

DRAFT MINUTES

BIGBY PARISH COUNCIL

MINUTES OF THE MEETING

HELD ON TUESDAY, 9th SEPTEMBER 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. P. Morris – WLDC

BUSINESS TO BE TRANSACTED

37 Notice convening the meeting.

Taken as read and approved

38 To Receive Apologies and Reasons for Absence

Cllr. J. Bean - LCC

39 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.

None

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

None

40 TO CONSIDER APPLICATIONS FOR CO-OPTION TO THE COUNCIL

None

41 TO RECEIVE A REPORT FROM CLLR. BEAN ON COUNTY COUNCIL MATTERS

Cllr. Bean was unable to attend the meeting as he was at another meeting. However, prior to the meeting the Clerk had asked Cllr. Bean for clarification regarding the forthcoming closure of Bigby Hill for road surface repairs. She will share any information she receives on the Bigby WhatsApp group and Facebook page.

42 TO RECEIVE A REPORT FROM CLLR. MORRIS ON DISTRICT COUNCIL MATTERS

Cllr. Morris advised that there is no overall ruling party at WLDC and that a cross-party, **West Lindsey Administration** will run the council until devolution. 30 out of 36 councillors have agreed to work together for the good of the district and its residents. There is equal representation on all committees.

43 Police Matters

None notified

44 To Receive any Correspondence (for information only).

- a) Letter received from Heather Sugden regarding Planning Application Reference WL/2025/00591 – see item 50

45 To Receive an Update on any outstanding issues from the clerk.

- a) Cllr. Bean and officers from LCC Highways met with the Clerk and Cllr. Orr on 13th August. It was agreed that the drain cleaning team needs to attend on a more regular basis to keep the drains on Main Street clear of stones etc.. It was also confirmed that the resurfacing of Smithy Lane is still scheduled for this financial year. The officers also spoke to one of the residents, who lives at the end of Smithy Lane, about drainage from the field that backs onto their property. Possible solutions were discussed.

46 Public Question Time

There were no members of the public in attendance

47 To Receive any Questions from Members.

None notified

48 TO RECEIVE AND APPROVE THE MINUTES, AS CIRCULATED, OF THE MEETING HELD ON TUESDAY, 22nd JULY 2025

It was resolved that the minutes of the meeting held on 22nd July, 2025 having been circulated should be taken as read and approved.

Proposed: Cllr. H. Aukland

Seconded: Cllr. C. Gandy

49 ACCOUNTS AND AUDIT

- a) **To Receive the following Financial Report and Approve the Accounts for Payment: as at 26th August 2025 (Documents attached)**

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

Proposed: Cllr. B. Orr

Seconded: Cllr. H. Aukland

	PAYEE	AMOUNT	VAT	TOTAL
05/08/2025	AJ Williams-grasscutting	480.00	96.00	576.00
05/08/2025	Autela - Payroll	70.00	14.00	84.00
16/08/2025	HSBC - Bank Charges	8.00		8.00
19/08/2025	LALC - Website Management	54.00	10.80	64.80
25/08/2025	A Hannath - Wages	233.70		233.70
09/09/2025	AJ Williams-grasscutting	240.00	48.00	288.00

*Added since the publication of the agenda

b) To Receive Notification that the exempt status for the year ended 31 March 2025 submitted to us for Bigby Parish Council has been logged by PKF Littlejohn, the external auditors

Noted

50 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.

a) To receive a response from Heather Sugden, (landowner), to the comments made on Planning Application Reference WL/2025/00591

See Appendix 1 for the response.

Noted

b) Planning Application Number: WL/2025/00900: Planning application to erect detached annex, James Cottage, Kettleby Thorpe Farm, Bigby High Road

NO OBJECTIONS

51 TO NOTE AND AGREE THE PAY RISE AWARDED TO EMPLOYEES BY NATIONAL JOINT COUNCIL (NJC) FOR LOCAL GOVERNMENT SERVICE EMPLOYEES

The Clerk advised that the pay rate had risen by £0.50 per hour, giving a new yearly salary of £2894.40 per annum

Noted and agreed

52 a) TO CONSIDER PAYING FOR THE CROWN LIFT OF THE 3 LIME TREES FROM THE VILLAGE HALL RESERVES HELD BY THE COUNCIL. (£485.00.)

It was resolved that the crown lift be paid for from the Village Hall earmarked reserves.

Proposed: Cllr. B. Orr

Seconded: Cllr. D. Cowling

b) TO NOTE THAT THE TREE SURGEON IS SCHEDULED TO CROWN LIFT THE 3 LIME TREES ON 12 NOVEMBER, 2025

Noted

The meeting closed at 7.05 pm

Signed

Chairman

Tuesday 18th November, 2025

Appendix 1 – Letter received from Heather Sugden regarding Planning Application Reference WL/2025/00591

Bigby Hill County Parish Holding number CRM:08440250003790

The above Agricultural Holding is in total 5.9Ha. It comprises two parcels of land TA0506 9494 which has been used for the grazing of Animals, Sheep and Horses since enclosure, and, TA0506 1097 which separates the lower parcel of land with 0.39ha of woodland planted-up most probably by the Homestead documented there some time after the publication of the 1840 Tithe Map of the Parish of Bigby. The Trees thereon have been dated between 180 – 200 years old. This upper parcel of land is documented as having been cultivated and used for Tillage since 1840.

Existing Farm Tracks

Historically the site has always had Three accesses, (and probably a fourth), two on the Now extremely busy and dangerous A1084 (one of which houses the Viking Way) and one, on the southwest corner into Somerby Lane.

An application to reopen this long-established access into Main Road Somerby was applied for and approved by LCC in April 2024.

It was not made in relation to any planning permission, but specifically;

- i) to enable Sheep under Grazing Agreement Particulars safe access and egress to Parcel ID TA0506 9494 and;
- ii) ii) to re-establish existing farm tracks in order to enable modern farm machinery internal access to all areas of the Agricultural Holding specifically TA0506 1097. Local chalk was used to resurface the existing tracks which are clearly annotated on existing maps including the internal track up through the woodland connecting the two parcels of agricultural land.

The entire area has been quarried for its chalk which forms the main substrate beneath the hill. Before modern fertilizers were created chalk was burnt in pits (also shown on local maps) the byproduct Lime was then used as fertiliser. Had we scraped the topsoil from the surface we would have uncovered exactly the same material as has been used to re-enforce the farm tracks.

Had we not re-enforced the existing farm tracks the topsoil would have been dragged onto Somerby Lane, (or onto the A1084). The other two access which have historically served this agricultural holding are now totally unsuitable for modern farm equipment to access this holding. This is now true of all existing farm accesses from Brigg through to Caistor. The A1084 a fast dangerous road unsafe for farm vehicles, pedestrians, cyclists and Horse riders alike. These Tracks will wild over in time.

Lincolnshire County Council have written to me asking if these farm tracks can be made available for essential Viking Way Maintenance. The Woodland Trust will secure the planting up of 200m of hedgerow adjacent to the Viking Way, Application No: WL/2025/00591 in order that we don't need to double fence the Viking Way to retain any livestock (Sheep and Horses) Grazing peacefully on the hill from Dog walkers etc.

The Agricultural Building

The land was purchased in November 2023 in a truly neglected state form an Agricultural and Forestry perspective. Considerable time and expense have already been spent confirming the history of its development as an Agricultural Holding, the felling of dangerous trees

adjacent to the A1084. Improving Fencing, Making Hay and Grazing Sheep under licence, not to mention reinstating farm tracks.

An existing approval for a large Agricultural building standing 7meters to the ridge WL 143143 is already in place on the holding applied for by a previous Landowner.

WL/2025/00591 was made 11/06/2025 as it was felt that the siting of the original application was unsuitable for use by the reinstated Somerby Road access. Most holders of Agricultural units in excess of 5ha choose to apply for (and have approved) the largest building they can afford to buy to service the holding. Either building would be located in an area of Great Landscape Value and both would impact negatively on the character and appearance of the countryside as viewed from the public Right of Way. This is true of so many modern Steel Structured buildings supported by agricultural holdings in excess of five Ha along or in site of the Viking Way.

I personally agree and believe that they are all incongruous features wherever they have been placed outside of Industrial Estates. The current law however states that whether we or they like them or not they can be built without permission with an agricultural clause. Arguably the Bigby Hill location is unique, spectacular but no longer in 'Open Countryside' now surrounded by new residential development in both Somerby and Bigby.

I propose to build a **Traditional Lincolnshire Style Agricultural Building** on my Holding on Bigby Hill. Examples of which exist all over Rural Lincolnshire. Indeed, my Home and primary residence in Caistor (The Old Brickworks), was converted from a building such as this. A historic building, overlooked by the Viking way and traditionally restored to its former architectural Historical Beauty.

The above-mentioned building would be used for the following: (modelled on a Victorian Crew Yard);

- *Storage of self-grown animal feed.
- *Storage of Small Hay Bales produced on-site in traditional style.
- *Farm Equipment to supply as above
- *Apiary and associated Bee Keeping Equipment (I already keep bees at my home however Bigby Hill Provides an ideal environment for an extensive Apiary. (Bees are in danger globally).
- *Accommodation for fowl, forestry, woodwork and other Rural Crafts
- *Grazing of Horses and Sheep (as existing) with the addition of some Rare and Endangered Breeds.
- *Plantation of further Fruit Trees in the form of an Orchard associated equipment storage.

This scheme for a Traditional Lincolnshire Agricultural Building on this location can only enhance the character and appearance of the countryside as viewed from the Viking Way. Work and grow.

I attach an artist impression of the Agricultural Building I would build to support this unique countryside location on the Viking Way at Bigby Hill.

Yours sincerely Heather Sugden

