

**Extraordinary Meeting of Wootton Parish Council
7pm Monday 12th January 2026 at Wootton Village Hall**

PRESENT: Chairman: Cllr B Kirkby Cllrs G Morgan, G Horton, N Shoot ,I Esanu

Clerk: Janet Simms

Cllr Richard Hannigan

20 members of the public

(The Clerk, Hannah Hepworth, was unavailable to Clerk the meeting which was known when it was called)

Meeting to discuss Planning Application PA/2025/1444 (South Field, Swallow Lane)

Public forum for members of the public to make comments about the agenda items:

- Concern was raised over parking on Swallow Lane once construction commences
- New planning application submitted due to 3-year limit for starting works on the original application.
- Talks are ongoing with Lincolnshire Estates. There had been agreement that they were going to move the houses and give a green space to the village, but there is nothing in writing
- Keigar are only doing the house designs
- People can comment/object only on Revised Matters – house design, drainage etc.
- Comments to be returned by 14/01 on North Lincs Planning portal
- Concern that if the development was moved to the south, then developers would have planning permission for both ends of the field
- Having a Neighbourhood Plan could help stop mass build on rest of field
- A designated Village Green cannot be built on
- It was raised that 33 conditions were applied to the previous planning application and if these have been met
- There needs to be enough objections, Parish Council or Ward Councillor for the Planning Application to be called in, otherwise the Planning Officer will decide
- School provision was mentioned, but the school is currently under-subscribed
- The Parish Council must be impartial so cannot object to anything materially, however they can support Neighbourhood Plan and NDOs

EO2601/1 Apologies for Absence: Cllr Lowe, and Ward Cllr David Wells

EO2601/2 a Declarations of interest on any agenda items – All five councillors declared an interest

Cllr B Kirkby – personal interest in Planning Application PA/2025/1444

Cllr G Morgan - personal interest in Planning Application PA/2025/1444

Cllr G Horton - personal interest in Planning Application PA/2025/1444

Cllr N Shoot - personal interest in Planning Application PA/2025/1444
Cllr I Esanu - personal interest in Planning Application PA/2025/1444
Councillors were asked if any had pecuniary interests. No pecuniary interests were declared.

b) No dispensations were received or submitted

EO2601/3 Planning Applications

Ward Cllr Richard Hannigan – NLC position is that they fought the application but lost on appeal. Planning permission cannot be withdrawn. Developers are working on Reserved Matters – design and layout. There can be influence on the type of building, e.g. the 3-storey house. Once Revised Matters are resolved the Developers can start to build. NLC would support the Neighbourhood Plan and NDOs, within legal constraints.

PA/2025/1444

Scope – look at boundaries, drainage

Can object to the FRA (Flood Risk Assessment)

Parish Council to be distant from consultation, representation and decision-making

Clear communication is required.

Developer is Carr & Carr/Lincolnshire Estates. There is no confirmation that the land has been sold to Keigar.

EO2601/4 Neighbourhood Plan- Governance and Statutory Process

- Confirmation of Parish Council Role as the qualifying body was noted
- Principles
- NDP is a statutory requirement and approved by referendum
- Content is informed by the Community, PC support it and provide governance
- Confusion over the number of Facebook pages and websites for the village so information should come from one source

EO2601/5 Consideration of Neighbourhood Plan Governance Framework

- The Plan gives us a way to alert Planning to what we want and provides weight to stop further development.
- Last Plan was 2010.
- Will include 2019-23 planning application, 2023 meetings and engagement, 2024 Draft NDP within statutory framework, Feb 2025 ??? area designated by N Lincs Council and Parish Council.
- Reviewed annually.
- Cllr Hannigan stated that NLC will support our Plan
- Need to put Neighbourhood Plan and survey on one website (our own planning portal). For those without internet access hard copies would be provided
- Last time there was a sub-committee who compiled the survey. Questions cannot be leading. To vote on sub-committee at next meeting. There is already a group for a committee with church, pond etc

EO2601/6 Neighbourhood Plan Steering Group and EO2601/7 Role Confirmation

- Nick Shoot to be NP lead land liaison between the Neighbourhood Plan and the Committee.
- Neighbourhood Plan Steering Group Terms of Reference. To be community-led, To be passed to Parish Council so it can be proved that all communication is transparent. Reps from different groups to disseminate information – flyers, social media etc
- Cllr Hannigan advised that the Neighbourhood Plan should be on the Agenda at each meeting

EO2601/8 Agenda for next meeting

Access

Village Green

Objections – 3-story housing, boundaries, drainage and flooding

Sub-committee

EO2601/9 Date and time of next meeting

Next meeting 20th January 2026

Meeting closed 20:20