

DRAFT MINUTES

BIGBY PARISH COUNCIL

MINUTES OF THE ANNUAL MEETING

HELD ON TUESDAY, 22nd JULY 2025

CHAIR – COUNCILLOR D. COWLING

PRESENT: Councillors – H. Aukland, D. Cowling, C. Gandy, B. Orr and W. Pinney

Also in attendance: -

Mrs. A. Hannath – Clerk to the Council

Cllr. J. Bean – LCC

Cllr. P. Morris – WLDC

19 members of the public

BUSINESS TO BE TRANSACTED

23 Notice convening the meeting.

Taken as read and approved.

24 To Receive Apologies and Reasons for Absence

None

25 a) To Record any 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 the type of interest being declared.

Cllr. W. Pinney declared a personal and prejudicial interest in item 33 and 34

b) To Note any Dispensations given to any member of the council in respect of the Agenda Items listed below.

None

26 TO CONSIDER APPLICATIONS FOR CO-OPTION TO THE COUNCIL.

None

27 To Receive any Correspondence (for information only).

- a) Email received from ‘Greater Lincolnshire For All’ advising that East Lindsey and South Holland District Councils are developing an ambitious proposal, A Greater Lincolnshire for All, that would see the creation of two new unitary authorities in the north and south of the county to replace the existing ten authorities in Greater Lincolnshire.

According to the leaflet supplies, ‘It is a balanced and ambitious plan that simplifies local government and delivers better services and value for money for residents, communities and businesses. The proposal enables stronger local accountability, smarter use of public money, consistent, high-quality public services and will create opportunities for our county’s economy bringing in new investment and jobs. It gives

Greater Lincolnshire a stronger voice – in government, in devolution negotiations, and in shaping the county's future for every community, business and resident.'

There are online events being held on the following dates:

- 6.30pm 28th July 2025
 - 6.30pm 20th August 2025
- b) Cllr. Bean, advised via email, that the LCC gritting schedule for 2025 has just been published, unfortunately Main Street Bigby didn't make it onto the schedule. However, he is still working to get it added.

28 To Receive the Clerk's Report and Update on any outstanding issues.

- a) Letter of thanks sent to Clive Wilson.

29 Public Question Time

None

30 To Receive any Questions from Members.

None notified

31 a) TO RECEIVE AND APPROVE THE MINUTES, AS CIRCULATED, OF THE MEETING HELD ON MONDAY, 27th MAY 2025

It was resolved that the minutes of the meeting held on 27th May, 2025 having been circulated should be taken as read and approved.

Proposed: Cllr. H. Aukland

Seconded: Cllr. D. Cowling

32 ACCOUNTS AND AUDIT

a) To Receive the following Financial Report and Approve the Accounts for Payment: as at 14th July 2025 (Statement of accounts enclosed)

It was resolved that the accounts for payment listed below and the Statement of Accounts be approved.

Proposed: Cllr. D. Cowling

Seconded: Cllr. B. Orr

	PAYEE	AMOUNT	VAT	TOTAL
02/06/2025	AJ Williams - Grasscutting	480.00	96.00	576.00
16/06/2025	HSBC - bank charges	8.00		8.00
25/06/2025	A Hannath - Homeworking allowance	30.00		30.00
25/06/2025	A Hannath - Wages	233.70		233.70
01/07/2025	AJ Williams - Grasscutting	240.00	48.00	288.00
14/07/2025	Bigby Village Hall - Annual Subsidy	150.00		150.00
16/07/2025	HSBC - bank charges	8.00		8.00
25/07/2025	A Hannath – wages	233.70		233.70

*Added since the publication of the agenda

b) To Note that the Notice of Public Rights and Publication of Annual Governance and Accountability Return have been on the Smithy Lane Noticeboard and the Website.

Noted

c) To note that the AGAR has been submitted to PKF Littlejohn, the auditor.

Noted

d) To Undertake a Quarterly Review of the Accounts. (Documents attached)

It was resolved that the Review of the Accounts for the first quarter be accepted

Proposed: Cllr. B. Orr

Seconded: Cllr. H. Aukland

e) To Note that HSBC is removing the monthly £8 fee for the current account, with effect from 1st July, 2025

Noted

33 PLANNING APPLICATIONS AND DECISION NOTICES

Members are reminded that applications can be received after the deadline for the publication of the agenda. The clerk will forward any further applications to you before the meeting for your consideration.

Having declared a personal and prejudicial interest in this application, Councillor W. Pinney left the meeting

a) Reference WL/2025/00613: Planning application to erect 1no. two storey dwelling with detached garage. Land off Smithy Lane

Having declared a personal and prejudicial interest in this application, Councillor W. Pinney left the meeting

The Clerk advised that this is a resubmission of the original plans that were approved over 3 years ago. As building work has not been commenced, the application approval has lapsed.

NO OBJECTIONS

Councillor W. Pinney returned to the meeting

b) Reference WL/2025/00591: Planning application to erect an agricultural building for machinery and animal feed storage. Land off Bigby Hill, Bigby

Standing orders were suspended to allow member of the public to discuss the application.

The application is for prior approval for permitted development.

The discussion of the application centred on eight main areas, identified from the online responses to this application. These were: no demonstrated agricultural need, negative impact on the setting of a grade 11 listed monument, negative impact on the Viking Way footpath, area of great landscape value,

highway safety – access from Somerby Lane, disproportionate building size for sheep grazing, and the location of the hardstanding, which had been laid before approval.

Standing orders were reinstated to allow the Parish Council's decision to be recorded.

It was resolved that NO SUPPORT be given to this application. **UNANIMOUS**

The detailed Parish Council response can be found at the end of these minutes-
Appendix 1

Members of the public withdrew from the meeting

34 TO RECEIVE OUTLINE PLANS, FROM WILLIAM PINNEY, (LANDOWNER), FOR A POTENTIAL HOUSING DEVELOPMENT ON THE LAND IMMEDIATELY NORTH OF BIGBY PARISH CHURCH

William Pinney advised the meeting that he has had outline plans drawn up for the building of 18 houses on the land immediately to the north of Bigby Parish Church. The houses will be a mixture of 2-bedroom starter homes, retirement bungalows and 3- and 4-bedroom houses. (18 being the 'potential' number of houses designated by WLDC Planning.)

The Clerk advised that the possible main objection to such a development would be its proximity to the Grade I listed church and the Grade II listed dwelling, White Hall.

William Pinney said that he had taken this into account in the design and provided the proposed site plan drawing for councillors to consider. **THIS CAN BE FOUND AT THE END OF THE MINUTES. Appendix 2**

Mr. Pinney also advised that he would like to have an onsite, public meeting when the plan is more fully developed.

Given that this is only an outline plan at present, there was no decision to be made by the council.

35 TO RECEIVE A REPORT FROM COUNCILLOR BEAN ON COUNTY COUNCIL MATTERS

Councillor Bean advised that:

- further to his email regarding the gritting of Main Street, he has approached the executive officer about this issue,
- Smithy Lane is scheduled to be resurfaced next year. He was unaware of the issue of flooding on Smithy Lane and the need to address flooding issues. He will look into this further,
- The proposal for 'A Greater Lincolnshire for All' is not supported by the ruling group at Lincolnshire County Council. Details of their preferred option can be seen in the most recent addition of County News.

36 TO RECEIVE A REPORT FROM COUNCILLOR MORRIS ON DISTRICT COUNCIL MATTERS

Councillor Morris advised that due to the movement of some WLDC councillors between political parties, there is no overall political control of WLDC. Councillors are working hard to establish a coalition. This does not affect the running of WLDC, but does mean that no new policies can be set at present.

The meeting closed at 7.55pm

Signed

Chairman

Tuesday 9th September, 2025

APPENDIX 1

PLANNING APPLICATION WL/2025/00591

SUBMISSION FROM BIGBY PARISH COUNCIL

The above planning application was considered at a meeting of Bigby Parish Council on Tuesday, 22nd July, 2025. In addition to the 5 Bigby Parish Councillors, there were 15 residents of Somerby, 4 Bigby residents, Cllr. P. Morris, (WLDC), and Cllr. J. Bean, (LCC), also present at the meeting.

Bigby Parish Council fully supports the comments submitted by concerned residents on the Planning Portal to date. In summary, these are the main areas of concern discussed at the meeting.

1. NO DEMONSTRATED AGRICULTURAL NEED

Historically the field has been used for the grazing of sheep. The addition of a second gate to the field, on Somerby Lane, last year was deemed necessary by the owner to allow the safe passage of a horse into and out of the field. There is no evidence for the need for a building with such a large footprint, 360 square metres, to accommodate materials associated with the keeping of a horse.

2. NEGATIVE IMPACT ON THE SETTING OF A GRADE 11 LISTED MONUMENT

This is a major area of concern. A grade 11 listed monument is sited to the south east of the proposal, in the next field. This monument is up the hillside and looks directly down onto the proposed site. (The pegging out is already visible from the monument.) Therefore, it is inevitable that this proposed building, some 7.1 metres at its apex, will have a detrimental impact on the setting of this listed building.

3. NEGATIVE IMPACT ON THE VIKING WAY FOOTPATH

The Viking Way footpath is in regular use from both residents and ramblers and is an amenity that local residents are justifiably proud of. There are spectacular views across the Lincolnshire countryside, and especially so from the path that runs across the field, with views towards Somerby, Howsham, Kettleby, Wrawby and Brigg. A building of the size proposed will obscure these wonderful views, thereby, having a negative impact on the Viking Way and its users.

4. AREA OF GREAT LANDSCAPE VALUE

Following on from point 3 above, travelling from Brigg along the A1084 towards Caistor, Bigby Hill is a stand out feature, both for the steepness of the road and the beauty of the hillside immediately to the south of the road. The proposed building, especially given its height will be a blot on this charming landscape.

The hardstanding that has already been laid, prior to permissions being granted, can be seen as far away as Brigg Garden Centre and runs like a white scar across the field.

5. FLOOD RISK /DRAINAGE CONCERNS

There is justifiable concern that this proposed building will aggravate the poor drainage that the residents of Somerby have to contend with in winter and during periods of prolonged rain. Following heavy rain this weekend, there has been flooding on Somerby Lane around the access gate, making the lane almost impassable. The addition of hardstanding, on a plastic liner, that has already been laid has already had an impact.

There is also a natural spring that runs into the top of the field, from the woodland to the east. This can lead to the field being boggy. This is particularly so around the gate at the southernmost edge that takes the Viking Way into the next field. The addition of hardstanding and a building will certainly worsen this problem.

6. HIGHWAY SAFETY – ACCESS FROM SOMERBY LANE

Somerby Lane has a speed limit of 60 mph. The access gate installed last year is on a sharp bend in the lane. Access via this gate is already dangerous, as a vehicle has to be parked on the roadside to open the gate for entry and again on exit to close the gate. Presumably there will be increased movements with a storage facility of the size specified in the planning application, which will make travelling to Somerby along Somerby Lane dangerous for local residents.

7. SIZE OF BUILDING IS DISPROPORTIONATE FOR SHEEP GRAZING

The field currently has prior approval for the addition of an agricultural storage building. This was granted in December 2021, Application Number 143143. The approval is for the building to be sited further north, approximately parallel with the layby on Somerby Lane. The footprint for this building is 162 square metres. The current proposal is for a building 2.2 times the size, namely 360 square meters. This is disproportionate for both storage for a single horse and for ‘machinery?’ associated with sheep grazing. There is justifiable concern that the building will eventually be used for something other than the use specified.

8. HARDSTANDING LAID BEFORE APPROVAL/LOCATION UP THE FIELD

As mentioned, several times already, the installation of the hardstanding before approval is of great concern, particularly the sections that go along the field boundary to the south and up the hillside heading eastward. At the top of the hillside to the east of the field, hardstanding had been laid that is almost the same size as where the proposed building is to be sited. What is the justification for this? What is the environmental impact of water running off this material into the land and the stream immediately adjacent to the field?

9. OTHER CONCERNS

- To date there are no comments on the application from LCC Highways, The Heritage Officer or the Right of Way Officer for the Viking Way. Why not?
- There are problems with the security of the field for livestock. There have been many occasions in the past year when sheep have escaped onto the A1084 in the vicinity of Bigby Hill.

SUMMARY

Bigby Parish Council, representing the views of both Bigby and Somerby residents, asks that you give the concerns listed above due consideration. There is **NO SUPPORT** for the proposed building and hardstanding.

Given the level of concern that this application has generated amongst Somerby and Bigby residents, the Parish Council strongly recommends that a site visit is undertaken before any decision is made.

Furthermore, the Parish Council asks that the hardstanding is removed with immediate effect, before there is irreversible environmental impact.

APPENDIX 2 – see next page for the proposed site plan for the field adjacent to the church.

Proposed Residential Development | Land Off Main Street | Bigby | Barnetby | DN38 6EW

Proposed Site Plan Drawing



18 No Plots Consisting of:
 4 x 2 Bedroom Retirement Bungalow,
 4 x 2 Bedroom Starter Home,
 4 x 3 Bedroom Home,
 6 x 4 Bedroom Home.

- Community Facilities:**
- 20 Space Car Park.
 - Bicycle Shelter.
 - Wildlife Pond.
 - Open Space.
 - Bio Diversity Enhancement Area.
 - Starter Homes.
 - Retirement Bungalows.



Ryland Design

Architecture

1:250 @ A1

A.A

A.H.A

Ryland Design Services Ltd
CHARTERED PRACTICE

Proposed Site Plan
Drawing

May 2005

Mrs. Pickering

Proposed Residential Development
Land Off Main Street, Bigby, Barnetby
DN38 6EW

RDS 11854 / 03 ()