

PAULERSPURY PARISH COUNCIL

Minutes of the Annual Meeting of the Parish Council

held on Thursday 29 May 2014

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

PRESENT: Mr Barnes, Mr Brice, Mr Lydon, Mrs Thorburn, Mr Bloomfield, Mrs Sawyer, Dr Hooker, Mr Batten,

APOLOGIES

Apologies were received from Mrs Bartlett, Mrs Sawbridge and accepted. Mr Blackwell had sent his apologies which had been acknowledged after the meeting.

None received from any members of the public or press

1A/14 ELECTION OF CHAIRMAN

Mr Batten, seconded by Mr Bloomfield, proposed Mr John Barnes for this position. There being no other nominations Mr Barnes was duly elected as chairman.

2A/14 SIGNING THE DECLARATION OF OFFICE AND UNDERTAKING TO OBSERVE THE CODE OF CONDUCT BY THE CHAIRMAN.

Mr Barnes signed the Declaration of Office and the undertaking to observe the Code of Conduct.

3A/14 ELECTION OF VICE CHAIRMAN.

Mr Barnes, seconded by Mrs Sawyer, proposed Mr Brice for this position. It was resolved that Mr Brice would be Vice Chairman.

4A/14 TO RE-AFFIRM THE RESPONSIBLE FINANCIAL OFFICER.

It was resolved that Mrs Down would be the Responsible Financial Officer.

5A/14 TO CONFIRM BANK SIGNATORIES.

The council would continue its banking arrangements with the NatWest Bank, 173 Watling Street West, Towcester and the mandate for three signatories, (two councillors and the RFO) would continue as required by our Standing Orders. Mr Barnes, Dr Hooker, Mr Batten, and Mr Brice would continue to be the nominated councillors.

57/5/14 **MEMBERS' DECLARATION OF INTEREST** *for items on the agenda and update of Interests where required.*

Mr Lydon Item 61/5/14 c)
Mr Batten Item 61/5/14 c)
Mrs Sawyer Item 61/5/14 b)

58/5/14 **TO APPROVE AND SIGN THE MINUTES OF 24 April 2014**

The Minutes of 24 April 2014 were approved and signed as a true record

59/5/14 **MATTERS ARISING**

46/4/14 **Erosion of grass verges and the expedition of the Northamptonshire County Council Mowing Contract**

Response from Mr Dadswell, Northamptonshire Highways Officer still awaited.

48/4/14 g) **Proposed Lighting Plan for Kingstons Farm, Lumber Lane**

The lighting plan, as amended by the Parish Council, had been agreed by Mr Brazier, the developer's lighting consultant

60/5/14 **MEMBERS OF THE PUBLIC AND PRESS**

Five members of the public were present including District Councillor Mrs Barnes.

Mrs Barnes gave notice of two forthcoming Appeals.

Appeal reference APP/Z2830/C/14/2215193. Application reference A/2014/0681/EN
Land off Grays Close, Paulerspury.

Siting of a mobile home as an agricultural rest room and intermittent residential occupation. Representations to be received by 1 July 2014

Appeal Reference APP/Z2830/A14/2216712. Application reference **A/2014/0006/MAO**
Land off Grays Lane Paulerspury
Residential development of up to 14 dwellings and estate road (Outline).

This appeal would be determined on the basis of an **inquiry** to be held provisionally starting 23 September 2014. Representations to be received by 19 June 2014.

The Keep Paulerspury Parish Rural (KPPR) group would be leafleting the village to inform residents of a meeting to be held at Paulerspury United Reformed Church to discuss this appeal.

Mrs Barnes advised those present of a 72,000 panel 70 acre solar farm application currently under consideration for Wicken parish.

A resident of Tews End Lane expressed the concerns of residents of Tews End Lane about the volume of water cascading down the lane from an adjacent field. This water was eroding the verges which were being further damaged in their softened state by cars using them to pass each other.

The clerk was instructed to contact Northamptonshire County Council, Highways, for a solution to this problem. Also this was an historic Hollow Way which needed protection.

61/5/14 **PLANNING MATTERS**

a) **S/2014/0613/FUL** Mr J Hedges Jonnic Westy Road Pury End

Extension to the side/rear to include raising the roof to create first floor with dormer windows.

Paulerspury Parish Council had **No Objections** to this application but had concerns about the large amount of flat roofing resulting from the design.

b) **S/2014/0582/FUL** Mr R Taylor Arch Barn Heathencote Farm Shutlanger Road Towcester (Paulerspury parish)

Conversion of barn to two holiday lets

Paulerspury Parish Council had **No Objections** to this application but would like to see the detailed treatment of the arches which would be seen from the road contrary to a statement within the application.

c) **S/2014/0668/FUL** Mr and Mrs P & R Jaye Land at Manor Farm Careys Road Pury End

One dwelling and annexe and ancillary outbuildings.

The Parish Council had been consistent in objecting to any application for development outside the Village Confines. This application was outside the existing confines and therefore a similar objection was submitted. However, the Parish Council was aware that revision of all village confines was being undertaken by S N C and in preparation for a formal consultation, the Parish Council had considered revisions of the Paulerspury and Pury End confines. The Parish Council was likely to be proposing that this particular site should be inside any revised confines.

It may be a matter of semantics but the application stated that the proposed new dwelling complex would occupy 80% of the footprint of the existing farm buildings to be demolished. However it appeared that this figure referred to the ratio of the internal floor areas of the proposed and existing buildings. According to the plans provided with the application, the actual footprint of the proposed building extended outside that of the existing one.

d) **S/2014/0682/AGD** Mr N Taylor Pury Hill Farm Pury Road Paulerspury

Agricultural store and workshop FOR INFORMATION ONLY

e) **2014/0433/FUL** Mr P Taylor 17 Careys Road Pury End

Single storey timber outbuilding

SNC APPROVED

f) **S/2012/0154/MA** Land off Grays Close, Paulerspury

Construction of 10 houses. **SNC APPROVED**

Pursuant to Section 106 Town and Country Planning Act 1990 as amended and all other powers enabling. Responsibility for future maintenance of site.

Paulerspury Parish Council confirmed that it did not wish to take on the responsibility for the perpetual maintenance of the proposed hedge to the north-western (field) boundary of this site.

g) **S/2014/0311/TCA** Easton Neston Racecourse and Allotment gardens
Towcester

T1 - Horse Chestnut, Test with Picus, T3 - Ash, Fell, T8 -Beech, Fell, T22 - Sycamore, fell,
T23 & T24 -Sycamore, Sever ivy

SNC APPROVED

h) **S/2014/0411/NMA Ref. S/2013/1040/FUL** Mr R Fearn 24 Tews End Lane Paulerspury

Non-material amendment to **S/2013/1695/FUL** & **S/2013/1040/FUL** (first floor and rear extensions) to include a sun pipe and reduce width of a window. **SNC APPROVED**

i) **S/2014/0303/RES** Francis Jackson Homes Kingstons Farm Lumber Lane
Paulerspury.

Reserved Matters application for 8 dwellings (revision to **S/2013/1344/RES**) & pursuant to (**S/2012/0116/OUT**)

SNC APPROVED

j) **S/2014/0294 FUL / 0295 LBC** Ms Jill Fechtmann 1 Lower Street Pury End

External works comprising single storey rear extension with window & door alterations.
Various alterations to the internal layout to include a new balanced flue.

SNC APPROVED

k) **S/2014/0339/OUT** Abbeymill Homes Ltd. Land off Lumber Lane Paulerspury

Three dwellings (outline)

SNC REFUSED

l) **APPEAL A/2014/0006/MAO** Mr D Richmond-Watson Land off Grays Lane Paulerspury

Residential development of up to 14 dwellings and estate road (Outline).
Reference APP/Z2830/A14/2216712

Paulerspury Parish Council would be responding to this Appeal

m) Homestead Solar Farm - Community Benefit

To consider the provision of a community benefit fund for the full 30 year life of the installation.

This offer, £5,000 per annum, was accepted subject to the project receiving planning permission.

62/5/14

FINANCE

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

			£
1865	Paulerspury Village Hall	Hall Hire	17.00
1866	NCALC	Membership and Audit Fee	395.72
1867	D J Hubbard	Allotment water installation	749.63
1868	Anglian Water	Allotment water supply	2.97
1869	M Down	Salary/Mileage/Office	510.44

The accounts and budget position were approved. Payments, as listed, were approved for payment also payment to Mr Blackwell (Cheque No. 1871 in the sum of £745.26) for mowing. Cheque no 1870 also approved – minute AGM **6A/14**.

It was also resolved to renew the subscription to the South Northants Area Support Team in the sum of £10.00 (cheque no 1872).

b) To approve Section 1 and Section 2 of the Statement of Accounts 2013 -2014 and to consider and approve the assurance report (to be read in conjunction with Section 4 of the Annual report) of the Internal Auditor.

The council resolved to approve Section1- Accounting statement and confirmed Section 2 - Annual governance statement for the year 2013-2014. These were signed by the Chairman, Mr Barnes and the Responsible Financial Officer, Mrs Down.

The notice advising that the accounts were available for public scrutiny had been placed on the village noticeboard on 5 May 2014.

The audit had been successfully completed and no issues had been raised regarding the

accounts by the Internal Auditor, Mrs Isaacs

c) To appoint Internal Control for year 2014-2015

Dr Hooker was confirmed as Internal Control for the year 2014-2015

d) To consider quotes received for repair and maintenance work as identified in the Annual Risk Assessment 2014.

i) Various minor maintenance works.

The clerk was instructed to make enquiries as to the council's insurance position when tenders for minor works were being sought. This item was therefore deferred to the meeting to be held on 26 June 2014

ii) Repairs to the Allotment Ground boundary fence

In the absence of Mr Blackwell this decision was deferred to the meeting to be held on 26 June 2014.

63/5/14 **CORRESPONDENCE**

a) To consider the application to the New Homes Bonus Scheme by Paulerspury United Reformed Church

Paulerspury Parish council supported this application.

b) To consider promotion of the lottery-funded Village Networks project

The clerk was instructed to ask Mr King to contact the editor of the Village Newsletter and the Village Website master to promote this topic.

64/5/14 **SPINALLS FIELD**

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

Cable ties to be attached to the bars above the swings to deter pigeons.	Mr Blackwell
Holes in senior swing base to be repaired	Mr Blackwell
Litter bin to be purchased and erected near the basket ball area	Clerk and Mr Blackwell
The top of the "No Dogs" sign in the vicinity of the basket ball area to be rotated so that it faces into the garden of the Barley Mow.	Mr Blackwell

b) To confirm the June 2014 inspection rota. 1/2 NB, 8/9 JB, 15/16JS, 22/23/SB, 29/30 BL

The rota was confirmed.

65/5/14 **STANDING ORDERS**

To consider the adoption of the new model Standing Orders

See minute **10A/14**

66/5/14 **ROAD MATTERS**

a) To record actions taken by the clerk.

Mr Batten and the clerk had met Mrs Helen Howard, Community Liaison Officer, NCC, to discuss the A5/Grays Lane egress and access difficulties. Mrs Howard concluded that it may be possible to move the white central line approximately one yard in a southerly direction which would provide a wider section for vehicles heading north whilst vehicles heading south were waiting in parallel. Discussions were required between NCC and AONE+ to determine responsibility for this section of road.

Potholes in Lumber Lane and Stony Hill had been reported. The clerk had also requested the removal of the broken signage Cowpastures/Westy Road junction.

b) To consider the results of the traffic survey recently undertaken at the Grays Lane/A5 junction. Mr Barnes

Mr Barnes gave his preliminary summary to the meeting. Further work was required to complete the data interpretation.

c) To consider the cost and position of “dragons teeth” within the parish

Areas which could be considered by NCC were;

- The entrance corner of Fairfield/Lumber Lane – this would also have the added advantage of protecting pedestrians.
- Spinalls Field frontage to the High Street
- Corner of Church Green/High Street – opposite College Row

Placing reflectors on these posts would be at the discretion of the Parish Council as they were not obligatory.

67/5/14 **MATTERS FOR URGENT ATTENTION AND FOR THE NEXT MEETING**

- Mr Bloomfield raised the issue of the Westy Road hedge situated adjacent to the Quarry.
- The clerk requested that Mr Blackwell be asked to remove a spike of metal which had surfaced in the ground at the entrance to the parish allotment site.
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The meeting closed at 9:47 pm

APPEAL UNDER SECTION 78 TOWN AND COUNTRY PLANNING ACT 1990

Land off Grays Lane, Paulerspury, Northants

Appeal Reference: APP/Z2830/A/14/2216712

SUBMISSION ON BEHALF OF PAULERSPURY PARISH COUNCIL

19th June 2014

Background

1. Paulerspury Parish Council represents all of the residents of the Parish of Paulerspury. The parish contains the village of Paulerspury itself, the smaller one of Pury End, the hamlet of Heathencote and isolated dwellings spread through what is essentially still a rural area. The full Electoral Register for 2013-2014 showed a total of 869 registered electors for the parish, of whom 637 live in the village of Paulerspury.
2. The Parish Council was consulted at the time of the original application [South Northamptonshire Council reference no. S/2014/0006/MAO]. A copy of the Parish Council's letter of objection to that application, dated 31st January 2014, is attached to this appeal submission.
3. The Parish Council continues to object to the application and the reasons set out in the attached letter remain extant, though some amplification of them may be helpful.

Further comments to the original objection letter

4. Reference was made to the Paulerspury and Pury End Village Design Statement [VDS]. This was produced by residents in the parish in 2004 following extensive consultations. There has since been no objection raised to the content of this document which was approved and accepted by the Parish Council. Furthermore, it has been adopted by South Northamptonshire Council [SNC] as a supplementary planning document.
5. Principle 1 of the VDS states "Any development that seeks to increase the size of the village by breaking through the existing village confines or adversely affects the rural nature of the surrounding countryside will not be acceptable". The Parish Council, as a consultee on all planning applications in the parish, has consistently objected to any proposed development outside the confines, including applications that fall within the scope of South Northamptonshire Council's Interim Rural Housing Policy.
6. The Parish Council is aware that the scope of village confines is up for consideration as part of the preparation of the new Local Plan. This Parish Council accepts the principle of village confines and will argue for their retention throughout the District as and when this question is raised.
7. Item 2.11 of the Supporting Planning Statement, December 2013, Ref. LW/R40 (included with the original application) states that "The site is within walking distance of the shops and community facilities within the village". There is only one shop, which is part of the petrol

filling station on the periphery of the village. Community facilities are all located at the other end of the village, not within easy walking distance for the elderly or young families.

8. Item 2.12 of the same document refers to a “good bus service”. There is an hourly service through the village in both directions. It does not operate in the evening or on Sunday. In the opinion of the Parish Council, this could not be described as a “good” bus service.
9. Section 4 of the VDS asks for a Certificate of Compliance to be completed and to accompany any application. No such document was included at the time of the application.
10. Reference is made in the Supporting Planning Statement (LW/R40) to an Appeal Decision dated 25th August 2011, Appeal Reference: APP/Z2830/A/10/2141571, Land off Grays Lane, Paulerspury. This was an application also for fourteen houses on a site close to the one that is now under consideration. The Appeal was dismissed. In Item 7 of the decision notice from the Planning Inspectorate, the Inspector concluded that the proposal would “extend the village in to the countryside in a way that would change the character and appearance of the locality to a marked degree”. In Item 8 of that notice it was concluded that “the development overall would create a somewhat suburban character”. The Parish Council considers that these conclusions apply similarly to the application whose refusal by SNC is now being appealed.

Additional comments relevant to this appeal submission

11. The residents of Paulerspury, and the Parish Council on their behalf, have not been averse to some development in the parish. Development has occurred recently as infill within the confines. It has included extensions to, and demolition and rebuilding of, existing properties, 14 dwellings (reduced on appeal from the 21 originally applied for) on the site of the former kennels of the Grafton Hunt and 8 houses currently under construction on what was formerly Kingston’s Farmyard.

In addition, the Interim Rural Housing Policy [IRHP] of SNC (2009), put in place to adjust what was judged to be an insufficient land supply in the District at the time, gave an indicated figure of 15 dwellings to be constructed outside the Paulerspury village confines. The figure of 15 was calculated as 5% of the 300 dwellings, then the housing stock in the village. In the event, 17 dwellings have already been built or have received approval under the interim policy.

12. The adoption of the emerging Joint Core Strategy [JCS], set up to guide the strategic development of the local authorities of South Northamptonshire, Daventry and Northampton Borough, has been delayed. This delay is largely over concerns about SNC’s available land supply. This land supply has now been stated by SNC (12th June 2014) to be 6.2 years.
13. It has long been SNC’s policy not generally to allow development outside the confines of most of its villages or, for the smallest ones, in open countryside (at least since its 1997 Local Plan and currently embodied in ‘Saved Policy’ H5 of that plan).

The emerging JCS and its consequent SNC Local Plan is directed towards a continuation of this policy, coupled with a detailed review of each settlement’s confines. In addition, it is SNC’s indicated intention to concentrate substantial development, which is likely to be primarily of an urban nature, in the market towns of Towcester and Brackley.

14. Inspectors hearing previous appeals for developments in the District outside village confines have said (in their decision notices) that they have given weight to ministerial statements about the interpretation of the National Planning Policy Framework [NPPF], even before the latter was formally put into operation.

In the same vein, recent statements from the Communities Secretary, Eric Pickles, as reported in the national press on 14th June 2014, suggest a change in the way the government thinks that elements of the NPPF should be interpreted. Mr Pickles was quoted as saying “We’ve always been a green and pleasant land and we must stay that way, preserving the best of our countryside and other green spaces”.

15. The same press coverage also contained the quotation from Mr Pickles that “It makes more sense to have new homes in existing urban areas, where people have easy access to the jobs, shops, transport and service on offer”.

Apart from the occasional ‘infill’ development allowable under SNC’s existing and intended policies, any substantial ‘estate-type’ development in Paulerspury is likely to cut across Mr Pickles’ views. The dwellings which are the subject of the current appeal would mean that their occupants would not have easy access to employment, shopping, services and leisure facilities. They would almost certainly use their own vehicles for such access – because that is what most of the existing residents do. In doing so, such new residents would add to the traffic congestion occurring at certain times of the day and would have an adverse effect on the government’s policy of reducing vehicle exhaust emissions.

16. Traffic congestion in and adjacent to Paulerspury has been of concern to residents for some years. There are two main aspects to this:-

1. Obstruction by vehicles parked on the highway usually because of lack of sufficient off-road parking space and
2. Access to the A5 especially at peak times in the morning and in the early evening.

The current application for 14 houses is likely to generate more traffic from residents, their visitors and delivery vehicles – contributing both to parking on the site and in the matter of access to the A5.

Although it is only an indicative site plan at this stage, the proposed parking arrangements look to be insufficient. Garages are only 40% likely to be used for vehicles and there is much ‘tandem’ off-road parking shown. Such tandem parking is often found to be inconvenient, which leads to vehicles being parked on the highway. In the proposed plan, such overflow parking would have a congestive effect on the estate road and, more seriously, possibly on Grays Lane itself.

There is also potential interference from the site and its access with the Grays Lane lay-by serving the bungalows opposite. This lay-by is used for some permanent parking but chiefly for off-road parking for carers and other visitors to the residents of the bungalows.

17. A traffic survey was carried out by the Parish Council on 5 successive weekdays in May 2010 during the peak traffic periods from 7 a.m. to 9 a.m. and from 5 p.m. to 7 p.m. The basic data recorded were traffic flows in 5-minute intervals in both directions along the A5 and delays to vehicles waiting to gain access from Grays Lane into the A5 traffic streams.

A second similar survey was carried out recently in May 2014, primarily for comparative purposes. The complete analysis for 2014 is not yet available but the results may be of interest during the appeal hearing.

19th June 2014

