

PAULERSPURY PARISH COUNCIL

Minutes of the Meeting of the Parish Council

held on Thursday 27 November 2014

commencing at 7:30pm in Paulerspury Village Hall, High Street, Paulerspury

PRESENT Mr Barnes (Chairman), Mr Brice (Vice Chairman), Mr Batten, Mrs Sawbridge, Mrs Sawyer, Mrs Bartlett, Mrs Thorburn, Mr Bloomfield, Mr Blackwell, Mr Harvey.

APOLOGIES (reason for absence to be advised)

None tendered.

125/11/14 **MEMBERS' DECLARATION OF INTEREST** *for items on the agenda and update of Interests where required.*

Mrs Sawyer Item 129/11/14a)

Mr Brice Item 129/11/14c)

Mrs Sawbridge Item 130/11/14c)

126/11/14 **TO APPROVE AND SIGN THE MINUTES of 16 OCTOBER 2014 AND 30 OCTOBER 2014**

The minutes of the meeting held on 16 October 2014 were approved signed as correct.

The minutes of the meeting held on 30 October 2014 were amended. Item 114/10/14 to include *Mr Harvey duly signed the Code of Conduct.*

Following this amendment the minutes were approved and signed.

127/11/14 **MATTERS ARISING**

121/10/14 **Report from Mr Barnes on the Recruiting Councillors** briefing event 24 Nov. 2014.

This was a meeting which sought to encourage councils to contact members of the public very widely in order to enlist them in volunteering activities more particularly as parish councillors.

128/11/14 **MEMBERS OF THE PUBLIC AND PRESS**

Three members of the public were present including County Councillor Mr Walker and District Councillor Mrs Barnes.

Mrs Barnes informed the meeting that the Appeal **APP/Z2830/A/14/2225580** Land off Lumber Lane Paulerspury against the refusal decision by SNC had been withdrawn. The proposed Solar Farm spanning Paulerspury, Alderton and Grafton Regis parishes had been

approved by SNC. The continuation of the Appeal hearing **APP/Z2830/A/14/2216712** Land off Grays Lane would be held on 2nd and 3rd December 2014.

Mr Walker informed the meeting that an additional £12 m had been required to address the deficiencies of the “Looked After Children” services. There would be a neutral budget at the end of the year. Library and bus services would not be affected in the forthcoming 2015-2016 budget.

129/11/14 **PLANNING MATTERS**

a) **S/2014/2025/MAF** Towcester Racecourse Company Ltd.
Towcester Racecourse London Road Towcester

Variation of conditions 12 and 14 (S/2012/0544/MAF) to allow the use of the approved greyhound race track and associated lighting for racing up to three times in any calendar week (at least one of which will be Saturday) between the hours of 6:00pm to 11:30pm to between the hours of 10:30am and 11:30pm.

Paulerspury Parish Council **objected** to this application for the following reasons:-

1. To protect the amenities of nearby residents
2. Increased traffic on the Shutlanger Road to the detriment of the residents of Heathencote.
3. Potential extension of public address noise affecting heathencote residents throughout the day.

The full text of the parish Council’s objection sent to SNC is attached to these minutes.

b) **S/2014/2061/ADV** Mr J Heycock United Reformed Church High Street Paulerspury

New freestanding noticeboard at front of church

Paulerspury Parish Council objects to this application in its currently indicated position unless the sign is placed either on the school room wall or at a right angle to the road. The council perceives a hazard if the board is to be read from the road.

c) i. **S2014/2138/FUL** Mr and Mrs J & A Lydon Former Builders Yard, Plumpton End Paulerspury

Construction of 2 no. dwellings, including garages and parking

Although the Parish Council was not opposed to residential development on the site, it objected to this application on the following the grounds:-

1. Loss of neighbour’s amenity
2. Logical equivalence to a tandem development
3. Potential difficulty for large vehicles to manoeuvre in the turning-head space between Plots 1 and 2.

The full text of the Parish Council’s objection sent to SNC is attached to these minutes.

c) ii. **S/20142171/FUL** Mr J George 22 Lumber Lane Paulerspury

Garden room extension to rear

The council had **No Objections** to this application.

d) **S/2014/2140/RES** Mr & Ms Renshaw and Perry, Kingstons Farm Lumber Lane Paulerspury (Plot 3)

Variation of condition 1 of reserved matters application S/2013/1344/RES (Construction of 8 dwellings pursuant to S/2012/0116/OUT) to revise plot 3 to include a garden room

The council had **No Objections** to this application

e) **S/2014/2120/FUL** Mr Robin Riley 110 High Street Paulerspury

2 storey side/rear extensions and front porch

The council had **No Objections** to this application

f) **S/2014/1630/1631/Cond** Mr R Taylor Arch Barn Heathencote Farm Shutlanger Road Towcester

SNC APPROVED

g) **ENFORCEMENT NOTICE**

Land off Grays Close, Paulerspury, Northamptonshire.

The Breach of Planning Control alleged.

Without planning permission, the stationing of a mobile home as a permanent structure for use as an agricultural rest room and intermittent residential occupation.

h) South Northamptonshire Council – Enforcement Policy Consultation

Views to be forwarded by midnight 7 December 2014 Mr Barnes would respond on behalf of the council.

i) TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78 AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

APP/Z2830/D/14/2226556 Ms A Stephenson 35 High Street Paulerspury

Variation of condition 3 (materials) **S/2011/1559/FUL** (side and rear extension) new roof tiles. (Retrospective) Application reference **A/2014/0892/FUL**

Appeal granted.

a) To receive October 2014 accounts, budget position and to approve payment of outstanding accounts.

			£
1907	Anglian Water	Allotment Site supply	60.91
1908	Paulerspury Village Hall	Hall Hire	5.00
1909	M Down	Salary/Mileage/Office	505.68
1910	M Down	Tower Poppy ¹	30.95
1911	Aylesbury Mains	Light 4 Grays Lane repair	65.16

The accounts and budget position and payments as listed above were approved. The council also approved payment of the following cheques.

1912 N J Blackwell	Mowing and village maintenance	£546.00
1913 D Hubbard	Removal of unauthorised waste dump	£60.00
1914 SLCC	Clerk's membership of SLCC	£103.00

b) Internal Audit report. Dr Hooker

Deferred to the 15 December 2014 meeting

c) To consider grants to village organisations.

It was resolved that, having received evidence that the financial affairs of the named village organisations were sound, donations would be made to:

Paulerspury United Reformed Church	-for restoration work	£400 ²
Paulerspury Village Hall	- for general purposes	£300 ³
St James the Great Church	- for restoration work	£400 ⁴

d) To consider work to parish footpaths.

Conditions on footpaths RU25 (across The Warren) and RU 5 (leading from the High Street to Plumpton End) could be improved if some suitable hard core material was deposited. RU 25 would benefit if it were placed in the gateway at the bottom of the hill and RU5 at the entrance to Plumpton End to raise the ground level at that point. Mrs Sarah Richmond-Watson *having previously ascertained details as reported to the meeting prior to the meeting* was in agreement with this proposal. The clerk would contact Mr Wicks, the Rights of Way officer, to ascertain his opinion on the insurance element of this activity.

e) To consider the provision of a flag pole and flag/flags.

It was resolved that five flags would be purchased using the Flag Pole earmarked reserve (£200.00) for the sum of £196.30. The flags would be flown on Saints' Days, the Queen's

Deleted: four

¹ War Memorials Act 1923, ss1

² Parish Councils Act 1957 Pt.1 s.2

³ LGA (Misc Provs) Act 1976 s.19 (3) (a)

⁴ Parish Councils Act 1957 Pt.1 s.2

Birthday and any other Nationally important event. Mr Andy Bartlett and Mr Nigel Brewer would be responsible for raising and lowering the flags at the appropriate times.

f) To consider the budget and Precept for 2015-2016

The budget was considered in depth. Additional figures were applied for ratification at the next meeting of the parish council. Future expenditure on a printer would be considered at a further meeting

g) To consider the forthcoming Automatic Enrolment compulsory pension scheme

This issue was not of immediate concern so would be addressed at a further meeting

131/11/14 **CORRESPONDENCE**

a) Northamptonshire County Council. "Superfast Northamptonshire" broadband fibre roll out. Notices posted on noticeboards.

132/11/14 **SPINALLS FIELD**

a) To inform the Council of any issues raised via the inspection reports – see Inspection Reports File

Molehills had been observed on the field. Their removal would be effected.

b) To consider the valuation of Paulerspury War Memorial for insurance purposes.

The council resolved that the current insurance valuation of £62,043 was sufficient.

c) To consider the Annual Risk Assessment Inspection 2014/2015.

Items for consideration.

i) 2 new shackles to be purchased for the infant swings and the remaining shackles to be painted.

ii) Cable ties had been purchased and affixed to the goal posts to retain the goal nets.

d) To confirm the December 2014 inspection rota. 30/1 SS, 7/8 MH, 14/15 EB, 21/22 RB, 28/29 AH

Rota confirmed.

133/11/14 **ROAD MATTERS**

a) To record actions taken by the clerk.

AOne+ had been asked to ensure the removal of the large quantity of road signage left behind on the A5 and on surrounding approach roads to the parish following the recent local re-surfacing of the A5. This had been partially successful.

5 bags of assorted empty spirit bottles and beer cans had been removed, also several containers of motor oil from passing places on Westy Road.

16 illegally dumped tyres had been removed by SNC from Plumpton End road verge.

2 potholes on Plumpton End reported for repair.

The clerk would contact Northamptonshire County Council to ensure that the hedge adjacent to Pury Quarry was cut back adequately. Paulerspury Parish Council had asked the quarry owners (letter dated 30 September 2014) to trim back the overgrowth. Currently buses, due to the extended mirrors now in use, were forcing car drivers to mount the verges when these vehicles meet.

134/11/14 **ALLOTMENT SITE.**

a) To confirm the contract for maintaining the hedge.

The council resolved to accept the quote £720 + VAT from Mr Hutchings of W J Hutchings & Sons.

b) To consider the purchase of a locking device for the main entrance gate to the site and the subsequent provision of a pedestrian side gate for the site.

The clerk was instructed to purchase a lock (£16.50) and a chain (£14.99). Mr Blackwell's quote of £216.00 for the erection of a pedestrian gate to the allotment site was accepted.

c) To resolve two allotment tenancy changeovers

The two available allotments would be offered on a first come first served basis to the two current allotment holders who had expressed a wish to change their plots. The clerk would then contact the next two allotment applicants.

135/11/14 **MATTERS FOR URGENT ATTENTION AND FOR THE NEXT MEETING**

15 DECEMBER 2014 PAULERSPURY VILLAGE HALL 7:30 pm

The meeting closed at 10:23 pm

ATTACHMENTS.

127/11/14

Mr Batten was informed that, in submitting written information to South Northamptonshire Council's on-line planning register in relation to a planning application,

1.anything (subject to a maximum of 1000 characters) typed into the 'Comments' box, would be scanned and put into the public domain exactly as typed, as would an uploaded attachment exceeding the 1000 character limit but

2. any text sent in an attachment to an email to the designated address (currently development.management @ southnorthants.gov.uk), would be redacted in respect of personal details such as phone numbers, email addresses or signatures. This route could be subject to delay in the information being considered by SNC and it is not guaranteed always to be redacted in every respect.

Useful information about making comments on SNC's website can be found at:-

<http://www.southnorthants.gov.uk/Servicepage485-3.htm>

District Councillor Mrs Barnes offered to follow-up this issue with SNC.

129/11/14 a) **SNC Planning Application No S/2014/2025/MAF** Towcester Racecourse Company Ltd.Towcester Racecourse London Road Towcester

Variation of conditions 12 and 14 (S/2012/0544/MAF) to allow the use of the approved greyhound race track and associated lighting for racing up to three times in any calendar week (at least one of which will be Saturday) between the hours of 6:00pm to 11:30pm to between the hours of 10:30am and 11:30pm.

Paulerspury Parish Council **OBJECTED** to this application to extend the operating hours of the greyhound race track earlier in the day than 6 p.m. for the following reasons.

SNC (LPA reference S/2012/0544/MAF) restricted the operating times to evenings only (6:00 pm - 11:30 pm) in order to protect the amenities of nearby residents and to comply with Policy G3 of the Local Plan (the 1997 Plan). As Policy G3 is a Saved Policy, Paulerspury Parish Council would ask that you continue to uphold this opinion for this application also.

Traffic counts have been carried out by residents of Heathencote on the Shutlanger Road. Traffic numbers recorded (the total in both directions) between the hours of 17:00 and 18:00 were 271 on 20 November 2014 and 294 on 21 November 2014. It was therefore a matter of great concern to Paulerspury Parish Council that all the race traffic would enter and leave the greyhound race track via the Shutlanger road. This extra traffic added to the observed early evening peak period flow, would put an unacceptable traffic load onto this very narrow and winding road, further inconveniencing Heathencote residents.

Paulerspury Parish Council had recently completed working with Northamptonshire County Council to gain a 40 mph speed limit, such were the already existing concerns for this road. Residents of Heathencote inform us that, given the nature of the bends on the stretch of road between the A5 and the race course entrance, many car incidents required a local farmer to haul out the unfortunate driver's car from his field boundaries. Frequently the fences were broken resulting in animals roaming freely on the road.

Noise from the Tannoy system during horse-race meetings was an existing irritant for residents in Heathencote. If this sound system was to be used during the greyhound race meetings, there would be noise intrusion not only during the currently approved evening period but also extended throughout the day (including the Saturday in every racing week), potentially from 10.30 a.m. This was a further reason for objection to the applied-for extensions of track opening hours.

**129/11/14/c) SNC Planning Application No. S/2014/2138/FUL
Former Builder's Yard, Plumpton End, Paulerspury**

Paulerspury Parish Council **OBJECTS** to this application, essentially in respect of the proposal for Plot 1, for the following reasons:-

1. The position and associated geometry of the 2-storey part of the Plot 1 dwelling due south of the rear of the adjacent property, Woodstock, would appear to compromise the current amenity enjoyed by Woodstock. In particular, there would seem likely to be substantial loss of light, for a considerable daily time period, to Woodstock's conservatory and general rear aspect.

There are two recent local precedents, on similar grounds, for refusal to permit such development. The relevant planning references for these are:-

a) S/2010/0767/OUT. Reason 2 for refusal includes the statement "In this instance the proposed layout would have an unacceptable adverse impact on the amenities of the adjacent dwelling at Hillcrest by reason of loss of light to the principal front windows".

b) S/2013/1012/FUL. Reason 3 for refusal states that "By reason of the orientation, proximity, siting and mass of the proposed property (as seen from the side) the development would have a detrimental overshadowing and overbearing impact to the rear facing windows and the most utilised portion rear garden (closest to the property) of 32 High Street. As such the development results in a poor standard of amenity to the occupiers of the adjacent building and land at 32 High Street. Thereby the development is contrary to policy G3 [D] of the South Northamptonshire Local Plan (1997) and the Core Principles (point 4) of the NPPF".

Notwithstanding the similarity of these precedents to the present proposal for building on Plot 1, it is curious that the Planning Policy Statement accompanying the application states in its paragraph 2.4, bullet point 4 (with reference to Policy G3, criterion d), that "the development will not harm the amenities of any neighbouring properties in view of the distances between the proposed buildings and existing buildings and the design which ensures that there will be no overlooking or loss of sunlight or daylight as a result of the development". That is a matter of opinion rather than fact with which the Parish Council does not agree.

2. South Northamptonshire Council's Supplementary Planning Guidance entitled "BACKLAND AND TANDEM DEVELOPMENT IN RESIDENTIAL AREAS", dated March 2004, states in paragraph 1.4 that "Tandem development is not permitted by the Local Plan.....". Figure 2 of that document shows what is meant by tandem development.

Although the dwelling on Plot 1 does not as yet exist, logic suggests that, were the proposal approved as currently applied for, the net effect would be the same as allowing the kind of tandem development expressly ruled out by paragraph 1.4 and the accompanying Figure 2.

3. The scale of the application's PROPOSED MASTER PLAN and its sketched HGV turning swept path does not permit definitive statements, but it would appear that it would be very difficult, if not impossible, for emergency and refuse vehicles to turn between Plots 1 and 2 if one, or two, vehicles were parked outside the front of the double garage on Plot 1 – as may well be the case.

The Parish Council is not opposed to residential development on this site but feels, for the foregoing reasons, that a less ambitious design might be better suited to the features of the site and of those adjacent to it.

5 December 2014