

CLIPSTON PARISH COUNCIL

Minutes of the Meeting held on Wednesday 7th January 2015

- Present:-** Councillors. R. Burnham (chairman), Mrs. A. Fellowes M. Fowler , Mrs. H. Weston Paul Hooper T. Price M. Parrott
- Attendees** None
- Apologies:-** District and County Cllr. Mrs. C. Irving-Swift
Cllrs Mrs.C. Kemsley-Pein
- Comments from The Public:-** None
- District and County:-**
a) Please contact if there is anything Cllr. Irving-Swift can help with.
b) The Joint Core Strategy Plan was adopted in December 2014.
c) Please contact if there are any issues with Highways or Police
- Previous Minutes:-** It was proposed and seconded that the minutes of the meeting held on Wednesday 3rd December 2014 be approved and signed.
- Matters Arising:-** None
- Purchase of New Mower:-** Ing Lease no longer take any new business but Bond Finance (01604639666) will be able to advise when more details are known. To be discussed further at the next meeting.
- Street Lighting:-** It was established that several lights will need to be replaced very soon and it was agreed that LED lights would be the most economical and practical solution. The clerk to establish whether the lights can be obtained in different colours eg warm white.
- Finance:-**
1) It was proposed and seconded that the following payments be made.-

CLIPSTON VILLAGE HALL	216	72
EON (LIGHT MAINT) O/N/D	217	142.2
L PARTRIDGE (CLERK SAL.)	218	468.52
L PARTRIDGE (CLERK EXP)	219	44.17

- 2) Transfer £727 from High Interest account to Current account.
- 3) Budget and Precept – The budget was finalised after discussions regarding the purchase of a new mower and confirmation that 40 mercury street lights would have to be replaced in the near future. It was proposed (TP) and seconded (MP) that the precept be increased by £700 to £11,200.
- 4) A Payscale update was received from NALC and it was agreed to pay the clerk the increase in SCP18 as per the clerk's contract.
- 5) Mowing Payment – the clerk has requested £355.84 from NCC.

Planning Applications:-

New Applications:- None

Decisions from DDC:-

DA/2014/0919

23, High Street, Clipston

Two storey rear extension

Planning permission has been granted with the following conditions:-

- 1) Development begun within 3 years
- 2) Development must be carried out in accordance with the submitted plans

DA/2014/0953

Tinkers Hatch 37, Kelmarsh Road, Clipston

Demolition of existing porch and construction of new large porch.

Planning permission has been granted with the following conditions:-

- 1) Development begun within 3 years
- 2) Development must be carried out in accordance with the submitted plans

- 3) External materials must match those in the existing building

DA/2014/0902

The Woodyard, Naseby Road, Clipston

Reserved matters application for construction of 5 detached dwellings with garages (revised scheme - Option 2)

Planning permission has been granted with the following conditions:-

- 1) Development to be carried out in accordance with the submitted plans
- 2) All external materials to be approved by the LPS
- 3) Details of the eaves and verge corbelling and plinth of each dwelling shall be approved by the LPA
- 4) The approved landscape scheme shall be implemented prior to the development, or any phase of the development, being first occupied. All trees shall be retained in accordance with drawing no. SJA180.05.C.. 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 with approval from the LPA. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998 If within a period of five years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans before any equipment, machinery or materials are brought on the site 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 consent of the LPA.
- 5) Prior to first occupation of the approved dwellings a scheme for the maintenance of the areas hatched in red on the approved drawing no. SJA180.05.C shall be agreed by the LPA. The scheme shall include long term design objectives, management responsibilities and maintenance schedules for all areas hatched in red as indicated on drawing no. SJA180.05.C. The development shall be carried out in accordance with the approved scheme.
- 6) Prior to the commencement of the development a plan and elevation indicating the position, design, material and type of boundary treatments to be erected along the southern boundary of the site adjoining the residential curtilage of 'Swallow Brook' shall be approved by the LPA. The approved details shall be permanently retained and maintained.
- 7) The approved location of the buildings on the site and the site level(s) as shown on drawing no. SEA-CLI-007 Rev B shall be checked on site and certified as correct by the applicant and approved by the LPA prior to further works being undertaken on site.
- 8) Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no development shall be carried out which falls within Classes A,B,C,D,E,F of Part 1 of Schedule 2 to the Order without the prior express consent of the Local Planning Authority.

DA/2014/0546

Farm Buildings To Rear Of 1, Kelmarsh Road, Clipston

Outline application with some matters reserved for demolition of existing agricultural building and construction of detached dwelling and garage

Planning permission has been granted with the following conditions:-

- 1) Approval of the details of the layout, scale, external appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the LPA in writing before any development is commenced.
- 2) Plans and particulars of the reserved matters and the landscaping of the site shall be submitted in writing to the LPA and shall be carried out as approved.
- 3) Application for approval of the reserved matters shall be made to the LPA within 3 years.
- 4) The development be begun either before the expiration of 3 years from the date of approval of the last of the reserved matters to be approved.
- 5) The development shall be carried out strictly in accordance with Access drawing no. SP 009 Rev A unless agreed with the LPA.
- 6) No development shall take place until the implementation of a programme of archaeological work has been carried out.
- 7) No development until a comprehensive contaminated land investigation has been approved LPA.
- 8) An appraisal of remedial options concerning any contamination shall be approved by the LPA.
- 9) Remediation of the site shall be carried out in accordance with the approved remedial option.
- 10) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment. (FRA)
- 11) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and agreed in writing by the LPA and the Environment agency.

DA/2014/0790

7A, Weskers Close, Clipston

Outline application for demolition of existing dwelling and construction of two one and a half storey detached dwellings and one detached garage

Planning permission has been granted with the following conditions:-

- 1) Application for approval of the reserved matters (appearance of the buildings and landscaping of the site) shall be made to the LPA prior to development commencing and within 3 years.
- 2) The development shall be begun within two years from the date of approval of the last of the reserved matters.

- 3) Access, layout and scale shall be carried out in accordance with the approved plans.
- 4) The buildings shall not exceed the following height dimensions: Dwelling(s) ridge height – 6.0 metres maximum Dwelling(s) eaves height – 3.0 metres maximum Detached garage ridge height – 5.0 metres maximum Detached garage eaves height – 2.5 metres maximum
- 5) Condition 1 details shall include samples of external materials and full details of the boundary treatment for the perimeter of each plot.
- 6) No development shall be carried out which falls within Classes A, D or E of Part 1 of Schedule 2 to the Order without the consent of the LPA.
- 7) The implementation of a programme of archaeological work to be submitted to LPA.
- 8) The development shall proceed in accordance with the recommendations of the submitted Habitat Survey & Protected Species Assessment.
- 9) No development until full details, including cross sections, of the foundations for the northern-most dwelling have been approved the LPA.
- 10) A Construction Management Plan to be approved by the LPA prior to any works commencing on site, and shall be implemented and remain in place throughout the development. The CMP shall include at least the following matters: Dust, Lighting, Noise, Vibration and Monitoring Arrangements. Construction working hours shall be 8am to 6pm Monday to Friday, with no working on Saturdays, Sundays or Bank Holidays.

DA/2014/0855

Reserved Matters application for construction of 5 detached dwellings with garages (revised scheme)

The Woodyard, Naseby Road, Clipston

The application has been withdrawn.

Other Planning Matters:-

A site meeting will take place between Cllrs. and the developers to establish the boundary by the footpath.

Village Maintenance:-

Kelmarsh Road (just out of the village) – the drain under the road is blocked causing flooding. Highways are monitoring but to be reported as soon as there is a further problem.

Harb. Road (corner of Sibbertoft Road) – poor drainage with the verge continually flooded. Highways are monitoring – could be caused by a spring which may have been uncovered or some other ancient water course?

Naseby Road / Kelmarsh Road crossroads – flooding. Highways not aware of any problem but will monitor.

Bassett Way – weeds growing on the footpath – 704674 – Work instructed

Village footpaths – weeds are growing through 706894 - Work Instructed

Drain on High Street by the church – not taking water and the road around it appears to be breaking up. COMPLETE

Light 34 – reported out of order on 17th November COMPLETE

Sibbertoft / Marston Trussell Crossroads flooding becoming hazardous in icy weather. Clerk to report

Transparency Code:-

The Code is designed to replace the external audit for smaller authorities and is subject to Parliamentary approval. If approved it will come into force in March 2015. There may be funding available to help PC's publish the required information.

Affordable Housing:- A letter was received from Daventry and District Rural Housing regarding available development land in Clipston

Consultations:-

- a) NCC Draft Budget – reply by 20/1/15
- b) NCC Health and Safety Demographic Needs Assessment – No reply

Correspondence:- Forwarded by email:-

- a) Information regarding Naseby's Village Emergency Telephone Scheme
- b) Information regarding the removal of Section 106 agreements from sites of fewer than 10 homes.
- c) November crime report
- d) Planning Issues information from the Parish and Town Council Conference.
- e) Changes to NCC Household Waste Recycling Centres from 1st February 2015.
- f) Police December Update.

At Meeting:-

- a) From Came & Co. – To Grit or Not to Grit
- b) From NALC - District, borough and county councils remain "capped" but it appears unlikely that Parish Councils will be capped.

**Any Other
Business:-**

- c) A Letter from a resident was received requesting that 'Stop' lines are put at the bottom of Buswell Court access as cars leaving the site do not appear to be aware of any vehicles on the bus turning circle and it is becoming hazardous. The clerk to contact NCC.
- d) West Northamptonshire Joint Core Strategy Local Plan (Part 1) has been adopted
- a) Apologies for next meeting:- None
- b) Cllr. Price updated the meeting on a recently attended Town and Parish Liaison meeting.

Meeting closed at 8.15pm