

**Minutes of the Extraordinary Meeting of South Killingholme Parish Council held on Monday 30 March 2026, commencing at 6.30pm at the Community Centre, Moat Lane, Sth. Killingholme.**

Present: Chair: Cllr Haigh, Cllr J. Hesketh, Cllr K. Hesketh, Cllr Filbee, Cllr White, Cllr Price  
Clerk: Hannah Hepworth  
35 members of the public

**EO20603/1 Apologies**

- i) Apologies were received and accepted from Cllr Bowen, Cllr Cook , Cllr Clark and Cllr Wells

**EO20603/2 Declaration of interest**

- a.) Declarations of Interests, in respect to agenda items to be made and recorded in the minutes even if an interest has been declared on the register. COUNCILLORS MUST DECLARE ANY AMENDMENT TO PECUNIARY INTERESTS WITHIN 28 DAYS  
None
- b.) For the Council to note any dispensations presented to the clerk prior to the meeting and their resolution  
None

**EO2603/3 Parish Council Standing Orders to be suspended to allow members of the public and press to make comments and representations for a period of 15 minutes.**

Members of the public mentioned the following:

- Local properties have been flooded – photographic evidence is available
- 2007 Planning was refused on this development for 4 dwellings
- There is no electric or sewage on the site
- The Flood Authority have concerns about drainage
- 16 trees have been chopped down – photographic evidence
- In the buffer zone of the refineries
- IN6 Buffer Zone – this property is in the zone
- This has been reported many times to North Lincolnshire Council
- Wildlife habitats destroyed
- Planning regulations not being followed
- Negative impact on house prices and saleability of housing
- Unsuitable location
- Poor access
- Numerous complaints already submitted to North Lincs Council with one officer (Leona Roberts) attending but finding no-one at the property
- Poor standard of housing for 21<sup>st</sup> Century living and actually substandard
- Sewage is already backing up and causing issues
- No footpaths / street lights
- Dangerous road
- Fence has been hit by vehicles 5 times
- HGV parking on double yellows
- Amenities already stretched / infrastructure unsuitable
- Great crested newts in the pond

- Mayflower Woods at risk
- It goes against the North Lincs Policy on Traveller Sites

## **EO2603/4 Planning**

**Proposed: Cllr J Hesketh, Seconded: Cllr Haigh**

**Resolved:** The following statement will be submitted by the Clerk on to the portal – **unanimous**

South Killingholme Parish Council strongly and unanimously object to planning application PA/2026/270 for the following reasons which are based on clear conflict with the adopted development plan and national policy, with particular concern regarding flood risk, countryside protection, and environmental impact.

We have taken the views of the 35 members of the public who attended the Parish Council meeting and raised their concerns in the Public Participation session. We have also used the comments on the portal to date to inform our decision.

1. Planning application PA/2007/0855 was previously refused because the application site is within a defined Industrial Buffer Area (IN6) of the North Lincolnshire Local Plan in which development is not permitted. This is still the case for this application today in 2026 where the maps show this is still an IN6 area.

### 2. Flood Risk and Drainage – Policy DS16 & National Policy

Policy DS16 (Sustainable Drainage) of North Lincolnshire Council states:

“Development proposals will be expected to incorporate sustainable drainage systems (SuDS) to reduce surface water runoff and ensure that flood risk is not increased elsewhere.”

In addition, the National Planning Policy Framework states:

“Development should not increase flood risk elsewhere.” (Paragraph 167)

The Parish Council have photographic evidence from residents of local properties which have been flooded since the development began in 2025.

South Killingholme lies within the Humber estuary floodplain context, an area widely recognised as being at risk of tidal and surface water flooding. Mapping from the Environment Agency identifies much of the surrounding area as being within Flood Zone 2 and Flood Zone 3 (medium to high probability flood risk).

The reported infilling of an existing drainage ditch and a natural pond is therefore highly significant. Such ditches are part of the essential drainage network in low-lying areas and their removal:

- Reduces water storage and conveyance capacity
- Increases surface water runoff
- Elevates flood risk to neighbouring land and properties

In the absence of a robust Flood Risk Assessment and drainage strategy that accounts for the loss of this feature, the proposal is clearly contrary to both local and national policy.

Since this development began in 2025 there is now surface water collecting on the highway which can be evidenced through photographs.

### 3. Development in the Countryside – Policies DS1 & DS5

Policy DS1 (Development Strategy) states:

“Development will be directed towards the most sustainable locations... to protect the countryside from unnecessary development.”

Policy DS5 (Development in the Countryside) states:

“Development in the countryside will be strictly controlled... and will only be permitted where it protects, or enhances, the character of the area.”

The proposal represents a change to a permanent residential use in an open countryside location, which:

- Does not require a rural location
- Would erode openness and rural character
- Introduces a visually and functionally intrusive form of development

This is in direct conflict with the spatial strategy and countryside protection policies and is not in-keeping with other developments.

### 4. Biodiversity and Environmental Quality – Policy DS12

Policy DS12 (Promoting Environmental Quality) states:

“Development proposals should protect, enhance and promote biodiversity and geodiversity.”

The site’s proximity to Mayflower Woods raises significant ecological concerns. Increased residential activity, lighting, and noise can:

- Disturb protected and priority species
- Fragment habitats
- Reduce ecological value over time

There is no clear evidence that these impacts have been properly assessed or mitigated.

It is believed that the pond has been filled in. The pond had great crested newts in it and neighbours have been reporting now finding these in their neighbouring gardens as their habitat has been destroyed. The Parish Council also have concerns about wildlife reduction in Mayflower Woods due to increased traffic and noise.

## 5. Infrastructure and Highway Safety – Policy DS13

Policy DS13 (Sustainable Transport and Infrastructure) states:

“Development will only be supported where adequate infrastructure exists or can be provided.”

South Killingholme is a small rural settlement with limited infrastructure. The proposal is likely to:

- Increase traffic on unsuitable rural roads; there are no street lights on this road, a blind bend, poor access to the site and no footpaths
- Create highway safety risks; as mentioned there are no street lights on this road, a blind bend, poor access to the site and no footpaths but also already 12-16 HGV vehicles illegally parked each night on the double yellow lines
- Place additional pressure on drainage and local services; the local infrastructure and amenities are already stretched and there are no amenities on the site itself

There is insufficient evidence that the local infrastructure can accommodate this development.

## 6. Unauthorised Works

Work has taken place and this is a retrospective planning application. It is well documented by the Parish Council that work commenced in May 2025; this contradicts the application which states November 2025. There was no work done by previous owners.

The apparent pre-emptive infilling of a drainage ditch prior to planning approval is a serious concern. This may constitute unauthorised development and should be investigated. It also undermines confidence in the proposal's compliance with planning controls.

In 2007 a previous occupier filled in the ditch without planning permission and was made to reinstate the ditch which was enforced.

## 7. Lack of clarity in the application

The application states “unknown” regarding plans for sewage management. It has no plans regarding storage and collection of waste. It also states that it does not propose the gain, loss or change of use to residential units however South Killingholme Parish Council believes that this is incorrect and that it does.

## 8. Adherence to Policies

The development goes against North Lincolnshire Council Policy on Traveller Sites.

The development goes against North Lincolnshire Council Planning Procedures as it is retrospective.

South Killingholme Parish Council do not believe the site has been designed with reference to the standards that were defined in the “Designing Gypsy and Traveller Sites – A Good Practice Guide” (2008) due to the sewage issues highlighted, lack of lighting and no waste management plan.

## 9. Views of residents

35 members of the public attended the Extra Ordinary Parish Council Meeting with this planning as the only agenda item. All residents in attendance objected to the application. At the time of submitting this with another 9 days before comments close there are 35 comments on the portal from residents.

The views of residents include:

- Local properties have been flooded – photographic evidence is available
- 2007 Planning was refused on this development for 4 dwellings
- There is no electric or sewage on the site
- The Flood Authority have concerns about drainage
- 16 trees have been chopped down – photographic evidence
- In the buffer zone of the refineries
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For all of the reasons above South Killingholme Parish Council strongly objects to this application and requests that the planning permission for PA/2026/270 is refused.

**EO2603/5 Agenda items** for the next meeting  
Data Centre, Stallingborough Generating Plant

**EO2603/6 Date and time of next meeting**  
Thursday 9 April 6pm Personnel Committee  
Thursday 9 April 6pm Parish Council Meeting

Meeting closed: 19:31