

WESTBOROUGH & DRY DODDINGTON PARISH COUNCIL

Telephone: 07356 031636

Email: clerk@westborough-dry-doddington-pc.gov.uk

Website: <https://westborough-dry-doddington.parish.lincolnshire.gov.uk/>

27/03/2026

Dear Councillor,

At the request of the Chair of the Council, you are hereby summoned to attend an **extraordinary** meeting of the **Full Council** which will be held on **Tuesday, 7th April** commencing at **6.30pm** at Dry Doddington Village Hall.

The business of the meeting is set out in the agenda below.



Belina Boyer
Parish Clerk/RFO

Agenda no	Agenda item title	Power/ Regulation
	Public Forum: to receive questions and comments from residents of the village on any matter relating to items on this agenda. (15 minutes maximum)	
26-44	To receive and note apologies for absence and resolve to approve such absence where applicable..	<i>Local Government Act 1972, s85 (1) & Sch 12, p40.</i>
26-45	To receive any declarations of interest in accordance with the requirements of the Localism Act 2011 and consider any dispensation requests received by the Clerk	<i>Localism Act 2011, s31, s33</i>
26-46	To receive the minutes of the previous Full Council Meeting and resolve to sign these as a true record of the meeting(s). a) Minutes of Parish Council Meeting on 12 March 2026	<i>Local Government Act 1972, Sch 12, p41 (1).</i>
26-47	To consider planning applications for comment. S26/0148 Change of use from a public house (Sui Generis) to residential dwelling (Class C3). The Wheatsheaf Inn Main Street Dry Doddington Lincolnshire NG23 5HU	<i>Town and Country Planning Act 1990, Sched.1, para.8</i>
26-48	To note the date and time of the next Full Council meeting. 21 May 2026, 19.30 at Westborough Village Hall	<i>Local Government Act 1972, Sch 12, p10 (2)(a)</i>

Minutes

Of the meeting 14 January 2026 at Westborough Village Hall

Members Present:

Arnold	Birnage (Chair)	Broomham	Forman	Lett	
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Members Absent:

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In attendance: The Parish Clerk

Also Present: County Cllr Bamford, District Cllr Wood and several members of the general public.

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	<p>Public Forum: to receive questions and comments from residents of the village on any matter relating to items on this agenda. (15 minutes maximum)</p> <p>There were no questions from members of the public.</p>	
	<p>To receive and note verbal reports from the district and county councillors.</p> <p>Cllr Bamford reported that Lincolnshire County Council considered changing its policy on pothole repair. He reminded those present, that the Local Government Reorganisation (LGR) was out for consultation. He offered to look into land ownership of the land surrounding Westborough Village Hall.</p> <p>Cllr Wood talked about the introduction of Food Waste bins. He spoke about budget meetings and council tax increases which the District Council had been trying to keep to a minimum.</p>	
26-25	<p>To receive and note apologies for absence and resolve to approve such absence where applicable.</p> <p>The Council noted that Cllr Ford had resigned from the Council and that a casual vacancy had arisen.</p>	<i>Local Government Act 1972, s85 (1) & Sch 12, p40.</i>

<i>Agenda no</i>	<i>Agenda item title</i>	<i>Power/ Regulation</i>								
26-26	To receive any declarations of interest in accordance with the requirements of the Localism Act 2011 and consider any dispensation requests received by the Clerk. There were none	<i>Localism Act 2011, s31, s33</i>								
26-27	To receive and note the clerk's report. The Council received and noted the Clerk's report.									
26-28	To receive the minutes of the previous Full Council Meeting and resolve to sign these as a true record of the meeting(s). a) Minutes of Parish Council Meeting on 14 January 2026 The council resolved to sign the minutes of the meeting 14 January 2026 as a true record of that meeting.	<i>Local Government Act 1972, Sch 12, p4 resolved 1 (1).</i>								
26-29	To consider joining the LALC Annual Training Scheme for a further year Council with up to 500 electorate 130.00 + £26 VAT. The Council resolved not to join the Annual Training Scheme.									
26-30	Financial Matters: a) To receive and note the council's receipts and payments over budget report to 28 February 2026 The Council resolved to receive and note the council's receipts and payments over budget report to 28 February 2026. b) To receive and note the council's receipts and payments For January and February 2026 and approve payments made under delegated powers. The Council resolved to receive and note council's receipts and payments For January and February 2026 and approved payments made under delegated powers. c) To receive and note the council's bank reconciliation to 28 February 2025. The Council resolved to receive and note the council's bank reconciliation to 28 February 2025. d) To authorise the following known upcoming payments:	<i>Smaller Authorities Proper Practices Panel Practitioners Guide 2025.</i> <i>The Local Audit and Accountability Act 2014</i>								
	<table border="1"> <thead> <tr> <th>Details</th> <th>Payment</th> </tr> </thead> <tbody> <tr> <td>LALC Membership 2025-26</td> <td>169.36</td> </tr> <tr> <td>Cllr Forman – Mowing expenditure</td> <td>55.00</td> </tr> <tr> <td>Total</td> <td>224.36</td> </tr> </tbody> </table>	Details	Payment	LALC Membership 2025-26	169.36	Cllr Forman – Mowing expenditure	55.00	Total	224.36	
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	Plus staff salaries.	
26-31	To consider commissioning a village sign for Dry Doddington (Cllr Birnage) – deferred from previous meeting . Members considered the proposal and decided to look into cheaper alternatives sourced locally.	
26-32	BANKING a) To consider opening a deposit/savings account with either CCLA or Hinckley and Rugby building society to maximise potential interest earnings and The council resolved to open a Local Council Deposit Fund with CCLA. b) To consider signing rules etc for the new account. To consider what to do with a council owned strimmer currently located at a member of the public's personal address. The council resolved that the current signatories, Cllrs Birnage, Bett and Arnold should be signatories on this new account with the Clerk and RFO be in the administrator of the account.	<i>Action: Clerk to start opening new bank account.</i>
26-33	To receive an update on play area consultation. (Cllr Birnage) Cllr Birnage had no updates.	
26-34	To consider changing the meeting day from the second to the third Thursday of a meeting month. To consider meeting dates for the 2026/27 municipal year and set dates for the Annual Parish Meetings. The Council considered the proposed meeting dates and resolved to meet every other month on the third Thursday of the month in the coming municipal year.	<i>Action: Clerk to post meeting dates, times and locations on website</i> <i>Local Government Act 1972, Sch 12, p10 (2)(a)</i>
26-35	To receive feedback from the recent litter picks. Members received and noted feedback from the recent litter picks. It was established that further hoops and more pickers would need to be purchased in time for the next litter pick and confirm a date at the November meeting.	<i>Action: Clerk to add to November agenda.</i>
26-36	To consider authorising the expenditure for a suitable strimmer to be used for the maintenance of grass verges in the parish.	<i>Local Government Act 1972, s 111.</i>

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	The Council considered the proposal. Cllr Arnold would look into selling the old strimmer and using the proceeds to purchase a smaller and lighter one.	
26-37	To adopt an IT policy based on a LALC template and tailored to the council – a requirement for Assertion 10 The Council resolved to adopt an IT policy based on a LALC template and tailored to the council.	<i>Smaller Authorities Proper Practices Panel Practitioners Guide 2025.</i>
26-38	To review the effectiveness of the council’s internal controls. The Council reviewed the effectiveness of its internal controls and resolved that these were effective and sufficient.	<i>Smaller Authorities Proper Practices Panel Practitioners Guide 2025.</i>
26-39	To review the council’s Asset Register. The council reviewed its Asset Register.	<i>Smaller Authorities Proper Practices Panel Practitioners Guide 2025.</i>
26-40	To consider planning applications for comment. a) S25/2294 Change of use of agricultural building to new dwelling. Replacement roof and new porch canopy. Westfield Farm Town Street Westborough Lincolnshire NG23 5HJ b) S25/2293 Change of use of agricultural building to new dwelling. Replacement roof and new porch canopy. Westfield Farm Town Street Westborough Lincolnshire NG23 5HJ c) S25/2387 Change of use of farm yard including demolition of modern farm buildings, conversion of traditional barn to form 1no.dwelling and erection of 4no. residential dwellings with associated infrastructure, erection of detached garages and improvements to existing driveway. Manor Farm Town Street Westborough Lincolnshire NG23 5HQ d) S25/2415 Erection of stable block in rear garden The Elms Town Street Westborough Lincolnshire NG23 5HQ The council resolved not to comment on any of the applications.	<i>Town and Country Planning Act 1990, Sched.1, para.8</i>
26-41	To note planning decisions made since the last meeting. S26/0341 Regulation 5 notice of intention to install fixed line broadband apparatus. The Paddock Claypole Lane Dry Doddington Lincolnshire NG23 5HZ No Objections Made S25/2414 Erection of stable block in rear garden The Elms Town Street Westborough Lincolnshire NG23 5HQ Approved conditionally	

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	The Council noted the planning decisions.	
26-42	Items for notification to be included in a future agenda. For information only. <ul style="list-style-type: none"> • Grant Applications • Co-option Applications • Annual Governance and Accountability Return. 	
26-43	To note the date and time of the next Full Council meeting. The Council noted the date of the next scheduled meeting, the Annual Parish Council meeting as 21 May 2026 at 19.30 at Westborough Village Hall.	<i>Local Government Act 1972, Sch 12, p10 (2)(a)</i>

_____ Date _____
Signed as a true record by the presiding Chair of the approving meeting.

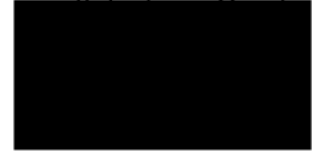


Campaign for Pubs

Promote, Support and Protect Pubs

Belina Boyer
Clerk

Westborough and Dry Doddington Parish Council



30th March 2026

Dear Ms Boyer,

Wheatsheaf Inn, Dry Doddington – opposition to the loss of this historic pub - planning application S26/0148

We are writing regarding the Wheatsheaf Inn, Dry Doddington as we oppose the permanent loss of this important historic pub and community facility, especially with it being the only pub in Dry Doddington - a village that clearly can sustain a pub and a village that should continue to have a pub. We are writing to the Parish Council about the pub and the application with some important points, from our experience.

As you know, the Wheatsheaf is an historic pub, dating from the 19th century. Its loss would mean Dry Doddington becomes a village with no pub, as well as the permanent destruction of a historic and well-known public house, which would take away a vital village amenity, community facility and also an important part of the village economy, which would have a knock-on effect on the village as a whole.

We have considerable experience of cases involving the potential loss of a pub and wish to point out some important points as to why Westborough and Dry Doddington Parish Council should oppose the application. Too many pubs are lost unnecessarily to alternative use when they have a viable future as a pub, often because the value of the pub site for development is greater than its value simply as a pub, or because an owner doesn't want to continue to operate a pub and decides it is easier to convert it to become a home. This must be resisted. Just because someone owns the freehold of a pub, does not give them the right to decide they want to convert it to become their home or to develop it for profit. The Wheatsheaf, until it closed in 2023, had served the community of Dry Doddington for decades and as such, the community/village has some 'moral ownership' of it. The community clearly wishes for the Wheatsheaf to reopen (under new ownership) and the planning application must therefore be opposed so that the Wheatsheaf has the proper opportunity to continue to serve it and Dry Doddington.

The issues we wish to point out are as follows:

1. Villagers have stated that standards at the pub had slipped in the years up to its closure. This is something that is alas common in cases where the owner then seeks to close the pub permanently and claims that the pub is 'unviable' as a result. Just because a pub has not succeeded under one owner/operator does not mean that the pub is unviable. Many pubs have been turned round and become very successful following new ownership (and including in cases where owners had claimed 'unviability' as part of an attempt to gain permission to close and convert or redevelop pubs). There should always be a fully independent test of the pub's viability. However, the ultimate test of viability is

Campaign for Pubs, The Volunteer Arms, 5 Watson Street, Holgate, York YO24 4BH

Email: campaign@campaignforpubs.org.uk Twitter: [@campaignforpubs](https://twitter.com/campaignforpubs) Facebook: [@campaignforpubs](https://facebook.com/campaignforpubs) Instagram: [@campaignforpubs](https://instagram.com/campaignforpubs)

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whether the pub is properly marketed as a pub at the genuine, i.e. independently assessed, value as a *pub*.

2. Related to this, we note that the Wheatsheaf is now being offered for sale without the two large downstairs rooms – impacting both its value and viability and, most importantly, making it less likely that another owner/operator would consider buying the rest of the pub to reopen it, without this important space. Space for activities and dining is especially important for rural pubs, where visitors happily travel to dine and socialise. It is therefore unacceptable and unreasonable for the Wheatsheaf to be carved up in this way (something that alas, is also not uncommon when it comes to attempts to convert pubs to residential). We note that the two rooms have been split off from the pub for residential use, despite a previous rejected planning application (S24/1476) and subsequent appeal, which confirmed that these rooms only have consent for public house use. We believe that the District Council must enforce any breach of planning and prevent these two rooms being used as residential or annexed into the cottage attached to the pub. The interests of the community and future pub operator will clearly best be served if these rooms were to be restored to the pub. The application therefore must be objected to and, ideally, change of use would not be considered until the pub has been marketed in its entirety, for a reasonable period and at the appropriate independently assessed price as a pub, reflecting its current trading status and dilapidation. We would hope that there would then be interest in buying and reopening the Wheatsheaf or, alternatively, that the local community would continue raising the funds to buy it. Refusal to reunite the pub with its dining and games rooms should be reflected in the asking price, in light of the reduced trading space and opportunity. By taking the actions he has the applicant has devalued the pub; but that it not evidence that it could not be viable if sold for a price that reflects its current value and condition.
3. That this pub was until recently a valued and popular community facility is evidenced by the considerable efforts of residents to prevent its loss, including Asset of Community Value applications and numerous objections to this and previous planning applications. We hope that the Parish Council will confirm the central and long-term role the pub served in furthering the social wellbeing and community cohesion of the village. The village hall serves a different function and cannot fulfil the role of the pub and therefore policy SP6(a) in the South Kesteven District Council Local Plan is clearly not met.
4. The applicant cites his community consultation activities. Neither of his two documents ask respondents whether they would like their pub to be reopened as a pub. This therefore has deliberately *excluded asking the local community if they wish to see the Wheatsheaf reopened as a pub, nor their views about the loss to them and the village if it closes permanently*. This consultation is therefore both partial and biased and has not provided residents an adequate opportunity to express their opinions on the proposal and therefore must be not taken into consideration as to reflecting the views of the local community. In reality, despite documenting his own struggles, the applicant has not provided clear evidence that the pub is no longer viable and has no realistic prospect of re-use. Therefore policy SP6(b) has not been met.
5. We note that the for-sale notice/advert for the pub on rightmove.com says, “*The Wheatsheaf Inn represents a unique investment opportunity to breathe new life into a cherished community establishment with a rich heritage. With the right vision, resources, and strategic planning, investors have the chance to unlock the full potential of this beloved pub and write the next chapter in its legacy*”. This advert, which was placed by the current owner, clearly and explicitly states that the Wheatsheaf can be a successful pub (which is therefore at odds with the claims of unviability). We fully agree with this, from our experience. If someone – a new owner – has the right vision and resources then that must be allowed to happen. This means the application should be opposed and the Wheatsheaf properly marketed as a whole, not divided up, and at the value as a pub (including reflecting the need for investment, which the current owner acknowledges the pub needs).

On a personal note, I grew up and have family still living roughly 5 miles from this pub. I know it well and can attest to its popularity with locals and visitors alike. It is on popular walking and cycling routes and is easily accessible by nearby villages and the towns of Newark and Grantham. There is no reason why it could not be a busy and popular pub again – and it must be given the proper chance to be bought by an operator who wants to reopen and run it.

Those who buy important pubs should not simply assume the right to permanently close and convert/redevelop them, simply as a result of owning the freehold. The local community has the right to expect that their pub is given the chance to operate under different ownership as well as considering a bid to buy the pub themselves, if there is a not another buyer. The current owner clearly does not wish to operate the pub and instead wishes to convert it to residential. This is against the interests of the community as a whole and must be resisted.

We therefore hope that the Parish Council as well as local residents will oppose this application and do all they can to encourage the current owner to sell the pub in its entirety, at the correct value as a pub, so it has the chance to continue to serve the community of Dry Doddington for decades to come.

We hope that this is useful and we would be happy to engage further with the Parish Council if helpful.

Yours sincerely



Marianne Langley

Pub Planning Advisor

Campaign for Pubs - *a real voice for pubs*

Email: marianne.langley@campaignforpubs.org.uk

Twitter: [@campaignforpubs](https://twitter.com/campaignforpubs) Facebook: [@campaignforpubs](https://www.facebook.com/campaignforpubs) Instagram: [@campaignforpubs](https://www.instagram.com/campaignforpubs)



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Promoting, supporting and protecting pubs

Campaign for Pubs, The Volunteer Arms, 5 Watson Street, Holgate, York YO24 4BH

Email: campaign@campaignforpubs.org.uk Twitter: [@campaignforpubs](https://twitter.com/campaignforpubs) Facebook: [@campaignforpubs](https://www.facebook.com/campaignforpubs) Instagram: [@campaignforpubs](https://www.instagram.com/campaignforpubs)

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