

PAULERSPURY PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on Thursday 28 November 2019

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

PRESENT: Mr Baker (Vice Chairman), Mr Barker, Mrs Fish, Mrs Graham, Mrs Sawbridge, Mr Bloomfield, Mr de Courcy-Ireland, Mrs Westall and Mr Westall.

142/11/19 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mrs Sawyer (Chairman) and Mrs Gee. These were accepted by the Council

143/11/19 **MEMBERS' DECLARATION OF INTEREST** *for items on the agenda and update of Interests where required*

Mr and Mrs Westall Item 147/11/19 e) Mr de Courcy-Ireland Item 147/11/19 e)

144/11/19 **TO APPROVE AND SIGN THE MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON 30 October 2019**

The minutes of the above meeting were approved and signed as correct.

145/11/19 **MATTERS ARISING ON THE MINUTES**

None raised.

146/11/19 **MEMBERS OF THE PUBLIC AND PRESS**

Comments are welcome from those attending the meeting. The total time allowed for this item is 15 minutes with a maximum of 3 minutes per speaker. Further public comment during the meeting is permissible only at the invitation of the Chairman.

39 members of the public attended the meeting including County Councillor Mr Walker and District Councillor Mrs Barnes.

Mr Walker said the 2017/18 Northamptonshire County Council budget had been agreed by auditors KPMG. He reminded those present about the forthcoming 2020 elections.

Mrs Barnes said that she had visited the site in Leicestershire where rubbish collected in South Northamptonshire was recycled. Some residents were not adhering to the correct recycling processes. SNC would be making efforts to address this.

Questions relating to Application S/2019/2202/MAO were then addressed.

a) **S/2019/2202/MAO** Rainier Developments. Land rear of 27 High Street Paulerspury

Demolition of the existing buildings; erection of up to 37 dwellings, a new vehicular access off High Street, public open space, landscaping and associated works. (outline)

Paulerspury Parish Council **OBJECTED** to this application. See comments attached.

b) **S/2019/2203/FUL** Mr and Mrs Lydon The Old Dairy Careys Road Pury End

Single storey orangery in enclosed courtyard, addition of rooflights and chimney (Retrospective)

Paulerspury Parish Council had **NO OBJECTIONS** to this application.

c) **S/2019/2108/FUL (2107 LBC)** Mr Cassian Pasqua Heathencote Lodge Shutlanger Road Heathencote

Side extension to existing dwelling. Internal alterations to include conversion of garage to living accommodation. New car port. Replacement vehicular & pedestrian gate to site entrance. Block up existing gate to west of site

Paulerspury Parish Council had **NO OBJECTIONS** to this application.

e) **S/2019/2089/FUL** Mr R Bunting Paulerspury Primary School. High Street. Paulerspury

Proposed single storey infill extension and change of window to door on the West elevation.

Paulerspury Parish Council had **NO OBJECTIONS** to this application.

f) **S/2019/2179/TPO** Mrs L Hutchinson 11a Grays Lane Paulerspury

T1 Sycamore tree crown reduction 2 metres.

Paulerspury Parish Council would ask that in supporting this application the proposed 2 metre crown reduction is inclusive of the amount previously removed without permission and therefore does not reduce the crown by more than 2 metres when pruning takes place.

The Parish Council would also ask that the tree be pruned by a qualified arboriculturist who would be monitored by the Tree Officer for South Northamptonshire Council.

g) **S/2019/1447/FUL** Mr S Osborne Land to the rear of 1 The Green Paulerspury
Single dwelling and garage **SNC APPROVED**

a) To receive October 2019 accounts, budget position and to approve payment of outstanding accounts.

Chq. No	Payee	Account details	£
2411	M Down	Broad Band and Telephone (6 mths)	176.06
2412	M Down	Salary/Office/Mileage	660.52
2413	Paulerspury Village Hall	Hall Hire	18.00
DD	TG & P	Electricity Supply	134.34
2414	Paulerspury URC	Hall Hire	12.00
2415	SLCC	Clerk's Membership	126.00
	N J Blackwell	Mowing – to be confirmed	
	DNH Contracts	Dog Bin Service – to be confirmed	

The Council resolved to approve the October accounts, budget position and payment of outstanding accounts.

b) V E Day To consider possible events.

This event would be promoted in the next Newsletter and suggestions for activities sought.

c) Election - to consider May 2020. Considered.

d) Fields in Trust Subscription. To consider a donation.

£35 would be added to the Annual Subscription (£65)

e) 2020-2021 To consider budget requirements.

The clerk presented an account of all the requirements for the year 2020-2021. The Parish Council resolved that a precept of £25,500 was required for the purpose of meeting the expenses for the year 2020-21.

149/11/19 **CORRESPONDENCE**

a) Consultation on proposed school admissions arrangements for September 2021. 22 December. No comment.

b) Consultation on the Northamptonshire County Council Budget for 2020-2021. 24 December No Comment.

150/11/19 **SPINALLS FIELD**

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

b) To confirm the December 2019 inspection rota 1/2 SS, 8/9 JG, 15/16 E. de C I, 22/23 RB, **29/30 EB**. Rota confirmed

c) Tree inspection report. Awaited

- d) To consider the senior swings wet pour quotes. Awaited
- e) To consider replacing a tree adjacent the ditch. A sorbus had been suggested.

151/11/19 **ROAD MATTERS**

- a) To record actions taken by the clerk.

Some potholes have been filled in within the parish.

- b) Lamp post inspection report. For the next meeting.

152/11/19 **ALLOTMENTS**

- a) To consider the allocation of two plots.

The vacancies had been advertised in the Newsletter. The three applicants currently on the waiting list were all from outside the village. The Parish Council resolved that despite this fact

it would be better to let the plots for cultivation rather than leave them fallow.

153/11/19 **VILLAGE HALL REPRESENTATIVE REPORT**

Mrs Sawbridge

Nothing to report.

154/11/19 **CHAIRMAN'S BRIEF TO THE NEWSLETTER AND WEBSITE**

To consider items for inclusion. – Advertise the VE Day 2020.

155/11/19 **MATTERS FOR URGENT ATTENTION OR FOR THE NEXT MEETING**

To consider applying for double yellow lines in the region of 32 -28 High Street and East and West Tithe Lodge, High Street. Paulerspury.

MONDAY 9 DECEMBER 2019 PAULERSPURY VILLAGE HALL 8.00pm

Land rear of 27 High Street. Paulerspury.

Paulerspury along with many other villages in South Northamptonshire saw a great surge in house building during the 1960's. In order to protect the heritage and local environment the then District Council sought to curtail development by drawing a confine boundary around existing built-up areas outside which new building would not be considered. Paulerspury was considered to be worthy of building limitation which has in the main served to retain the linear style with only small developments occurring as adjuncts to this. This site lies completely outside the village confine and is therefore in contravention of the Paulerspury and Pury End Village Design Statement (VDS) and Saved policy EV2 of the Local Plan. No exceptions to Saved policy H6 can be justified.

Principle 1 of the Village Design Statement states: "Any development which seeks to increase the size of the village by breaking through the existing village boundary or adversely affect the rural nature of the surrounding countryside will not be acceptable". Paulerspury Parish Council has been consistent in its opposition to any development outside the confines and continues to oppose such developments. The scale of this development indicates a lack of acceptance that Paulerspury is a rural settlement.

The District Council also drew up maps to identify significant features in villages. Given its linear style and its infill status many gaps along the core of the village were being filled in. South Northamptonshire Council designated the one remaining space an Important Open View and therefore hopefully protected it. This Open View is situated across the land now being considered for development.

This gap affords good views over the open countryside and provides an important contrast to the surrounding built environment. It also compliments the setting of the village when seen from outside. To build houses on this site would block that view.

The Government's policy (Planning Policy Guidance Note No 7) is that the countryside should be safeguarded for its own sake and priority will be given to retaining the open and rural character of the District. This application does not accord with Saved policy EV1 (iii)

Traffic from the proposed site would exit onto the High Street. The entrance would be only a few yards away from another entrance (Kennel Lane) and on a bend with a busy flow of traffic on the High street especially at peak times. The traffic would mostly be seeking entry onto the A5 via the High Street. This would pose an additional risk to residents and would not therefore be acceptable.

To travel towards the A5 from this section of the High Street one has to address the street as one way traffic. Most of the houses along this stretch were built without the benefit of vehicular parking facilities so at any one time there can be up to 25 cars parked nose to tail. Adding potentially 80 plus more vehicles at this point is not acceptable. At any one time 25 vehicles can be parked on the High Street so only when the junction at Longcroft Lane is clear of traffic is there clear passage down the High Street.

The proposed entrance is only a few yards away from an existing entrance – Kennel Lane. The Kennel Lane entrance is in constant use as a turning point for traffic from all houses 28-58 High Street in order to access the A5. Frequently vehicles from nearby houses are legitimately parked

directly opposite the proposed entrance. Certainly this would make it exceptionally difficult for HGV vehicles to access the site. Also traffic coming through the village to access the A5 is at that point straddling the centre line to ensure there is a clear route through past the parked vehicles.

The Parish Council is given to understand that 80% of Towcester residents travel outside the district for employment. This same percentage it could be argued applies even more so to Paulerspury residents. There are very limited sources of employment in the village. A traffic count carried out on Friday 29 November 2019 recorded 88 vehicle movements passed by the proposed entrance 7am-8am and 137 during the period 8am-9am. For the 10 minutes 12:40-12:50 there were 35 traffic movements and from 14:45 – 15:45 125 traffic movements.

It is the Council's opinion that this proposed development does not accord with the relevant Development Plan policies – 'saved policies' G2, H5, H6 and EV2 of the adopted South Northamptonshire Local Plan and emerging policies S1 and H1 of the Joint Core Strategy. Policies S1 and H1 state that future developments should take place in the major service centres - Brackley, Towcester and in land adjoining the principal urban area of Northampton - and thus by limiting development in rural areas it aims to protect the distinctive character of the rural communities. This proposed development does not accord with this strategy of focussing development in sustainable settlements.

This proposed development would not contribute to sustainable development of Paulerspury in any way nor is it required to satisfy or meet a housing need given that the parish exceeded its quota as required by the Interim Rural Housing Policy – 17 built. South Northamptonshire Council has 5 years worth at least of deliverable sites for housing so this development is not required under that criterion. The Towcester Southern Extension is well under way so this is yet another reason for this site to be refused.

Residents in Paulerspury cannot rely on public transport for access to employment. Bus services have been cut to the minimum (please ignore the current bus timetable issued by Milton Keynes Council indicating a regular service to Northampton and Milton Keynes as it was printed in error). Public transport is unreliable. Recently several services were promised but have since been withdrawn. In order to work in any major town or city whilst living in Paulerspury a car is the only option.

There is a small convenience store attached to the garage on the A5. Walking distance for some but the goods on offer would not sustain a family so travelling to Towcester is the first option. Cycling along the A5 is not to be recommended given that it is also the relief road for the M1 in the case of closures. Pollution from vehicle exhausts would be a further major consideration. Mention was made in the application of the "Wood Oven". This is a mobile pizza van which tours the local villages so cannot be a serious consideration with regard to supporting sustainability. In fact the addition of so many new residents would have a severe impact on services such as the Doctor's Surgery.

The scale of this development would be harmful to the rural character of the village given its size and from the outside it would detract from the existing open boundary characteristic.

Various policies stress that developments in the countryside which lie outside the confines are to be avoided and that housing should be developed in appropriate locations which can provide the required community facilities and good access to jobs, services and infrastructure.

South Northamptonshire Council has refused Application S/2019/1624/FUL. Paulerspury Parish Council would ask that this application is similarly refused.
It is therefore the unanimous opinion of Paulerspury Parish Councillors that Paulerspury Parish Council **OBJECTS** to this application.

In excess of 50 residents attended a meeting to discuss this application on November 19 and at the Parish Council Meeting held on 28 November 2019 39 attended. No one proposed support for this application.