

DRAFT MINUTES

BIGBY PARISH COUNCIL

MINUTES OF THE MEETING

HELD ON TUESDAY, 8th OCTOBER 2025

CHAIR – COUNCILLOR D. COWLING

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

Also in attendance: -

Mrs. A. Hannath – Clerk to the Council

Cllr. P. Morris – WLDC

Cllr. J. Bean – LCC

Ms. H. Sugden and partner

12 Residents of Somerby

6 Bigby Residents

BUSINESS TO BE TRANSACTED

53 Notice convening the meeting.

Taken as read and approved

54 To Receive Apologies and Reasons for Absence

55 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

56 TO CONSIDER APPLICATIONS FOR CO-OPTION TO THE COUNCIL

Lee Mair of Pingley Park had asked to be considered for co-option to the Parish Council. He emailed the following to the Clerk prior to the meeting.

‘My reasons for wanting this are that I have lived in the local area for about 2 years and enjoy doing so. My thoughts are that I would like to contribute to my community and this feels like a good opportunity to do so. I have multigenerational interests as my grand children live with me. I am also involved in the North East Lincolnshire Health and Care partnership. My main employment role is that of CEO of Focus Independent Adult Social Work in North East Lincolnshire.’

It was resolved that Lee Mair be co-opted onto the Council

Proposed: Cllr. D. Cowling

Seconded: Cllr. B. Orr

57 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.

Reference WL/2025/00925: Application for prior notification to erect an agricultural building for machinery, hay and animal feed storage. Land off Bigby Hill, Bigby

a) TO CONSIDER THE SUSPENSION OF STANDING ORDERS TO ALLOW MEMBERS OF THE PUBLIC IN ATTENDANCE TO SPEAK ON THE APPLICATION

It was resolved that Standing Orders be suspended

Proposed: Cllr. D. Cowling

Seconded: Cllr. H. Aukland

Following the suspension of Standing Orders, Ms. H. Sugden outlined her new proposal for a traditional style agricultural building, based on a Victorian Crew Yard. She was keen to emphasise that, in her opinion, this constituted a more aesthetically attractive building to the one that there is already permission for on the site, namely Application Number 143143, granted in December 2021.

A rigorous discussion ensued with residents and the Parish Councillors asking Ms. Sugden to clarify issues of concern.

b) TO REINSTATE STANDING ORDERS TO RECORD THE DECISION OF THE COUNCIL

It was resolved that Standing Orders be reinstated to record the Parish Council's decision.

Proposed: Cllr. D. Cowling

Seconded: Cllr. C. Gandy

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

The meeting closed at 7.35 pm

Signed

Chairman

Tuesday 18th November, 2025

Appendix 1

PLANNING APPLICATION WL/2025/00925

SUBMISSION FROM BIGBY PARISH COUNCIL TO WLDC PLANNING

The above planning application was considered at a meeting of Bigby Parish Council on Wednesday, 8th October, 2025. In addition to the 6 Bigby Parish Councillors, there were 12 residents of Somerby, 6 Bigby residents and the applicant, Ms. H. Sugden and her partner present. Cllr. P. Morris, (WLDC), and Cllr. J. Bean, (LCC) were also in attendance.

At the meeting, the councillors considered Ms. Sugden's presentation and justification for the agricultural building, and the points raised during the following question and answer session.

After due consideration, the Bigby Parish Council fully supports the comments submitted by concerned residents on the Planning Portal to date, and **STRONGLY OBJECTS** to the proposed development.

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, 572 square metres, to accommodate materials associated with the keeping of a horse, sheep, fowl and bees.

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. Therefore, it is inevitable that this proposed building, some 6.2 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, the gate opens outwards, 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. Furthermore, given the size and materials of the new proposal, there will be many large vehicles accessing the site for the delivery of the materials, digging of footings etc..

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 3.5 times the size, namely 572 square meters. This is disproportionate for both storage for a single horse and for ‘machinery?’ associated with sheep grazing and bee keeping. There is justifiable concern that the building will eventually be used for something other than the use specified, given the proposed building materials,

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. Furthermore, this has been installed next to

woodland that has Tree Protection Orders on all of the trees. 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. BIODIVERSITY NET GAIN

There is no mention of Biodiversity Net Gain on the application or supporting documents. It is the Council's understanding that a full ground penetrating radar survey needs to be undertaken to give base line readings. Then, there is a need to show how a 10% net gain in Biodiversity is to be achieved.

10. OTHER CONCERNS

- To date there are no comments on the application from 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.
- The proposed planting of a hedge and fruit trees immediately alongside the Viking Way footpath appears to bisect the footpath. (Please see the maps and photographs submitted by Martin Haworth in his response.) Ms. Sugden argued at the meeting that this was not the case and that the planting is due to take place this month. Can this matter please be clarified as a matter of urgency before the planting resumes.
- In making a decision on the previous application for permitted development on this site, WL/2025/00591, the WLDC Case Officer concluded:-

‘It is considered that a further agricultural building on this relatively small parcel of land following prior approval being granted for an agricultural storage building under 143143 is not shown to be necessary for the purposes of agriculture. Furthermore, the proposed building would be located within an Area of Great Landscape Value close to the long distance Viking Way walking route (Bigb/49/1), the proposed building would therefore be an incongruous feature in the landscape as it will negatively impact on the character and appearance of the countryside as viewed from the Public Right of Way and from the A1084 by the access to the field and from Main Road, Somerby by the south western corner of the site where a new access has been created.

It is therefore considered that the siting of the proposed building is unacceptable.

The proposed agricultural building is therefore deemed to be unacceptable contrary to the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), as it does not comply with the criteria outlined in Schedule 2, Part 6, Class A, Section A.2. (2) (i).’

SUMMARY

Bigby Parish Council, representing the views of both Bigby and Somerby residents, asks that you give the concerns listed due consideration. The new application does

nothing to address the concerns of residents, the Parish Council and the Case Officer for WLDC, in his refusal for the previous application.

In conclusion, there is **NO SUPPORT** for the proposed building and hardstanding.

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