

# ***SOUTH FERRIBY PARISH COUNCIL***

**Clerk to the Council:**

Mrs Louise Ward  
9 New Road  
Worlaby  
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North Lincolnshire  
DN20 0PE

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11<sup>th</sup> February 2015

Mr Ian Kemp  
Programme Officer

For the attention of Mr D Stebbing  
Planning Inspector

Dear Mr Stebbing,

**Re: North Lincolnshire Housing and Employment Land Allocations DPD  
Examination – Site of South Ferriby School's Old Canteen, Beaulahland,  
South Ferriby**

At the examination hearing on the 22<sup>nd</sup> January 2015 you kindly agreed that we could submit further information in relation to the above site. I am writing to support the view of the Parish Council that the extension of the development limit boundary proposed by North Lincolnshire Council is not in line with Core Strategy CS1, CS3 and CS8. In particular the area of land in question has not yet been granted planning permission. There are no current or foreseen restrictions on achieving limited rural development within South Ferriby's proposed development limits, excluding the old canteen site. Please see items 1 – 4 below. The inclusion of the old canteen site breaks up an otherwise straight and natural boundary and the only reason for its proposed inclusion would appear to be to facilitate its disposal by North Lincolnshire Council for maximum economic gain.

As explained at the hearing on the 22<sup>nd</sup> January 2015 South Ferriby Parish Council has continually opposed this boundary change and for completeness I also set out communications the Parish Council has had with North Lincolnshire Council on this matter. See item 5 below.

**1. Current Land For Sale in South Ferriby**

There is a plot for sale on Skinner's Lane that has outline planning permission for 2 dwellings which is close in size to the old canteen site. It is currently being marketed at £75,000. Its price reflects that no major buildings require demolition. It was first put on the market in 2006 when planning permission was granted on it. Planning permission was most recently renewed in 2012. It would also be suitable for development with one larger dwelling (see Appendix A which includes the agent's particulars and a streetwise image).

## **2. Historic Land Sales in South Ferriby**

- a) In 2006 planning permission was given to erect 3 dwellings on the site of South Ferriby County School, School Lane, South Ferriby. The school was to be demolished. A revised planning application was submitted in 2009 to convert the building into three small dwellings. These were developed slowly due to cash flow difficulties and have only recently been completed. They are being let out.
- b) A parcel of land on Old Post Office Lane was first marketed in 2006 with outline planning permission. It sold quite quickly but has not yet been developed. Subsequent renewal of the planning permission is for three dwellings.
- c) In 2011 a property known as Wayside, Sluice Road, South Ferriby was put on the market with planning permission for demolition of the existing dwelling and construction of two properties. It did not sell until 2013 and a single dwelling is now being constructed.

## **3. Current Property For Sale in South Ferriby**

There is a good range of property for sale in South Ferriby. Please see Appendix B. There are currently 15 houses for sale, with approximately half falling into the affordable housing range. Property 9 would be classed as a development project.

## **4. Historic Property Sales in South Ferriby**

There is a slow turnover of property and land sales in the village. There is on average 7 sales a year as the data for the last 5 years demonstrates (see Appendix C). Many of those would be deemed affordable housing. Anecdotally most sales are to those with established links to the village (friends or family of existing residents). It is thought potential buyers may be put off by the proximity of the CEMEX cement plant at one end of the village and the quarry at the other end with a noisy conveyor belt running between the two.

## **5. North Lincolnshire Council (NLC) Communications**

You may find it useful background information to know something of South Ferriby's communications with North Lincolnshire Council about the inclusion of the old canteen site within the proposed development boundary. North Lincolnshire Council could have been in no doubt that the Parish Council opposed change to the boundary.

On the 28<sup>th</sup> January 2013 I emailed Mark Hudson, Estates and Valuation, enquiring as to whether the Parish Council would be able to lease the canteen for use to store our winter equipment (grit, snow shovels etc). I also suggested that the land behind could be used for allotments. Mr Hudson's reply of the 6<sup>th</sup> February 2013 was that he had spoken to a colleague about the property and presently the utility firms were removing the services prior to its demolition. He was unsure of the timing for this as the electricity and water companies can take up to three months (and sometimes longer) to action these disconnections.

A few months later I spoke via the telephone to Mr Paul Nicholson, Estates and Valuation Manager, who advised that once demolished the council had plans to sell the land for business use. On an email dated 8<sup>th</sup> May 2013 to Mr Nicholson I sought further clarification of their plans for the site, querying that it was outside the development boundary and therefore could not be developed. A reply came on the 22<sup>nd</sup> May 2013 which included a response from Elizabeth Pearson, Senior Planning Officer who confirmed to Mr Nicholson:

*'Through our discussions regarding sites/development limits with yourself, yes we agreed to extend the development limit in South Ferriby to include the Old School Canteen. We have made this amendment to the development limit but as you are aware the next stage of consultation on the revised Submission Draft Housing and Employment Land Allocations DPD is still on hold until we get some agreement from members on how we progress with this DPD and when. Therefore we still need to consult on this change and get any changes formally adopted until the changes will be in place.*

*Therefore in the current local plan the site is outside the development limit and until the latest Housing and Employment Land Allocations DPD is Adopted it remains outside the development limit.*

*Chris is having many discussions with elected members about how and when we will progress the Housing and Employment Land Allocations DPD so if we get any further information on progress I shall update you asap.'*

In response to this email I replied to Mr Nicholson on the 17<sup>th</sup> June 2013 that the Parish Council would be resistant to any changes in the development boundaries within the village. Furthermore, Ward Cllr Nigel Sherwood advised the Parish Council to write a letter to our three Ward Councillors outlining our concerns and thoughts with regards to the potential future use of the land known as the Car Park and the Old School Canteen. Mr Nicholson also had advised that he was producing a Cabinet report looking into the matter and would report back to me in September 2013. The Parish Council wrote to the Brigg and Wolds Ward Councillors outlining our concerns on the 18<sup>th</sup> June 2013 (see appendix D).

On the 2<sup>nd</sup> October 2013 I emailed Mr Nicholson as the Parish Council was concerned that once this site had been redeveloped access to the playing field (rented by South Ferriby Parish Council from North Lincolnshire Council. It is mainly used by one football club that offers a range of activities for young children) would become a problem as it would necessitate access further down the unadopted road which we believe would be unpopular with residents living there. The footpath is on land owned by Scawby and South Ferriby Estate Company. Our query was whether there could be an arrangement/covenant put in place so that when the site is developed a small strip of land at the front of the site can be kept as access. It would follow the existing hedgeline and meet up with the existing fences. In an email dated 11<sup>th</sup> October 2013, Mr Hudson confirmed once more the status of the site:

*'You are right in saying that North Lincolnshire Council is looking to demolish the old school canteen and develop the area. The right to use the footpath was specific to the council and that is why it was accessed through the canteen site. As the agreement was not transferable, the Parish Council had to discuss with Scawby and South Ferriby Estate Company about retaining the use when they leased the playing field.'*

*The access to the canteen is already off the unadopted road. I do not see why an addition access further down to the Estate's land will necessarily cause any problems.*

*Also, if the Estate terminate the agreement in the future and we have allowed access over our land this will leave a 'no-man's land' area in front of the development.'*

North Lincolnshire Council refused an application by the Parish Council for the old canteen to be treated as a Community Asset. I am aware that this aspect of the history of the site is outside your terms of reference. At some point North Lincolnshire Council decided not to demolish the building and offer the site for commercial development. It was instead put up for sale as a possible residential development on a brown field site. The first the Parish Council knew of this was when a 'For Sale' sign appeared on the property.

On the 4<sup>th</sup> February 2015 Mr Matthew Clarke (North Lincolnshire Council Estates Department) confirmed that they were hoping to sell the property to a private individual who would convert the existing structure into a private family dwelling for themselves, subject to planning permission being granted. He confirmed that the current permissive right of access through the site to the playing field path would end if such a sale took place. The onus then will be on the Parish Council to cut through a new access to the road.


#### Future Site Use

The Parish Council would like North Lincolnshire Council to demolish the existing building, as they previously proposed, and rent the site to South Ferriby Parish Council for Community Use in conjunction with the Playing Field which can be accessed using the path referred to in (5) above.

Conclusion

There is no need for additional land for development in South Ferriby and as has been outlined above there is also no shortage of land or houses for sale. We therefore request that the Development Boundary for the village remains a straight line on the western side.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'L.H. Ward'.

Louise H Ward

Parish Clerk

On behalf of South Ferriby Parish Council

**Barton upon Humber 3 miles**

**Brigg 10 miles**

**Scunthorpe 10 miles**

**SOUTH FERRIBY**  
**North Lincolnshire**

**Residential Development Opportunity**  
**BUILDING PLOT**

**Outline planning permission for 2 dwellings**  
**Skidders Lane, South Ferriby**

**FOR SALE BY PRIVATE TREATY**

**Freehold with Vacant Possession**

**Guide Price: Offers in the region of £75,000**

**Sole Agents: Jas Martin & Co**  
**8 Bank Street**  
**Lincoln LN2 1DS**

# **GENERAL REMARKS & PARTICULARS**

## **1. INTRODUCTION**

This introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.

## **2. SITUATION**

The village of South Ferriby is located approx. 3 miles west of Barton upon Humber, 10 miles north of Brigg, and 10 miles north east of Scunthorpe.

The consented site has a central village location to the north side of Skinners Lane.

## **3. TOWN AND COUNTRY PLANNING**

The site is subject to an outline planning permission for the erection of 2 detached dwellings, planning consent ref: PA/2012/0573

A copy of the planning permission, location plan and site plan are included with these details. Prospective purchasers should note the conditions attached to the planning consent.

## **4. AREA AND DESCRIPTION**

**Skinners Lane** comprises a site with frontage to approximately 25metres tapering to 23.4 metres and an average depth of approx. 15 metres i.e. 0.09 acre or thereabouts.

Outline planning permission has been granted for two dwellings with vehicular accesses onto Skinners Lane.

## **5. SERVICES**

Mains drainage, electricity, and water are available in the village. Prospective purchasers should satisfy themselves as to the availability and cost of connecting services to the site.

## **6. TENURE AND POSSESSION**

The site is being offered freehold with vacant possession upon completion.

## **7. WAYLEAVES, EASEMENTS, AND RIGHTS OF WAY**

The property is sold subject to, and with the benefit of, all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, quasi-easements and other restrictive covenants, and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas, and other pipes whether referred to in these remarks or not.

## **8. VIEWING**

Viewing of the land is available during reasonable daylight hours on weekdays (Monday to Friday inclusive) only whilst in possession of these Sale Particulars

## **9. COVENANTS AND CONDITIONS**

- 9.1. Use shall be for residential purposes only and the number of new dwellings erected shall be limited to the number for which planning permission has been obtained i.e. 2 dwellings (or less subject to planning).
- 9.2. The purchaser shall within 3 months of the date of completion be responsible for erecting and maintaining forever after a stock and pet proof pressure treated timber post and four rail morticed fence, along the west boundary between points A and B on the plan, and planting a quickthorn hedge inside the new fence.

## **10. OFFERS**

Offers should be made in writing to the Sole Agents, Jas Martin & Co., 8, Bank Street, Lincoln LN2 1DS.

## **11. ADDITIONAL INFORMATION**

11.1 Planning Decision Notice – application no. PA/2012/0573

11.2 Location Plan

11.3 Site Plan

## **12. VENDOR'S SOLICITORS**

Messrs. Hetts Johnson Whiting  
11 Bigby Street  
Brigg  
North Lincolnshire  
DN20 8EP  
Tel. No. 01652 655101

## **13. DISPUTES**

Should any dispute arise as to the boundaries or any points arise on the general remarks, particulars, schedule, or the interpretation of any of them, the question shall be referred to the arbitration of the Selling Agents whose discretion, acting as agents, shall be final.

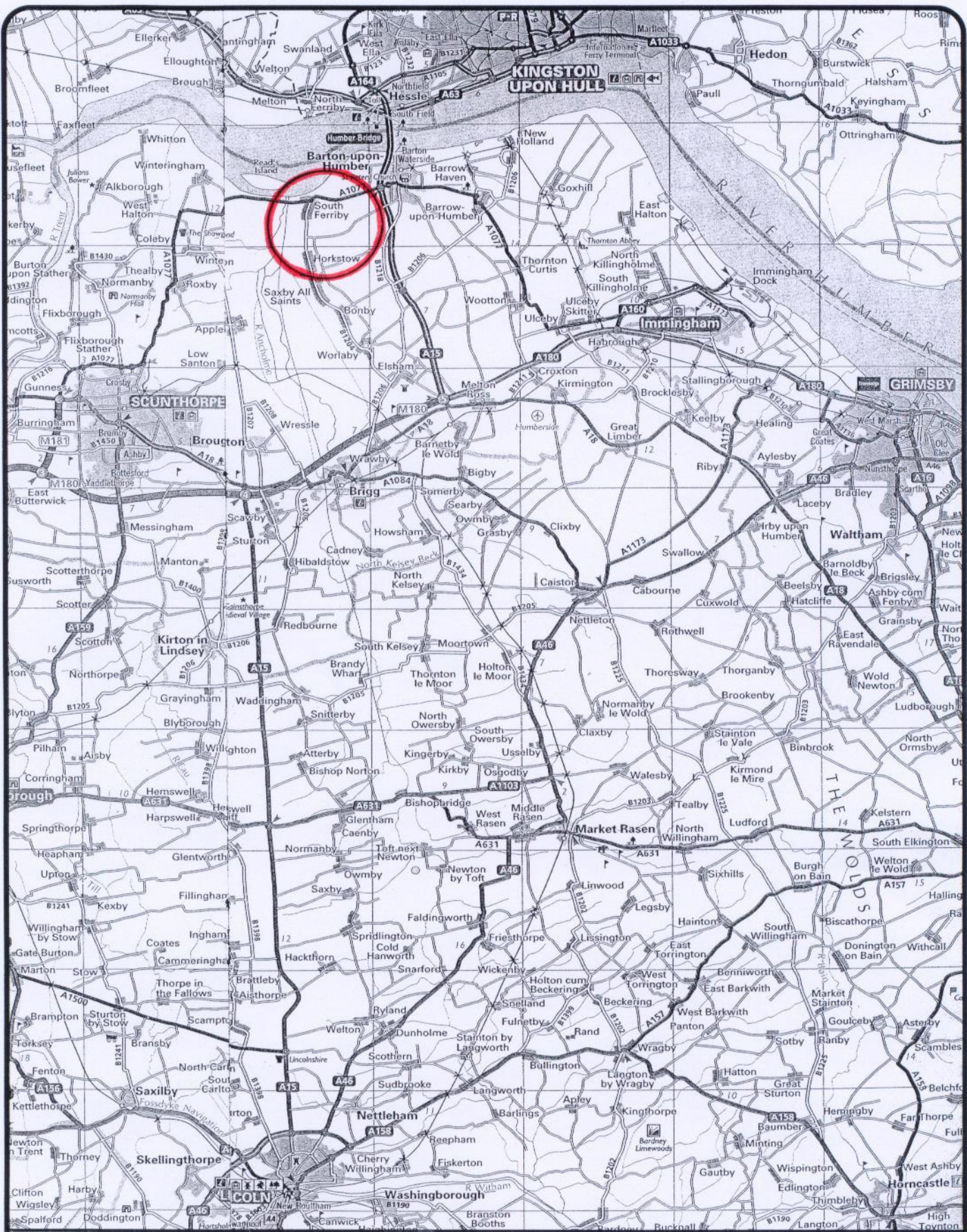
## **14. MISREPRESENTATIONS**

These particulars and plans are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agent nor the Vendor are to be or become under any liability or claims in respect of their contents.

In the event of the Agent supplying any further information or expressing any opinion to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as the particulars.

These particulars were prepared in July 2014.





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**JAS. MARTIN & CO.**

— CHARTERED SURVEYORS LAND AGENTS AND VALUERS —

8 BANK STREET, LINCOLN LN2 1DS

Title

Scale

NOT TO SCALE



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↑  
England  
Sharners Ln  
Street View - Apr 2009





**South Ferriby Houses For Sale February 2015**  
**Appendix B**

	<b>Address</b>	<b>Type</b>	<b>Price</b>
1	Low Street	1 bed cottage	£52,000
2	Sluice Road	1 bed flat	£60,000
3	Farishes Lane	2 bed terrace	£63,000
4	Farishes Lane	2 bed terrace	£65,000
6	Red Lane	3 bed cottage	£79,950
8	Low Street	2 bed end terrace	£114,995
9	Farishes Lane	Methodist Hall	£135,000
10	High Street	3 bed semi	£149,950
11	Sluice Road	4 bed detach	£180,000
12	Horkstow Road	3 bed detach	£184,995
13	Beaulahland	5 bed cottage	£259,950
14	North End	5 bed detach	£349,950
15	Sluice Road	5 bed detach	£375,000

Land Registry Sold Prices as at 3rd February 2015  
November 2009 to October 2014  
Appendix C

1	1 Horkstow Road	Detach	£146,500	29-Oct-14
2	Rose Cottage, Low Street	Detach	£125,000	29-Jul-14
3	9 South End	Semi	£63,500	10-Jun-14
4	2 Prospect Villas	Semi	£125,000	19-May-14
5	3 Prospect Place, Beaulahland	Semi	£106,000	03-Mar-14
6	2 Horkstow Road	Terrace	£55,000	12-Dec-13
7	5 Kingston Terrace	Terrace	£71,000	22-Nov-13
8	The Old Garth, Low Street	Detach	£150,000	01-Nov-13
9	4 Prospect Place, Beaulahland	Semi	£130,000	31-Oct-13
10	Jaycee, The Rise	Detach	£110,000	30-Sep-13
11	Sel-Rae, Old Post Office Lane	Detach	£155,000	20-Sep-13
12	1 Sands Lane	Detach	£120,500	17-Sep-13
13	Wayside, Sluice Road	Detach	£55,000	30-Aug-13
14	5 South End	Semi	£89,000	06-Jun-13
15	6 Prospect Villas	Semi	£95,000	31-Jan-13
16	7 School Lane	Terrace	£84,572	23-Nov-12
17	High Trees, Horkstow Road	Detach	£140,000	19-Oct-12
18	5 Old Warp Lane	Semi	£109,950	10-Aug-12
19	The Farrishes, North End	Terrace	£209,950	10-Aug-12
20	17 Sluice Road	Detach	£195,000	24-Apr-12
21	West View, Beaulahland	Detach	£245,000	23-Nov-11
22	12 Mill Lane	Detach	£104,760	31-Oct-11
23	3 Beulah Villas	Semi	£78,000	30-Sep-11
24	Packet House, Sluice Road	Detach	£285,000	19-Aug-11
25	Lindene, Horkstow Road	Detach	£124,500	05-Aug-11
26	1 Sluice Road	Semi	£84,000	05-Aug-11
27	1 Holly Close, Farishes Lane	Detach	£226,000	27-Jan-11
28	Hillfoot Cottage, High Street	Semi	£124,500	27-Jan-11
29	The Old Rectory, Horkstow Road	Detach	£186,000	22-Dec-10
30	2 Old Warp Lane	Semi	£108,000	22-Oct-10
31	Shangri-La, Sluice Road	Detach	£190,000	19-Jul-10
32	Meadow House, Low Street	Terrace	£73,500	05-Jul-10
33	23 Andrews Road	Terrace	£95,000	21-Dec-09
34	11 Prospect Villas	Semi	£113,500	21-Dec-09
35	2 Sands Lane	Detach	£139,950	12-Nov-09

# ***South Ferriby Parish Council***

18th June, 2013

**Louise Ward**  
**Clerk to the Council**  
**9 New Road**  
**Worlaby**  
**Brigg**  
**North Lincolnshire**  
**DN20 0PE**  
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Ward Cllrs C Sherwood, N Sherwood & R Waltham  
Brigg and Wolds Ward  
North Lincolnshire Council  
Civic Centre  
Ashby Road  
Scunthorpe  
North Lincolnshire  
DN16 1AB

Dear Sirs,

## **Re: Old School Canteen and Car Park, South Ferriby**

We write with regards to the proposed future development and building of residential houses on the sites of the Old School Canteen and Car Park in South Ferriby.

Firstly, we understand via a North Lincolnshire Council Senior Planning Officer that there has been an agreement made to extend the development limit in South Ferriby to include the Old School Canteen. However, the revised Submission Draft Housing and Employment Land Allocations DPD is on hold awaiting agreement from members on how to progress this DPD and when. Therefore there still needs to be a consultation before any changes are formally adopted.

Secondly, we have been advised that the area we know as the Car Park and is currently been used as such was purchased for residential housing too. The area is in a state of disrepair and to date no plans have been set out to formalise its future use. Paul Nicholson, Estates and Valuation Manager at North Lincolnshire Council will be presenting a Cabinet Report in September 2013 to enable some definitive decisions to be made regarding this site.

The Parish Council would like to see both of these areas used for the benefit of the local community and would be highly resistant to the building of houses on them. We feel that the site of the Old School Canteen would be suitable for allotment use and we would be interested in the possibility of leasing the Car Park. Parking, especially, has become an issue within the

Appendix D

village and a fit for purpose Car Park would alleviate the burden on the small side roads surrounding the Playing Field when that is in use by the local football team or other events that are held there.

We hope that our thoughts will provide clarity to these matters and that you will endeavour to assist us in ensuring that these assets are utilised to the advantage of the local people.

Yours sincerely,

Louise Ward  
Parish Clerk  
On behalf of South Ferriby Parish Council