

## CLIPSTON PARISH COUNCIL

### Minutes of the Meeting held on Wednesday 2<sup>nd</sup> April 2014

- Present:-** Councillors. R. Burnham (chairman), M. Fowler Mrs. A. Fellowes T. Price  
Mrs. H. Weston P. Hooper Mrs. C. Kemsley-Pein
- Apologies:-** County Cllr. Mrs. Catherine Boardman, District Cllr. Mrs. C. Irving-Swift (planning meeting) District Cllr. Luke Major Cllrs.M. Parrott
- Comments from The Public:-**
- Updates**
- District:-** a) Money is available from DDC for Neighbourhood Plans. And conservation status.  
b) Please advise if there is anything they can help with.
- County:-** Please advise if there is anything she can help with.
- Previous Minutes:-** It was proposed and seconded that the minutes of the meetings held on Wednesday 5<sup>th</sup> March 2014 and be approved and signed.
- Matters Arising:-**
- 1) Light no. 2:-** The light has now been ordered and will take 4 – 6 weeks .It should have been ordered before Christmas. The temporary light which was promised was used by someone else and not replaced.
- 2) Kelmarsh Road signage -** DDC has written to both property owners and stressed the fact that emergency services would be unable to locate them due to failure to identify their location. They will keep us informed..  
The District Council's liability to provide signage - The Council are only liable for street name plates and not individual properties. If the residents still fail to display and the Parish wish for a sign to be erected then we would arrange a sign on the highway but costs would have to be met by the parish. The cost of the sign would be approx. £35 depending on the amount of letters used and installation would be £70.
- Finance:-**
- 1) It was proposed and seconded that the following payments be made.-
- |                                  |      |        |
|----------------------------------|------|--------|
| HARBOROUGH STONE                 | 1173 | 1434   |
| L PARTRIDGE (CLERK'S SALARY JFM) | 1174 | 468.52 |
| L PARTRIDGE (CLERK'S EXP JFM)    | 1175 | 37.1   |
| ACRE SUB                         | 1176 | 35     |
| COMMUNICORP (SUB)                | 1177 | 24     |
| E.ON (XMAS LIGHTS)               | 1178 | 13.43  |
- 2) Transfer £2012 from High Interest account to Current account.  
3) £1435 received from Laurie Anderson for the Memorial Renovation Fund
- Planning Applications:-**
- New Applications:-**
- DA/2014/0231**  
**Single storey extension to dwelling, demolition of existing detached garage and rebuild of detached garage on same footprint**  
**Hornhill Cottage 5, Harborough Road, Clipston**  
The Parish Council offered No Comments
- DA/2014/0215**  
**Construction of general purpose agricultural building**  
**Manor Farm Buildings, Naseby Road, Clipston**  
The Parish Council offered No Comments
- Decisions from Daventry District Council:-**
- DA/2014/0134**  
**Construction of two detached dwellings**  
**Land To Rear Of Bassett Way (Access from Kelmarsh Road), Clipston**  
The application has been withdrawn

**DA/2014/0120**

**Land Off Church Lane, Clipston**

**Construction of dwelling and detached garage (revised scheme)**

Permission has been refused for the following reasons:-

The site relates to the restricted infill village of Clipston, where planning permission for the construction of new dwellings will only be permitted if the development meets certain criteria, including that the site should lie within the existing confines of the village, rather than adjacent open countryside, and not result in the loss of open spaces which are of particular significance to the form and character of the village. In the opinion of the Local Planning Authority, the site does not meet these criteria and if approved would constitute an undesirable extension of the existing built up area beyond the existing confines of the village into the open countryside causing harm to the form and character of the village and the surrounding countryside and loss of an important green space that forms part of the surrounding landscape. The site will not provide a satisfactory means of access and will not provide sufficient parking facilities and therefore will have an adverse impact on the road network. The proposal is therefore considered to be contrary to Local Plan Policies: GN1 , GN2 (A) (B) (G) EN42 (C) HS22 (A) (B) and HS24 of the Daventry District Local Plan 1997.

**DA/2014/0109**

**Old Red Lion 12, The Green, Clipston**

**Demolition of former public house and construction of detached dwelling**

Planning Permission has been granted with the following conditions:-

- 1) The garage, parking space and turning areas shown on the plans shall be constructed before the dwelling is first occupied and shall not thereafter be used for any purpose other than garaging / parking of private motor vehicles
- 2) The new building shall be constructed as far as possible using external materials reclaimed from the demolition of the former public house and any new materials shall match those of the existing building.
- 3) No construction or demolition work (including deliveries to and from the site) that causes noise audible outside the boundary wall shall take place outside the hours of 8am and 6pm Monday to Friday and 6.30 and 1pm on Saturdays and at no time on Sundays or Bank Holidays.
- 4) There shall be no burning of waste material on site
- 5) With the exception of the retained existing timber fence panels and the adjacent shrub planting (shown on drawing 13033 (D) 195 rev E) no planting nor boundary in front of the new dwelling shall exceed 600mm high at any time.
- 6) The proposed access road shall not exceed a gradient of 1 in 15 for the first 5 metres.
- 7) No development, other than that the subject of this application, shall be carried out which falls within Classes A,B,C,D,E,F,G, and H of Part 1 of Schedule 2, Classes A,B,C of Part 2 of Schedule 2 of the Order and Part 40 of Schedule 2, Classes A, B, C, E, F, H and I to the Order without the prior express consent of the Local Planning Authority.
- 8) The proposed window openings shall be fitted with timber framed windows
- 9) The works hereby approved shall be carried out in accordance with the approved surface water strategy.
- 10) no windows/dormer windows, other than those expressly authorised by this permission, shall be constructed.
- 11) Development begun within 3 years.
- 12) Development to be strictly in accordance with approved plans.

**DA/2014/0095**

**1 & 2, Marecroft, Clipston**

**Modify part of the 106 agreement to allow the owner the right to buy up to 80% of the equity and up to 80% of the equity on first sale and to permit a shared owner to increase the percentage of equity he owns during his ownership, up to a maximum of 80%.**

Permission has been granted and is enforceable from 24<sup>th</sup> March 2014

**DA/2014/0073**

**Clipston Grange Farm, Kelmarsh Road, Clipston**

**Outline application for demolition of existing farmhouse and construction of replacement dwelling**

Outline planning permission has been granted with the following conditions:-

- 1) Landscaping shall be approved by the LPA before any development begins.
- 2) Development begun within 2 years
- 3) The floor area of the new building shall be not more than 380 square metres.
- 4) Within one month of work starting on the new building, the existing house shall be demolished and all resulting materials permanently removed from the site. The cellar shall be filled in and the site of the existing house grassed over within nine months of its demolition.
- 5) No development shall take place until steps are taken to mitigate any undue adverse effects on bats.
- 6) An application for approval of reserved matters must be made to the LPA within 3 years.
- 7) Development shall be strictly in accordance with the approved plans.

**Other Planning Matters:-**

Cllr. Irving-Swift suggests we investigate a S106 payment from The Woodyard development. The clerk to contact the planning officer.

**Village Maintenance:-**

**Naseby Road Bridge** – weeds are growing through the footpath making it very hazardous to walk along and is damaging the surface.- 681549 – 13/12/13 referred to Lara Ingloft – 31/1/14 Will be done within the next 2 months.

**Parish Pump on Kelmarsh Road needs repairing** – Woodwork needs repairing and repainting. A resident to repair at a cost of £50 - £60. The council agreed the work should be done.

**Kelmarsh Road (just out of the village)** – the drain under the road is blocked causing flooding. Site visit requested. 688541- NCC Now Referred to David Coleman 12/2/14 Under investigation.

**Harb. Road (corner of Sibbertoft Road)** – poor drainage with the verge continually flooded. New drain does not solve the problem. 688545 NCC Now Referred to David Coleman. 12/2/14 Under investigation.

**Longhold Road Crossroads** – this is historically a very dangerous junction. A car was witnessed speeding along the road and crossing the junction without even pausing. The road markings and signage are not sufficient. The road markings need repainting and more signage is required to make this junction safe. 680173 – NCC 20/11/13 Referred to David Coleman / 6/12/13 referred to David Coleman - Produced Report DOC0160. Clerk to request the report – 693158 27/3/14 Will be done in summer after re-surfacing

**Longhold Road** – potholes on the corner by Hillview Farm. 688533 - Works order raised for c/way repairs to be completed within 4 months.

**Naseby Rd. / Longhold Rd. crossroads** – The road was flooded across the B4036 causing a dangerous hazard across both roads. 691031. Highways to monitor. No action – partly blocked ditches require clearing. Blocked ditches are the responsibility of the land owner.

**Naseby Road by railings on right going out of the village** – potholes 694226

**Harborough Road going out of the village** (Bulls Heads through to the double bends) – no white lines since the road was repaired. 694227

**Naseby Road by Gold Street junction** – no white lines since the road was repaired. 694228

**Harborough Road** – pothole by No. 28. Clerk to report.

**Village Mower** – the council agreed this should be serviced.

**Playing Field bins** – not emptied for 2 weeks but has been done recently.

**Consultations:-** None

**Renovation of War Memorials:-**

It was agreed that a small path be put in front of the memorial but no chippings used.

It was discussed whether the memorial light be straightened but it was agreed it should be left. It has already been done once and it appears to be quite safe.

**Correspondence  
Received:-**

**Forwarded by email:-**

- 1) ACRE e-briefing
- 2) Neighbourhood Planning information from Cllr. Irving-Swift
- 3) CPRE Spring Road Show – April 10<sup>th</sup>. Cllr. Price to attend.
- 4) Financial Guidance from NALC –  
New Financial Regulations  
Governance and Accountability for Local Councils  
Safeguarding Public Money  
Information on the move away from cheques
- 5) Crime update

**At Meeting:-**

- 1) Audit date is 30<sup>th</sup> June. Internal audit to be arranged.
- 2) A letter was received from Alex Pegram re the grave of Major General Mahow – the minor works required to tidy the grave are now not possible because of the regulations and stipulations required. The cost is far too high for an individual to undertake the work.  
The Cllrs. Understood why Mr. Pegram could not now take on the renovation but felt it was not the responsibility of the Parish Council.
- 3) Emergency Planning Update (by email)

**Any Other  
Business:-**

- 1) Clerk contacted Western Power to request lights are put around the barriers blocking the footpath in two places.

Meeting closed at 8.10 pm