

## CLIPSTON PARISH COUNCIL

### Minutes of the Meeting held on Wednesday 5<sup>th</sup> March 2014

- Present:-** Councillors. R. Burnham (chairman), M. Fowler Mrs. A. Fellowes T. Price M. Parrott
- Apologies:-** County Cllr. Mrs. Catherine Boardman, District Cllr. Mrs. C. Irving-Swift District Cllr. Luke Major Cllrs. Mrs. H. Weston P. Hooper Mrs. C. Kemsley-Pein
- Comments from The Public:-** 1)
- Updates**
- District:-** 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> February 2014 and Wednesday 19<sup>th</sup> February 2014 be approved and signed.
- Matters Arising:-**
- 1) **Light no. 2:-** Still not working. Clerk to keep chasing.
  - 2) **Kelmarsh Road signage -** DDC have advised the Council that although they are responsible for street nameplates it is the responsibility of the houseowner to ensure their property is clearly identifiable, especially in the case of emergency services. The houseowners have been advised by neighbours that the houses are not clearly identifiable but no action has been taken. The clerk to inform DDC.
- Finance:-**
- 1) It was proposed and seconded that the following payments be made.-  
None
  - 2) Transfer £0 from High Interest account to Current account.
- Planning Applications:-**
- New Applications:-**
- DA/2014/0095**  
**Application under section 106A of the Town and Country Planning Act to modify section 1 part 1 and section 2 part 2 of the 106 agreement (as varied by deed of variation dated 2nd August 1994) pursuant to planning approval DA/93/0062 in respect of No. 1 & 2 Marecroft Clipston 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%.**  
**1 & 2, Marecroft, Clipston**  
The Parish Council object to this application for the following reasons:-
- 1) The purpose of this dwelling is that it is for *low cost housing*. The increase in the 'right to buy option' would remove *the low cost* option.
- DA/2014/0120**  
**Construction of dwelling and detached garage (revised scheme)**  
**Land Off Church Lane, Clipston**  
The Parish Council object very strongly to this application for the following reasons:-
- 1) The site is outside the confines of the village.
  - 2) The site falls within the area being assessed by English Heritage as part of the Schedule of Ancient Monuments survey.
  - 3) The proposed buildings are totally unsuitable for the location.
  - 4) The access is extremely dangerous with poor visibility in both directions.
  - 5) The access is across a narrow footpath which leads to the playing field. It is extensively used by children, young people, mothers with pushchairs etc. and would become extremely hazardous.
  - 6) The proposed two buildings are in open countryside.

**DA/2014/0134**

**Construction of two detached dwellings**

**Land To Rear Of Bassett Way (Access from Kelmarsh Road), Clipston**

The Parish Council offered no objection with the following observations:-

- 1) The dwellings must be in keeping with the surrounding houses

**Decisions from Daventry District Council:-**

**DA/2013/0730**

**Alterations to existing buildings to create 2-bed self-contained dwelling, attached garage to main house (revised scheme)**

Planning permission has been refused for the following reasons:-

- 1) The creation of the residential unit would lead to an undue intensification of residential use resulting in an unacceptable loss of private garden space for both dwellings.
- 2) The proposed garage is considered to be detrimental to the street scene and to the setting of the adjoining listed building.

**DA/2014/0007**

**Construction of agricultural building**

**Station Road Farm, Church Lane, Clipston**

Planning permission has been granted with the following conditions:-

- 1) Development begun within 3 years
- 2) Examples of external steel cladding must be approved by the LPA
- 3) Development must be in accordance with the submitted plans
- 4) Details of the roller shutter door must be approved by the LPA

**DA/2014/0038**

**Construction of front porch and single storey rear extension**

**Orchard House, Naseby Road, Clipston**

Planning permission has been granted with the following conditions:-

- 1) Development begun within 3 years
- 2) Development strictly in accordance with the submitted plans
- 3) External materials must match those in the existing building

**Appeal Ref: APP/Y2810/A/13/2204284**

**The Woodyard, Naseby Road, Clipston**

**Decision**

The appeal is allowed and planning permission is granted for erection of 5 detached dwellings with garages at The Woodyard, Naseby Road, Clipston LE16 9RZ in accordance with the terms of the application, Ref DA/2013/0393, dated 13 May 2013 and the plans submitted with it, subject to the following conditions:

- 1) Details of appearance, landscaping, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
- 3) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: 13-122-01 rev B dated March 2013, SJA180.01.A dated 26 March 2013, SJA180.02.A dated 26 March 2013 and SJA180.03.A dated 26 March 2013.
- 5) Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the local planning authority.
- 6) The development hereby approved shall not take place whatsoever until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

- 7) In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars stated in tree survey by Steve Jowers Associates Chartered Landscape Architects, dated 1 July 2013, and paragraphs (i) and (ii) below shall have effect until the expiration of 1 year from the date of the occupation of the buildings for its permitted use.
- (i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
  - (ii) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
  - (ii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.
- 8) The dwellings hereby approved shall not be occupied until a means of vehicular and pedestrian access has been constructed in accordance with drawing no. 13-122-01 revision B dated March 2013.
- 9) The means of access hereby approved shall be 4.5m wide for the first 10m. The maximum gradient shall not exceed 1:5 for the first 5.
- 10) Prior to the first use or occupation of the dwellings hereby approved, visibility splays of 2m from the carriageway edge along the centre of the vehicular access by a distance of 43m measured from the centre of the vehicular access along the carriageway edge shall be provided as shown on drawing no. 13-122-01 revision B dated March 2013.
- 11) Prior to the first use or occupation of the dwellings hereby approved, visibility splays of 2m by 2m shall be provided on each side of the means of access hereby approved as shown on drawing no. 13-122-01 revision B dated March 2013.
- 12) No structure or erection exceeding 0.6m in height shall be placed on either side of the means of access hereby approved as shown on drawing no. 13-122-01 revision B dated March 2013 and within the sight lines referred to in Conditions 10 and 11.
- The Parish Council is very concerned about the consent granted by the Inspectorate on this application. It would appear that the decision totally contravenes the Localism Act which is very disturbing.
- Cllr. Parrott to draft a letter to send to Chris Heaton-Harris MP and Eric Pickles MP with further copies to others as appropriate.

#### **Other Planning Matters:-**

- 1) **Red Lion Development** – Stopping Up order objection has been withdrawn and the Order has been confirmed and received. Comments have been sent to DDC as agreed at the meeting on 19<sup>th</sup> February.
- 2) **DA/2013/0167** - Little Oxendon Wind Farm – Mark Linnell has requested a speaker from Clipston and correspondence was received from David Wragg. Cllr. Price to speak at the planning meeting at DDC.

#### **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 Inglott – 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.

**Telephone Box** – glass pane broken – work complete but another pane broken.  
COMPLETE

**Marecroft** – From Mark Boon (NRHA) - an order has been raised to repair the fence and fence posts. This work is due to be carried out on Monday 10<sup>th</sup> and Wed 12<sup>th</sup> Feb. I feel it would be beneficial for the landowner to put up a livestock fence to help prevent damage to our fence. The clerk to provide landowner contact details. COMPLETE  
The willow tree will be cut back when it has been proved NRHA own the tree.  
COMPLETE

**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

**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.

**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 report.**

**Jetway** – needs sweeping. DDC 1879843. Villages are swept every 6 – 8 weeks. Clerk requested confirmation that this included Jetways. COMPLETE

**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

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

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

**Consultations:-**

West Northants. Joint Core Strategy – Cllr. Price updated the council on the consultation. No reply made.

**Renovation of War Memorial:-**

After considering the quotes received from Mr. Anderson (as circulated at the meeting and as attached) the meeting agreed that Laurie Anderson proceed with the renovation using a local firm, Harborough Stone at a cost of £1295 (net) with an extra £380 (net) if the lettering needs work. Paving in front of the memorial to be considered.

**Query from a resident** – will the lamp also be straightened? The meeting agreed that there was no necessity at present to carry out this work. The lamp is not dangerous.

**Correspondence Received:-**

**Forwarded by email:-**

- 1) From NALC – Principal Councillor attendance at Local Meetings
- 2) NN RAID Newsletter
- 3) From NALC – Parish and Town councils will not be capped in 2014/15.
- 4) Information regarding Community Grants
- 5) CPRE Spring Roadshow – Thursday 10<sup>th</sup> April, Great Houghton
- 6) CPRE Spring clean-up campaign – Friday 28/3/14 – Sunday 6/4/14
- 7) Correspondence from Dr. Wragg questioning whether the VDS can be amended to include wind turbine specification. The meeting agreed that there was no requirement for this.

**At Meeting:-**

None

**Any Other Business:-**

- 1) The meeting agreed Cllr. Fowler should organise the mower service.

Meeting closed at 8.45pm