



# Redbourne Parish Council

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Minutes of the **Extraordinary** meeting of Redbourne Parish Council held on **Tuesday 25 July 2023** at **St Andrew's Church**, Redbourne.

**Present:** Cllr. L Wainwright – Chair, Cllr. M Belza, Cllr. J Brown, Cllr. P Stevenson  
Parish Clerk – J Curtis

There were 8 members of the public present, who were allowed to speak during the planning item

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## 23/24 – 028 Apologies

Cllr. T Eaden, Cllr. G Hawley, Cllr. P Hawley, Cllr P Hotham

## 23/24 – 029 Declarations of Interest

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

There were none

To note any dispensations granted to any member of the council in respect of the agenda items listed below

There were none

## 23/24 – 030 Planning

The Council resolved to drop out of Standing Orders to let members of the public speak on the following item.

**To discuss and resolve RPC's written representation, to be considered by the Inspector when determining the appeals.**

**Reference:** PA/2022/1282

**Site Location:** Land forming parts of former Airfield, East of Redbourne Road, Hibaldestow, DN20 9NW

**Alleged Breach:** Without Planning Permission, a material change of use from (former) airfield to land for open storage

**Appellant Details:** Ralph Day

### **The enforcement notice was issued for the following reasons:**

It appears to North Lincolnshire Council that the breach of planning control has taken place within the last 10 Years.

The site lies within the open countryside where development is strictly controlled. The development is out of character with the open countryside and the storage is visually intrusive on the landscape.

The enforcement notice requires the following steps to be taken:

- i. Remove all stored items from the land.
- ii. Cease use of the land for storage purposes.

**The appellant has appealed against the notice on the following grounds:**

Ground A – That Planning permission should be granted for what is the alleged breach  
Ground G - The time given to comply with the notice is too short.

And

**Local Authority Ref: PA/2022/1294, PA/2022/1282**

**Site Locations:** Land forming parts of former Airfield, East of Redbourne Road, Hibaldstow, DN20 9NW, Land at Hibaldstow Airfield, Redbourne Road

**Proposals:** Planning Permission for a temporary change of use for the storage of prefabricated units,

**Appellant Details: Ralph Day / Manor Farm, A M Borrill & Son**

**Additionally, with reference to the above details. Two appeals have been made to the Secretary of State against North Lincolnshire Council's decisions to refuse planning permission.**

Cllr Wainwright welcomed residents and introduced fellow councillors and the clerk. She said that RPC would need to sit down and go through all the points in the appeal carefully as there were numerous contradictions or totally incorrect statements. It would be a lengthy but necessary process.

The following points were raised:

The appeal states airfields are the only places to store the units. However, the Planning officer said Hibaldstow airfield was situated in open natural landscape and Redbourne was not the right place. There were better industrial sites.

Ascetic appeal of area

People come to live in Redbourne for a quiet rural setting. Redbourne is on North Lincolnshire's walking route.

Visual impact

Visually, Hibaldstow was screened from the airfield by existing hedgerows which had been left to grow, but the units were clearly visible from Redbourne village. Trees had been planted but the specimen type would take years to grow and as the application was for a 'temporary' period of 3 years, questions were raised why they had been planted at all. The units are clearly visible from the B1206, Carr Lane and the Viking Way, during the winter months when the leaves drop, visibility would be greater

Operating times

Should be between hours of 8.00am and 6.00pm but operate outside the permitted hours. Conditions relate to the original planning application PA/2021/1110 for the permitted 60 units granted.

Planning was granted for storage only. No working onsite is permitted however, it has been noted that units had been moved around the site.

Storage

There have been 4 planning applications: 1 in 2021 for the permitted 60 units and a further 3 in 2022, totalling circa >500 units. It states in the documentation that they do not know exactly how many units are onsite and they do not know when they are coming or going offsite.

The area given permission for storage is not large enough to accommodate all the units, as a result storage is taking place on areas without planning permission. Legal and General issued a statement that they would cease production because of a real crisis in the modular unit industry, which caused some of the companies to go out of business. Consumers think the units are shipped direct to site from the factory, not realising they are being stored on sites such as Hibaldstow airfield.

#### Health and safety

There are two communities within 35 metres of the site and concerns were raised about what could happen if there was a fire, especially with the units stored closer together.

There are numerous combustibles on site, including LPG for the Biomass, the Anaerobic Digester dome is full of methane gas, and aviation fuel for the Skydiving club. No-one has ever determined whether there is anything toxic on site. Humberside fire brigade were asked to visit the site but they concluded there was not a problem and there were fire extinguishers dotted around the site, although this is questioned by residents.

#### Traffic movements

PA/2022/1294 – there was now information on the planning application for Modular Units on the timescale for moving the units to their final destinations. The number of units being moved is unfortunately not stated in the letter; there had obviously always been a plan for the movement of the units - why has this not be made known and what assessment if any had been carried out on the possible impact on the highway?

On the Appeal Statement, the agent states that only one movement takes place, this is clearly incorrect as one unit can contribute to as many as 4 movements, 1) arriving, 2) tractor unit departing, 3) tractor unit arriving, 4) unit departing.

#### Speeding

Tractor units have been seen speeding through village. When wide loads are travelling through the village, they are forcing oncoming traffic off the road onto the paths causing a danger to pedestrians. Problems have occurred at Redbourne Mere and the B1206 in either direction; because the road is not wide enough the units get stuck on the roundabout. Cllr Brown had been forced off road. She commented that there used to be at least 100 yards between the escort vehicle and the wide load but not anymore.

#### Environment

Practically all the trees in the village have been damaged and grass verges are destroyed. Damage to trees will become evident in the winter months.

#### Emissions

The negative impact of carbon emissions was a concern. Units are being transported from different areas of the country to Hibaldstow airfield – how is the carbon footprint being negated?

#### North Lincs Planning Portal

There are numerous objections from both Hibaldstow and Redbourne residents on the North Lincs planning portal. The Agent had commented that only 5 objections had been received. However, this does not reflect the true feelings of the community.

Resolved – Redbourne Parish Council will formulate a response, incorporating residents' concerns and objections, to PA/2022/1294, PA/2022/1282, to **be submitted by 9 August 2023 either** by emailing, [teame1@planninginspectorate.gov.uk](mailto:teame1@planninginspectorate.gov.uk) or posting to: The Planning Inspectorate, Room 3b Temple Quay House, 2 The Square, Bristol, BS1 6PN.

23/24 – 031 **Date and time of the next meeting**  
05 September 2023