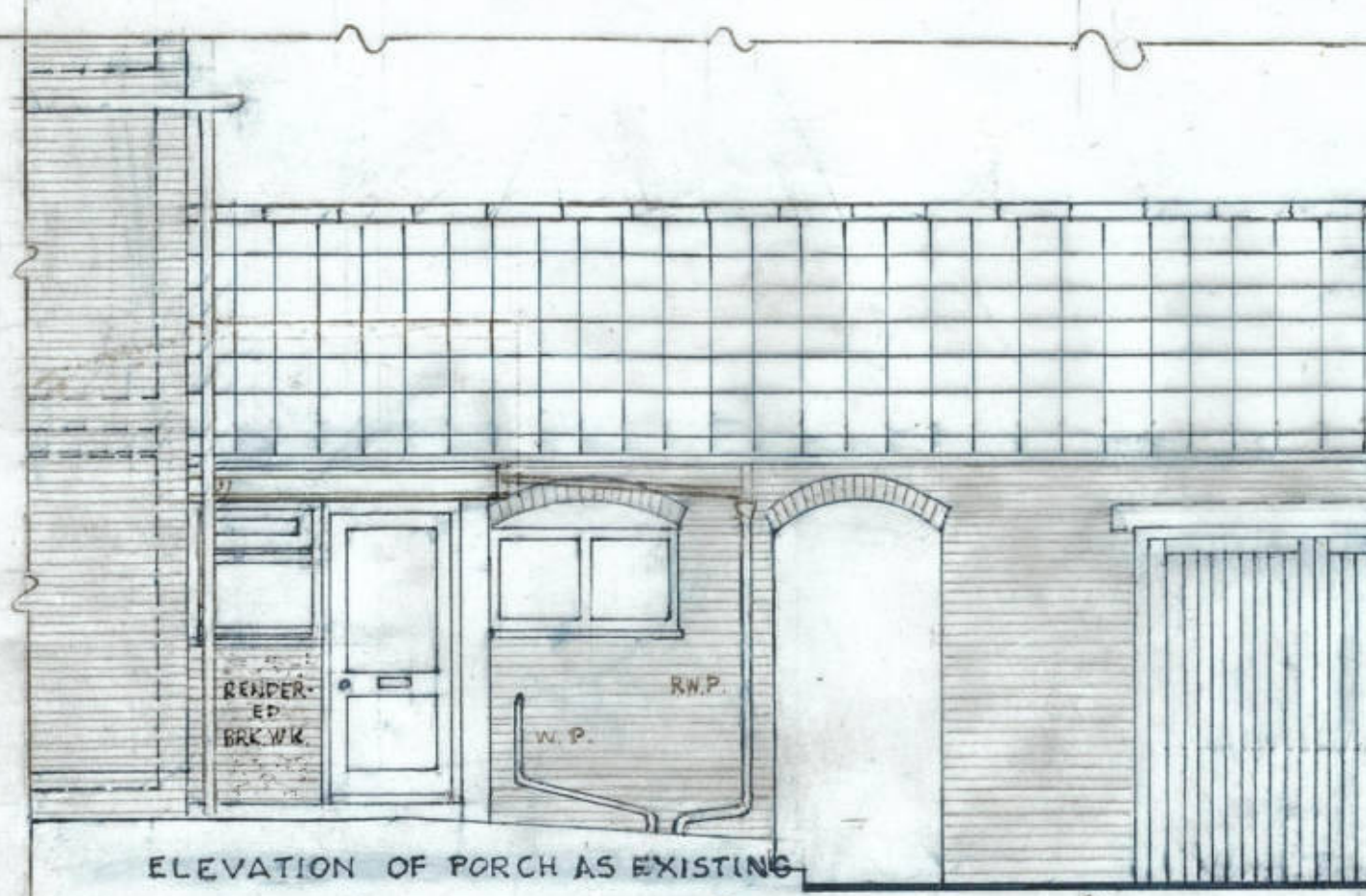
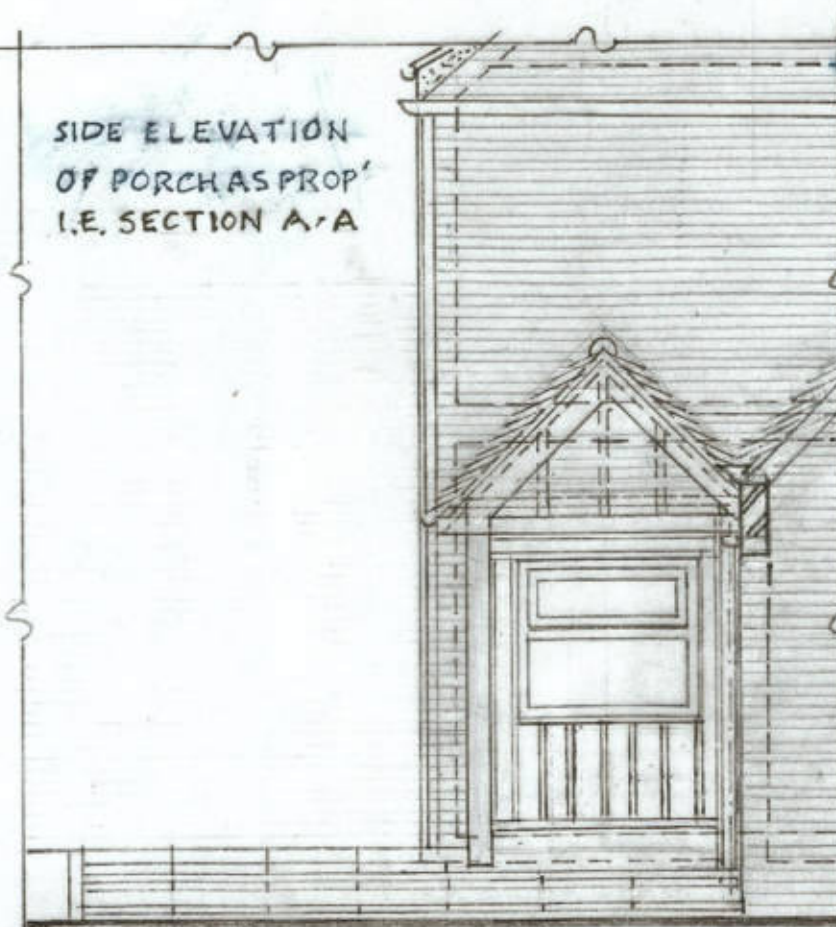
Drawing Number: 13A

0m 1m 2m 3m 4m  
SCALE 1:100





SIDE ELEVATION  
OF PORCH AS PROPOSED  
I.E. SECTION A-A



## NOTES

N.B. Do not scale off this drawing to determine dimensions.

### PURPOSE OF THIS DRAWING:

THIS DRAWING HAS BEEN PRODUCED TO ILLUSTRATE THE OWNER/APPLICANT'S INTENTIONS WITH REGARD TO THE PROPOSED RESTORING OF THE EXISTING REAR ENTRANCE PORCH OF THIS LISTED DOMESTIC PROPERTY, IDENTIFIED BELOW UNDER "DRAWING SUBJECT". ITS PURPOSE IS FIRSTLY TO INFORM WITH THE PLANNING APPLICATION, WHICH IS TO BE MADE, AND SECONDLY TO INSTRUCT THE REFURBISH AND CONSTRUCTION PERSONNEL AS TO WHAT IS REQUIRED BY WAY OF RECTIFICATION & OF REFURBISHMENT, ETC. OF THE ENTRANCE PORCH.

### SPECIFICATION OF THE REPAIRATION, CONSTRUCTION AND MATERIALS OF THE PROPOSED PORCH:

THE ORIGINAL PORCH IS TO BE TOTALLY REFURBISHED WITH THE EXCEPTION OF ITS FLOOR SLAB BASE. THE PAVING FLAGS ARE TO BE REMOVED TO ENABLE THE GROUND WORKS TO BE EXECUTED AND FORMATION OF THE BRICKWORK TO THE EDGE OF THE FLOOR SLAB AND COLUMN BASES. THE SIX PROPOSED OAK COLUMNS AND BEAMS FRAMEWORK STRUCTURE IS TO BE ERECTED AND THEN ROOFED WITH 150 x 50mm S.W. RAFTERS AND 100 x 37mm CEILING JOISTS AT 450mm CENTRES. THE EXISTING ROOF DRAINAGE GUTTER TO THE UTILITY ROOM PORTION OF THE EXISTING ROOF ABOVE IT IS TO BE REFORMED TO PROVIDE A NEW VALLEY GUTTER BETWEEN OLD & NEW ROOF SURFACES. THE NEW ROOF IS TO BE FELTED, BATTENED AND TILED TO MATCH; TRIMMED WITH S.W. FASCIA, BARGE BOARDS & SOFFIT BOARDS. A NEW GUTTER IS TO BE FIXED TO THE FRONT FASCIA MATCHING EXISTING R.W. GOODS AND IT IS TO BE DRAINED VIA A NEW (ALREADY APPROVED) R.W.P. & S.W. DRAIN (REF TO DRAWING 2A). STEPPED FLASHINGS ARE TO BE CONSTRUCTED AT ABUTMENT OF NEW ROOF SOFTWOOD STOOthing WITH T.&G. BOARDING EXT' AND 12mm PLASTER BOARD INT' WITH INSULATING GAY' FILL BETWEEN. THE EXISTING PORCH DOOR AND FRAME AND WINDOWS ARE TO BE MAINTAINED.

AMENDMENT: 'A' - AMENDMENTS TO NOTES COLUMN, 'B' - DRAWING SUBJECT BELOW AMENDED.

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Telephone: 01430 432697

SCALE: 1:50 DATE: DEC' 2021

DRAWN BY: *WR* CHECKED BY: K.R.

Drawing Subject: -

REPAIRS, ALTERATIONS, IMPROVEMENTS  
TO MANOR HOUSE, STATION ROAD, LAXTON,  
GOOLE, EAST RIDING OF YORKSHIRE, DN14 7TW

Drawing Title: - EXISTING PORCH &  
PROPOSED OAK FRAMED SHELTER.

Drawing Number: 18B

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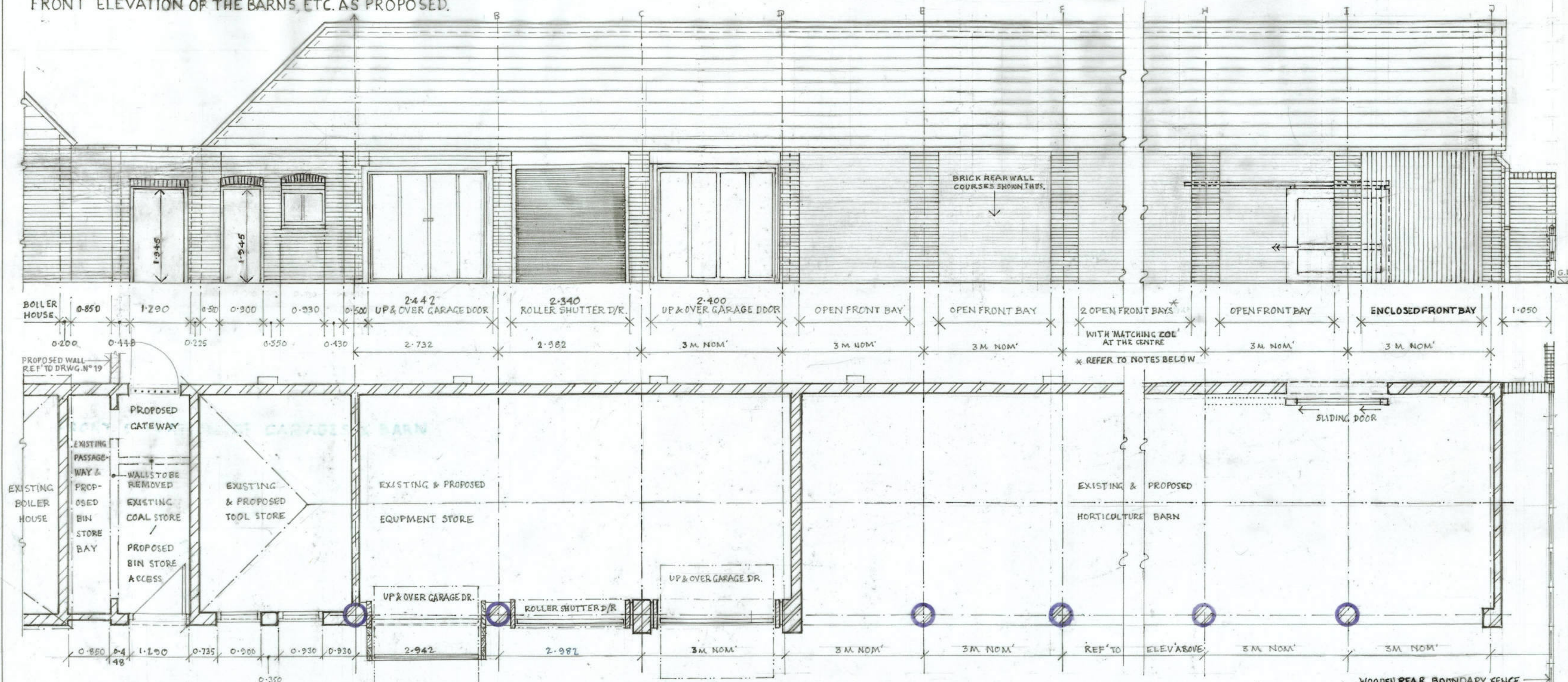
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11 JUL 23

0-0m 1-0m 2-0m  
SCALE 1:50



0-0m 1-0m 2-0m  
SCALE 1:50

# FRONT ELEVATION OF THE BARN, ETC. AS PROPOSED.



## PLAN OF THE BARN, ETC. AS PROPOSED, SHOWING PROPOSED ALTERATIONS TO THE EXISTING COAL STORE.

N.B. THE COLUMN AND TWO HALF-BAY PORTIONS HAVE BEEN OMITTED DUE TO LACK OF SPACE ON THE DRAWING SHEET & ARE IDENTICAL TO THE BAY ON THEIR LEFT IN EVERY RESPECT & REMINDER AS ABOVE.



## FRONT ELEVATION OF THE BARN, ETC. AS EXISTING.

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East Riding of Yorkshire, DN14 7TW  
Telephone : 01430 432697

SCALE: 1:50 DATE: MAY 19/2023

DRAWN BY: V.R. CHECKED BY: K.R.

Drawing Subject: -

REPAIRS, ALTERATIONS, IMPROVEMENTS  
TO MANOR HOUSE, STATION ROAD, LAXTON,  
GOOLE, EAST RIDING OF YORKSHIRE, DN14 7TW.

Drawing Title:

BOILER HOUSE; BINS STORE & TOOLS ST ETC.

Drawing Number: 21A



**Laxton Parish Council**

**Accounts for Payment**

**July 2023**

**Payments made to be noted**

<b>Payee</b>	<b>Details</b>	<b>Total</b>	<b>VAT</b>
George Hall	Gardening Services – June / July	120	20
Rackhams	Internal Audit	282	47

**Receipts to be noted**

<b>Payer</b>	<b>Details</b>	<b>Total</b>
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**Payments to be Authorised**

<b>Payee</b>	<b>Details</b>	<b>Total</b>	<b>VAT</b>
HMRC	PAYE	132.80	
Alan Bravey	July and August Salary	200.64	