

CLIPSTON PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday 1st July 2020 ZOOM meeting held at 7.30pm

Minutes taken by Felicity Ryan, Clerk/RFO.

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Present: Councillors. R Burnham (Chairman) A Price, H Weston, A Wilford

Attendees : None

16/615 Apologies : It was **RESOLVED** to accept apologies from A Fellowes , P Hooper and C Kemsley-Pein

16/616 Declarations of Interests : None declared

16/617 Comments from the Public – A member of the public spoke in relation to Agenda item DA/2020/0292.

16/618 Updates from County and District Councillor - Councillor Auger spoke in relation to the design and implementation phase of the Covid response. Cllr Auger responded to a question regarding the fence on Church Lane.

16/619 Approval of Minutes of the meeting held on Wednesday 3rd June 2020– It was **RESOLVED** to sign the minutes as a true copy of that meeting.

16/620 Action Points from the last Minutes: -

Fence on Church Lane – **ACTION:** Cllr Auger to liaise with the Clerk
Neighbourhood Plan – The Strategic Environmental Assessment has been received and is being reviewed by Cllr Price and a member of the Neighbourhood Plan committee.

16/621 Finance – to include –

The following payments were approved :

F Ryan (fee for Zoom subscription)	- £14.39
Spratton Parish Council (bus route 59/60 contribution from 1.4.2020 to 17.7.20)	- £367.29
Clipston Village Hall (hire Jan-March 2020)	- £48.00

CIL allocation – quote for bench – It was **RESOLVED** to order an additional bench to utilise the CIL allocation of £363.00 in order to purchase a bench in the sum of £450.00.

Bank balance as at 1st July 2020 = £37,001.48

16/622 Planning Applications :-

- DA/2020/0306 – Construction of four dwellings and associated access wildlife corridor and landscaping (revised schemes)- It was **RESOLVED** to **OBJECT** to the application as follows :
 1. The majority of the development proposed on the site falls within an open space

designated by the Clipston Village Design Statement (“the VDS”) adopted by Daventry District Council on 15th May 2013 (further commented upon in 9.2 below). The remainder of the site is subject to a Group Tree Protection Order DA 423.

- 2. The proposed development requires the removal of a Category A tree within DA 423 – a Blue Atlantic Cedar – and two category B trees. The Blue Atlantic Cedar tree is a superb specimen and coupled with the 2 Category B trees to be removed comprise part of the form, setting and character of the village.
- 3. Daventry District Council's rural housing requirement under the West Northamptonshire Joint Core Strategy (2014) has been met.
- 4. There is no Affordable Housing proposed which is a need as determined by the Clipston Parish Housing Survey (October 2017) (“the 2017 Survey”).
- 5. The Site is outside the Village Confines. Village Confines is determined by the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 (“the Part 2 Plan”) para 5.2.25 Table 3. Sections A and B of Table 3 set out criteria for properties falling within Village Confines and clearly the site does not fall within those Sections' criteria. Section C criteria does apply.
- 6. Policy RA3 of the Part 2 Plan applies.
 - Section A states that development will be located within Village Confines – this proposed development is not within the Village Confines.
 - Section B addresses development outside the Village Confines but this site does not fall within any of the subsections – sub-section B i) refers to housing need, but the 2017 survey refers to, amongst other matters, affordable housing and this is not provided .
 - Finally section C is not satisfied as (by reference to subsection C iii) the development does not protect the form, character and setting of the village; and (by reference to subsection C iv) does not protect the integrity of open land which contributes to the form character and setting of the settlement – see particularly our objections 1, 2, 7, 8.
- 7. Gold Street is a relatively busy thoroughfare. Additionally the houses on one side are all terraced with no garages thus leading to a large number of parked cars. The proposal for a new access onto Gold Street serving the 2 dwellings at the back of the site, together with the new vehicular access to the 2 houses fronting Gold Street, would be very dangerous owing to lack of visibility and the increase of vehicles.
- 8. The wild life corridor is impractical. It is very small – wildlife do not definitively follow narrow designated strips.
- 9. There are misleading and/or incorrect statements in the Applicants' Supporting Planning Statement of CC Town Planning Limited dated April 2020 as follows;
 - a. In section 2.2 the former Farmhouse is Grade II*;
 - b. Section 5.39. The applicants state that much of the proposed development is located on the south of the site not covered by the VDS Open Space. This is incorrect. Dwellings 1 and 2 (outside the VDS designated open space) have a total square meters of 214. Dwelling 3 falling wholly within the VDS has a square meterage of 203 and the majority of Dwelling 4 falls within the designated open space and has a square meterage of 233. The VDS plans and the applicants' plans speak for themselves. Approximately twice as much development is proposed on the VDS Open Space.
 - c. 6.13 There is reference to the VDS description of the site as not stating the importance of the site to remain developed. That is incorrect as there is, in the VDS, a preamble prior to the listing of individual sites which sets out the importance of maintaining and retaining all open spaces (page 8 of the VDS).
- 10. If planning were granted, we note there is no provision made for construction e.g provision for parking of construction vehicles.

- DA/2020/0292 – Construction of agricultural workers dwelling inn substitution of dwelling approved under planning permission DA/2008/0498 – It was **RESOLVED** to offer **NO OBJECTION** to the application provided vehicles were kept off the road during construction.

- DA/2020/0416 – Change of use from holiday let to dwelling at Smallthorns Barn Longhold Road – It was **RESOLVED** to offer **NO OBJECTION** to the application.

16/623 Village Maintenance:

Overgrown weeds at Church Close – Ongoing

Streetlight at the top of 13 Bassett Way overgrown hedges – **ACTION : Clerk to chase**

Fly-tipping on Kelmarsh Road – **ACTION : Clerk to report**

Kelmarsh Road bend – hedgerow needs cutting back **ACTION : Clerk to report**

16/624 Consultations:-

Cycling and walking in Northamptonshire – Noted and forward to NDP sub-committee for any comment.

16/625 Correspondence –

Bus 59/60 route – It was **RESOLVED** to contribute the sum of £1182.03 as our contribution for the route to run until 31.3.21.

Coronavirus related scams – Noted

Community COVID19 Champions – Noted

16/626 – Any Other Business (for discussion only, no items can become decisions)

Meeting Closed 8.40pm