

## **CLIPSTON PARISH COUNCIL**

### **Minutes of the Parish Council Meeting held on Wednesday, 1<sup>st</sup> August 2018** **CLIPSTON VILLAGE HALL, 7.30pm**

Minutes taken by Felicity Ryan, Clerk/RFO.

Contact: [clerk@clipstonparishcouncil.org](mailto:clerk@clipstonparishcouncil.org) c/o 3 Skippons Court, Naseby NN6 6DT/ 01604 740429

**Present:** Councillors. R Burnham (Chairman), A Fellowes, A Wilford, M Ward, A Price, P Hooper

**Attendees :** Twelve members of the public were present.

**16/337 Apologies :** It was **RESOLVED** to accept apologies from Cllr Weston.

**16/338 Declarations of Interests :** None declared

**16/339 Comments from the Public –** A number of residents attended the meeting to speak in relation to the Agenda item 16/344 DA/2018/0560 – Construction of 9 dwellings at Naseby Road and Gold Street. Objections were made as follows:

- Removal of the Trees on the site protected by Tree Preservation Orders
- Lack of consultation with the community
- Lack of infrastructure to support the development
- Over-development of the site
- Proposals not in accordance with the Neighbourhood Development Plan which is in progress.
- Loss of character of the rural appearance of the village
- Insufficient parking provisions for the site and the removal of some current parking options for nearby residents
- The plans accompanying the development are not to scale and are inaccurate
- Unclear from the plans as to the brick-work and if in-keeping with the surrounding properties.
- Impact on wildlife, barn owls, badgers and deer.
- The Village Design Statement designates the area as open space

Support was given for the application as follows:-

- The proposals for affordable housing are needed in the village to allow local residents to stay or return to the area
- The proposed site has been overgrown and not maintained for a number of years
- Support given for families to move to the village to support the school
- If this application is not supported, a proposal could be submitted for fewer, larger houses.

Cllr Price responded to a question from a resident regarding the stage of the Neighbourhood Plan and the process which allowed the development on The Paddocks to proceed.

Cllr Burnham responded to a question from a resident regarding a previous option of the Parish Council to buy the piece of land.

**16/340 Updates from County and District Councillor –** None received.

**16/341 Approval of Minutes of the meeting held on Wednesday 4<sup>th</sup> July 2018** – It was **RESOLVED** to sign the minutes as a true copy of that meeting.

**16/342 Action Points from the last Minutes: -**

Fence on Church Lane – Cllr Price and Cllr Weston had met with NCC Regulations and a response is awaited.

Neighbourhood Plan update – The Theme group meetings are in progress.

E mail address for Councillors – The Clerk advised that an e mail address linked to the domain name would cost approximately £143.52 for eight personal addresses linked to the domain name. NCALC had advised setting up a generic e mail address e.g @gmail.com would provide a solution and a cheaper option. **ACTION : Councillors to set up a dedicated e mail address for Council business only and to notify the Clerk.**

**16/343 Finance – to include –**

a) invoices to pay: -

Hitachi (Mower Lease) (SO)	- £199.20
Your Locale (NDP support)	- £3000.00
Clerk Salary (A/M/J)	- £514.63
Clerk Expenses (A/M/J)	- £101.78
HMRC (Tax)	- £128.60
E-ON (power A/M/J)	- £939.78
S Woodgate (NDP expenses) (re-issue)	- £12.00
Your Locale (NDP support)	- £1800.00
Clerk (domain transfer fee)	- £12.00

It was **RESOLVED** to approve the above payments.

**16/344 Planning Applications for :-**

DA/2018/0164 – Listed Building Consent for installation of new heating, electrical, plumbing, telecoms, fire and security systems including installation of underfloor heating on ground floor, installation of two rooflights, replacement of various upvc windows with timber windows, replacement of rotted timber windows in attic, insertion of two new doorways on second floor, removal of modern partition behind front door, replacement of rotted and unsound floorboards and fabric on second floor, various repairs to main house and changing external paintwork on stables at Clipston Court , High Street – It was **RESOLVED** to offer **NO OBJECTION** on the basis the development is in keeping with the nearby properties and to establish the material to be used in the replacement of the windows in the attic. **ACTION : Clerk to respond**

DA/2018/0554 – Work to two trees and removal of one subject to TPO DA26 at 7 Chestnut Grove – It was **RESOLVED** to offer **NO OBJECTION** to the proposal.

DA/2018/0560 – Construction of 9 dwellings at Naseby Road and Gold Street – It was **RESOLVED** to **OBJECT** to the application as follows:-

- The development is inappropriate for the site
- Proposal in breach of the Village Design Statement adopted by DDC
- Removal of the trees subject to the TPO

- Concerns about the ability of cars to reverse on to Naseby Road and the safety of the site in the context of the road upon which is situated
- DDC has no need for any further rural development as stated in the JCS 5 year development plan
- Clipston is a restricted infill village : any development should be small
- On section 3.39 and 4.11 of the application the plan shown within the boundary is incorrect
- On section 3.4 – The statement that Parish Council has made ‘no progress’ with the Neighbourhood Development Plan is incorrect as the Plan is well underway.
- The ability of local people to access the properties is not guaranteed.

DA/2018/0606 – Two storey side extension to side and rear at 4 Naseby Road – It was **RESOLVED** to offer **NO OBJECTION** provided the development is in keeping with the neighbouring properties.

**Decisions :** - DA/2018/0031 – Land off Sibbertoft Road Clipston – Change of use of agricultural land to accommodate a mixed agricultural and game farm use – Granted with conditions

DA/2018/0417 -Listed Building Consent for demolition of outbuilding and construction of single storey rear extension at 4 Harborough Road Clipston – Granted with conditions

#### **16/345 Village Maintenance:**

Mower shed roof repair – Awaited

Overgrown weeds at Church Close – To be removed

Longhold Road crossroads flooded – Awaited

Drain clearance schedule – Awaited

Weskers Close to Kelmarsh Road – footpath overgrown – Awaited

Bassett Way land – The Clerk had obtained a Land Registry plan and would supply further information at the next meeting.

Bin collections around the village – No problems with collections at presents

#### **16/346 Consultations:-**

Future Northants Consultation – Noted

Bus Service Route 59 – New timetable is available and funding is in place until March 2019.

DDC Part 2 Plan – Current consultation open until 5<sup>th</sup> October. **ACTION : Cllr Price to review**

#### **16/347 Correspondence –**

Police correspondence – Noted

Town and Parish Council liaison meeting – Noted

Ultrafast Broadband connection – **ACTION : Clerk to circulate to Village Hall committee.**

NRHA Bungalow in Marecroft – Currently available for rent for residents with a local connection, any interested parties to contact the Clerk

**16/348 Any Other Business (for discussion only, no items can become decisions)**

Cllr Wilford will complete a walk of the village with Gigaclear regarding areas to be made good.

Chris Heaton Harris has a surgery in the village at 2.30-4.30pm on the 30<sup>th</sup> August.

Meeting Closed 8.40pm

DRAFT