DRAFT Minutes of an Ad-Hoc Askham Parish Meeting to discuss 2 planning matters held at the Village Hall/Parish Room
Thursday 10th September 2026 7.30pm

1. Welcome & Apologies

Martyn Hunter Wyatt welcomed residents to the meeting. A total of 32 people were in attendance, and the meeting was confirmed as quorate. The meeting was chaired by Martyn Hunter Wyatt, Chair of the Parish Meeting. The minutes were taken by Guy Le Geyt, Deputy Chair of the Parish Meeting.

Apologies were received from Chris Slack, Mike and Jo Gentle, Nathan Dale, Gary and Nicola Thompson, Caron Frankum, Sally Yates.

It was noted that consultation on a new Bassetlaw Local Plan is in progress. The first meeting being online at the same time as this Parish Meeting. The process was expected to take approximately 30 months. The new Local Plan had been initiated following the change of government and the introduction of the new national planning framework. A further update will be provided at the Parish Meeting in November.

2. Planning Matters

a. Revised Scheme at Brickyard Farm Ref. No: 26/00984/FUL

Minor alterations – Windows, walkways etc. No comments from the meeting.
Neutral reply from the Parish Meeting agreed.

b. Erect New Storage Shed, Garage and Workshop Building Land West of Manor Farmyard Ref. No: 26/00952/FUL

The Chair explained that the purpose of the meeting was to agree the Parish Meeting's response to Bassetlaw District Council, as the local planning authority, regarding the proposed development. The Parish Meeting is a consultee on planning applications within the parish.

Individual public comments must be submitted through the planning portal by 17 September. The Parish Meeting's formal response will be submitted by 19 September.

The applicant attended the meeting and presented the proposal. He explained that he had purchased two fields but had been unable to purchase the associated farm buildings or orchard. His intention was to retain the land in local ownership.

The architect had designed the proposal as a single coherent building, reflecting the character of local agricultural buildings. The applicant confirmed that the proposed use was for workshop, garaging and storage purposes.

The applicant stated that the development would not result in a material increase in traffic and that traffic levels would remain significantly below those experienced when the existing barns were in active agricultural use. External lighting would be carefully managed, with no intention of creating unnecessary light pollution within the village.

The building was also intended to be sustainable and generate its own power. The applicant said that he was keen to explore opportunities to manage the surrounding land sustainably and enhance its environmental value, potentially through wildflower meadows, ponds and tree planting.

Those attending the Parish Meeting were invited to ask questions and comment on the proposal. The following points were raised:

- Some residents expressed concern about the overall scale and height of the building, particularly the proposed ridge height of 8.9 metres, and questioned why this height was necessary. The applicant stated that the building had been designed to meet his family's requirements.
- Some residents considered that the proposal could create the largest structure in the village.
- Concerns were raised that the building could dominate the outlook from properties adjoining the field. Comparisons were made between the scale of the proposed building and the village church.
- Some residents were concerned that the building could effectively be used as a warehouse. Questions were asked specifically about the intended use of the 8.9-metre-high section. The applicant confirmed that the proposed use was for workshop, garaging and storage purposes.
- It was noted that the proposed building would be situated on higher ground than the barns at Manor Farm, potentially increasing its visual prominence.
- Other attendees stated that they were not concerned about either the height or the proposed use of the building.
- It was suggested that the height could potentially be reduced by increasing the building's footprint. The applicant agreed to discuss this option with his architect.
- A request was made for visualisations showing the proposed building from several viewpoints, together with an aerial view, to help residents understand its scale and potential visual impact. The applicant agreed to consider this request.
- One resident questioned why the building was proposed within the centre of the village and expressed concern that it could, in the future, be converted wholly to residential use.
- Some residents raised concerns about traffic. The applicant reiterated that the proposal would not generate additional ongoing traffic and stated that construction traffic would be managed to minimise its effect on the village. It was noted that the relevant highways authority had not raised any objections.
- Concerns were raised about the loss of an area of productive pastureland.
- The applicant confirmed that the proposal would not create employment based at the site.
- Some residents considered that the application contained limited environmental mitigation or habitat enhancement measures. The applicant reiterated that he would explore opportunities to improve the habitat and environmental value of the land.

Following a series of votes, the Parish Meeting agreed that the following response would be submitted to Bassetlaw District Council:

The Askham Parish Meeting held an ad hoc meeting at 7.30 pm on Thursday 10 September to consider the proposed development. The applicant attended, presented the proposal and answered questions from residents.
Following the question-and-answer session, the Parish Meeting voted as follows:

- **Support: 5**
- **Object: 20, comprising 15 votes cast at the meeting and 5 proxy votes**
- **Neutral: 9**

Separate votes were also taken on specific aspects of the proposal:

- **Building height: 20 residents expressed concern about the proposed height, while 6 were not concerned.**
- **Proposed use: 11 residents expressed concern about the proposed use of the building, while 14 were not concerned.**

The Parish Meeting requested visualisations of the proposed development from several viewpoints, together with an aerial view, to help residents and the planning authority understand the scale and potential visual impact of the building.

3. Date of next meeting

Thursday 12th November 2026

-- End --

A copy of these minutes will be posted on the Parish notice board at the Pub and on the Parish Meeting Website.