

CLIPSTON PARISH COUNCIL

Minutes of the Meeting held on Wednesday 2nd July 2014

Present:- Councillors. R. Burnham (chairman), Mrs. A. Fellowes Mrs. H. Weston Paul Hooper M. Fowler

Apologies:- District Cllr. Mrs. C. Irving-Swift
Cllrs M. Parrott, T. Price Mrs.C. Kemsley-Pein

Mr. D. Wilford, Mr. C. Scrivener, Mr. D. Halls

Election of Vice-Chairman:- It was proposed (MF) and seconded (HW) that Cllr. Parrott be vice-chairman

Comments from The Public:-

Mr. D. Wilford advised the council of the following regarding Application DA/2014/0477:-

- 1) Is the PC aware of the s106 benefit? This will be due on occupation of the 3rd dwelling.
- 2) In accordance with the masterplan (as agreed by the Inspectorate) the footpath was to be diverted and the open space gifted. A revised masterplan has not been submitted
- 3) The new application contradicts the approved plan in terms of orientation and size of the dwellings.
- 4) The soft landscaping does not appear to be within the owners land and this must be rectified.
- 5) The height of the boundary fence is not visually appealing – the appeal states that views to the open countryside must be retained.
- 6) If the chestnut tree is to be removed it must be replaced with a similar tree.
- 7) The new layout plans show orangeries. These were not shown on the original plan.
- 8) The proposed dwellings appear to be 2 – 3 metres higher than the original.
- 9) The original plan had no mention of the houses being two storey – only footprints were shown.
- 10) One dwelling is in very close proximity to the neighbouring house on Naseby Road. This will result in a loss of privacy.
- 11) Conditions should be imposed to restrict the height of the dwellings.

Mr. D. Halls advised the council of the following:-

- 1) This development will change the character of the whole village.
- 2) His dwelling will suffer a loss of sunlight and privacy

District:- Please advise if there is anything they can help with.

County:- An election will be held on 3rd July.

Previous Minutes:- It was proposed and seconded that the minutes of the meetings held on Wednesday 4th June 2014 be approved and signed.

Matters Arising:-

- 1) **Light no. 2:-** COMPLETE
- 2) **Memorial Fund** – The council discussed how the remainder of the money (£42.50), raised for cleaning the memorial, be spent. It was agreed that this should be placed in a memorial fund for any future work required to the memorial and memorial light.

Finance:- 1) It was proposed and seconded that the following payments be made.-

CLIPSTON VILLAGE HALL (ROOM HIRE)	1189	72
M. HIGGINS (PUMP REPAIR)	1190	96.18
PROTHEROES (MAY MOWER FUEL)	1191	50.95
ATS (MOWER REPAIR)	1192	13.32
L PARTRIDGE (CLERK'S SALARY)	1193	468.52
L PARTRIDGE (CLERK'S EXP.)	1194	80.79

2) Transfer £782 from High Interest account to Current account.

3) The new financial regulations allow for utility bills to be paid by direct debit – to be discussed at the next meeting.

**Planning
Applications:-**

New Applications:-

Appeal

**Land Off Nobold Court, Clipston, Northamptonshire
Outline application for construction of four dwellings**

Cllr. Paul Hooper declared an interest in this application and left the room whilst the discussion took place.

The Parish Council confirm that all previous objections be taken into consideration and make the following observation:-

- 1) The area of the proposed development has recently been confirmed as a Scheduled Monument by English Heritage. The Parish Council feel very strongly that this area (which is listed in the Village Design Statement as an important open space) should be preserved and not developed.

DA/2014/0477

Reserved Matters application for construction of 5 detached dwellings and garages

The Woodyard, Naseby Road, Clipston

The Parish Council wish to make the following comments on this application:-

- 1) The Parish Council would like confirmation that drainage plans have been submitted to the LPA. Drainage from this site will seriously affect properties in the lower part of the village (as history has proved) and care must be taken that the drainage is adequate.
- 2) The Parish Council would like confirmation that a proper programme of archaeological work has been developed.
- 3) If any tree is removed, for any reason, it must be replaced at the same place with a mature tree of the the same species.
- 4) This stretch of road is notoriously dangerous and it must be ensured that there are adequate visibility spays at the entrance to minimise the obvious dangers.
- 5) It must be ensured that nothing is erected on either side of the access which exceeds .6m in height and this must be in perpetuity.
- 6) Saved Policy HS22 of the DDC Local Plan states that granted planning permission within infill villages such as Clipston should be small scale. The proposed dwellings are far too large for the small site.
- 7) The proposed dwellings are totally out of character with the neighbouring properties and out of character with that part of the village.
- 8) The Appeal permission notes that the adopted Village Design Statement states that adjoining countryside and open views are valued characteristics which should be preserved to prevent the urbanisation of the village. Any development should reflect this in terms of fence height etc.
- 9) It must be ensured that any fence or boundary placement should be within the permitted site and must not encroach onto the public verge or footpath.
- 10) The Appeal decision states the scheme would sufficiently preserve a visual link with the open countryside beyond without materially harming the form and character of the village. It must be ensured that the proposed fencing and landscaping reflects this statement.
- 11) The Appeal decision states a comprehensive landscaping scheme should ensure the verdant character of the site and contribute towards the open and spacious quality of the locality. It must be ensured that the landscaping adequately reflect this and that the perimeter of the site is not fenced.
- 12) A light must be placed at the entrance to the site.
- 13) The plans show an area of land is to be gifted to the Parish Council. There has been no discussion with the developers regarding this land and the Parish Council have yet to make a decision on whether this is acceptable.
- 14) The plans show that the pond is to be gifted to the Parish Council. Again, there has been no discussion with the developers on this subject and the Parish Council made a decision in August 2013 that it had no wish to be gifted the pond.
- 15) The Parish Council has previously stated it has no wish to see the footpath re-routed.
- 16) The proposed development contravenes most of the new building guidelines liasted in the adopted Village Design Statement:-

- NBG1)** The keyword should be QUALITY in materials and design to avoid a 'mass-produced' look.
- NBG2)** Design and proportion of new houses must complement the particular part of the village in which they are to be built
- NBG3)** Extra care must be taken to ensure a building does not dominate its neighbours or detract from views in or out of the village.
- NBG4)** New development shall not be allowed if it is too large in scale and mass for the plot size.
- NBG5)** If several new buildings are permitted on one site, variation in design and plan layout will help to avoid monotonous repetition of one house type.
- NBG8)** New property boundaries must be in keeping with the surrounding and neighbouring properties.
- NBG9)** The colour, texture and patterns of long-standing locally distinctive materials such as ironstone, cob and polychrome brick should be a source of inspiration for new buildings.
- NBG12)** New buildings must have roofs in keeping with existing roofscapes.

DA/2014/0463

Demolition of existing conservatory. Construction of two storey side extension. 9, Chestnut Grove, Clipston

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

- 1) The extension must be in keeping with the existing property.

PD/2014/0012

Prior approval for proposed change of use of agricultural building to dwelling Barn Farm, Dicks Hill, Clipston

The Parish Council wish to make the following comments:-

- 1) A condition must be placed on the dwelling that it is for agricultural use only in perpetuity.
- 2) The junction with Sibbertoft Road is a notorious flooding location which becomes extremely hazardous in icy weather. If the proposal is to drain water down to this area there must be an investigation into the cause of the flooding and remedial action taken.

Other Planning Matters:-

Street Name Procedure:-

- 1) The developer's original name is just a marketing name
- 2) As soon as the development is complete DDC will contact the PC for suitable names
- 3) DDC will mediate between the PC and Developers until a suitable name is chosen
- 4) The Developer, by law, has the final say but the PC can keep objecting (it must be with a valid reason) until a settlement is reached.
- 5) There will also be a public consultation for comments from the village.

Conservation Status:-

Information from DDC on permitted development right changes to a property within a conservation area:-

Extensions to houses.

- Larger Extensions and prior approval procedure for them does not apply.
- No cladding
- No side extensions
- No 2 storey rear extensions
- No additions to the roof such as dormers, but does not stop solar panels
- No outbuildings to the side
- No front chimneys
- No satellite dishes on chimneys or front of property (bad luck if that faces the satellite)

Changes of use

- Change of use from A1 shops or A2 professional services to C3 residential and prior approval procedure does not apply.
- Change of use from agricultural building to C3 residential and prior approval procedure does not apply

Village

Maintenance:-

Parish Pump on Kelmarsh Road needs repairing – 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 12/2/14 Under investigation. Nothing further since 12/2/14. Clerk to chase

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. Nothing further since 12/2/14. Clerk to chase.

Longhold Road Crossroads – road has now been resurfaced but still no road markings. Now very, very dangerous. Clerk to report.

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. The clerk to confirm that NCC have contacted the landowners.699183 4/6/14 Referred to Ian Smith

Harborough Road going out of the village (Bulls Heads through to the double bends) – no white lines since the road was repaired. 694227 Lines will be repainted when road is resurfaced.

Naseby Road by Gold Street junction – no white lines since the road was repaired. 694228 – 4/01/14 referred to Ian Boyes. Why have some white lines been painted and not others? Clerk to report.

Footpath by bus shelter – trip hazard since BT dug up the road The developers have contacted BT, it has been assessed and the footpath will be repaired.

Footpath by Church and opposite Memorial – granite kerbstones need re-setting. 701523

Vandalised noticeboard – A quote for a new noticeboard has been sent to the Police as requested.

Community Enhancement Gang will be cleaning the village signs from 8.30 on Monday 7th July. Any PC member is welcome to meet them to discuss anything. Footway clearance has already been done.

Bassett Way – weeds growing on the footpath – clerk to report.

Consultations:-

DDC – Community Infrastructure Levy Draft Changing Schedule – 7th August – no reply.

Correspondence

Received:-

Forwarded by email:-

- a) Emails from David Wragg re Wormslade Windfarm
- b) Crime Report:-
 - 21 May: Station Road – report of youths playing on farm buildings.
 - o/n 01-02 May: Kelmarsh Road – vehicle window smashed, item taken.
- c) 'Development in Northamptonshire' Newsletter

At Meeting:-

- a) DDC winter activity money.

Any Other

Business:-

- a) Apologies for next meeting - none
- b) New financial regulation. on next agenda

Meeting closed at 8.45 pm