

PAULERSPURY PARISH COUNCIL

Minutes of the Meeting of the Parish Council

held on Thursday 27 OCTOBER 2022
in Paulerspury Village Hall

commencing at 7:30pm

PRESENT: Mr Westall (chairman), Mr Baker (Vice Chairman), Mrs Westall, Mrs Gee, Mrs Fish, Mr Wragg, Mr Barker, Mrs Sawbridge, Mr Trubshaw, Mrs Sawyer.

128/10/22 **APOLOGIES**

An apology for absence was received from Ms Dixey and was accepted by the council

129/10/22 **MEMBERS' DECLARATION OF INTEREST** *for items on the agenda and update of Interests where required.*

None declared

130/10/22 **TO APPROVE AND SIGN THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 29 September 2022**

The minutes of the above meeting were approved by council and signed by the chairman.

131/10/22 **MATTERS ARISING ON THE MINUTES**

Matters arising to be addressed via agenda headings

132/10/22 **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.

4 members of the public were present including County Councillor Mr Barter.

Mr Barter said that at council meetings West Northamptonshire Council welcomed addresses from members of the public on issues pertinent to them. It also wishes to encourage younger members of the community to attend with their issues.

Ward divisions were now under revision with a proposal for 77 councillors to serve the region (93 currently). Our Deanshanger Ward would become a two member Ward.

133/10/22 **PLANNING MATTERS**

a) **WNS/2022/1947/PIP** Fernhill Estates Will Lombard, Watkins Farmhouse, Thorpe Road, Chacombe. Land to North of 14 Longcroft Lane, Paulerspury

Application for permission in principle for development of 2-4 houses

Paulerspury Parish Council OBJECTED to this application – see attached.

Paulerspury Parish Council would ask that the case officer visits the site to fully appreciate the concerns of the Parish Council. Councillor Mr Barter will “call it in” for a committee decision.

b) **WNS/2022/1950/FUL** Mr B Wiscombe. 22 Tews End Lane Paulerspury

First floor extension, single storey rear extension and creation of vehicle turning area.

Paulerspury Parish Council had NO OBJECTION to this application.

c) **WNS/2021/2154/FUL** Mr and Mrs Mark and Justine Gill. Briary Cottage, 8 Lumber Lane, Paulerspury

Proposed conversion of stone barn, new 3-bedroom dwelling to south-west with proposed new access.

Amendment details Design and layout revised:

- Link between converted barn and new dwelling omitted
- Facing material for new dwelling changed from corrugated sheeting to zinc standing seam cladding
- Fenestration changed on principal elevation of new dwelling
- Curved wall added to principal elevation of new dwelling.

The use of an industrial cladding material is totally out of keeping with the surrounding area which is in the main stone built.

Principle 1 of Paulerspury and Pury End Village Design Statement (VDS) - All development must be sympathetic to the appearance and character of buildings in the immediate locality: the use of traditional materials and appropriate architectural style must be the prime consideration. This proposal does not accord with that VDS prerequisite - to prevent spoiling the character of the village.

The view outwards from the existing listed building will conflict with the listed building integrity of that building.

Lumber Lane is a very narrow lane with no free passing places There are no footways at any point on Lumber Lane. Visitors to this office property would need to park off-site given the paucity of off road parking space provision. This would endanger pedestrians walking towards the High Street should they encounter facing traffic.

Paulerspury Parish Council would ask that the case officer visits the site to fully appreciate the concerns of the Parish Council. Councillor Mr Barter will “call it in” for a committee decision.

d) **WNS/2021/1678/FUL** Cuttle Mill Bank Cottage. Watling Street, Paulerspury

2 No. vehicular access gates to access road to front of property. **REFUSED**

e) **WNS/2022/1561/LDE** Land North Of 40 Tews End Lane Paulerspury

Certificate of Lawfulness for existing development comprising of the addition of gate to boundary. **APPROVED.**

f) Conclusion regarding the ownership of the ash tree (subject to a Tree Preservation Order) on Plumpton End.

134/10/22 **FINANCE**

a) To receive September 2022 accounts, budget position and to approve payment of the outstanding accounts.

Chq. No	Payee	Account details	£
2678	D Barker	Allotment entrance refurbishment	80.00
2679	NCALC	Councillor Training	45.60
2680	N J Blackwell	Mowing	827.16
2681	B M Down	Salary/Mileage/Office	671.43

The accounts budget and position were received and the above outstanding accounts approved for payment with the addition of DNH Contracts 2682 £97.20

b) To consider the inspection of all the wooden lamp posts which only carry street lighting.

Electricity Network Contractors would be asked to survey the remaining wooden light poles for which the Parish Council carries responsibility.

c) To consider the electricity supply contract.

The council resolved to continue with ESPO from 2024 onwards.

135/10/22 **CORRESPONDENCE**

a) To consider the FOI request received from Mr Hosken of The Mayflowers, Plumpton End, Paulerspury .

This would be addressed within the timeframe of 20 working days from receipt of the request via letter.

b) To consider the suggestions raised by Mr Reid, The Barley Mow, High Street, Paulerspury with regards to November 5.

The proposal for a bonfire on Spinalls Field was received too late to effect one.

The site of the Jubilee bonfire will be turfed now that rain has fallen on the site.

It was not possible to re position the goal posts.

136/10/22 **SPINALLS FIELD**

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

- Mr Barker would attend to the Village Hall fence.
- Failed whips in the Jubilee hedge would be replaced in due course.

b) Rota 5/6 S.Wragg, 12/13 ST, 19/20 RB, 26/27 **IW** – Rota confirmed

c) To consider goal post positioning – see above(135/10/22 b.)

137/10/22 **ROAD MATTERS**

a) To record actions taken by the clerk.

- Path repaired opposite the allotment site.
- Cuttle Mill Lane again reported for convex surface danger..
- New light installed on Grays Lane.
- The remainder of the Parish wooden light poles to be inspected..

138/10/22 **VILLAGE HALL**

Mr Barker

The cost of heating the hall is of great concern and measures to mitigate this were under review.

Mr Davey-Turner had donated a projector for village use.

139/10/22 **CHAIRMAN'S BRIEF TO THE NEWSLETTER AND THE WEBSITE**

Residents would be reminded to call 101 should there be concerns regarding anti-social behaviour in the village.

140/10/22 **MATTERS FOR URGENT ATTENTION OR FOR THE NEXT MEETING**

THURSDAY 24 November 2022 PAULERSPURY VILLAGE HALL 7:30 pm

Meeting Room.

WNS/2022/1947/PIP

Permission in Principle has to establish that a site is suitable in principle.

West Northamptonshire Joint Core Strategy (JCS) Policy S1 in the main seeks to limit new development in the rural areas with emphasis being placed on enhancing and maintaining the vitality of rural communities, shortening journeys and facilitating access to employment and services. Policy H1 states that housing developments will be expected to make the most efficient use of land and have regards to certain considerations.

Location and Setting.

This site lies outside the recently reviewed village confines. Hedgerow cover is poor in winter and will result in the proposed development being visible from a number of viewpoints looking inwards at the village.

The dwellings will have rear gardens backing onto open countryside which is not a positive outward looking approach.

Rear gardens with all their domestic additions do not provide for an attractive or sympathetic rural edge.

It would adversely impact the rural setting of the village and would result in a harmful visual intrusion of development into the landscape and open countryside.

Existing character.

By stating that there are no heritage features that will be impacted by the proposed development the applicant clearly has either not looked at the site in great detail or is dismissive of our heritage assets.

Longcroft Lane is a sub standard single track Ancient Hollow Way with no footpaths and no passing places which makes this section of the narrow lane unsafe for pedestrians, cyclists and other users. Unavoidable damage would therefore be done to the verges and the inadequate road as a result of the heavy delivery vehicles and those of the construction workers who would not have parking spaces.

A new opening into the Hollow Way would be required should this PIP be approved. Paulerspury Parish Council is determined to preserve these ancient highways as part of our heritage and individuality. Villages such as ours with these ancient and rare characteristics are important to the county as a whole.

It is significant that National Highways does not want this narrow lane used as a thoroughfare due to the fact that there is no sign on the A5 indicating the entrance to Longcroft Lane.

Land use

Once a small development has been permitted it would then not be unreasonable to think that further development of this field would be proposed in the not too distant future. Whereas the

quality of the land may not currently be the highest in the country it would be a further loss of land to agricultural use for ever.

Development of a green field site outside of the village boundaries is contrary to the Local Plan. The Development Plan, by law, should be the basis for decision making. The proposed development would therefore conflict with WNC policies and Government guidance in the National Planning Policy Framework.

Para 38 of the NPPF requires that developments improve the economic , social and environmental conditions of the area.

The likelihood of employment in the village is negligible thus requiring travel to places of employment by private car since there is no daily bus service through the village. A supported service on a Tuesday provides limited shopping time but does not provide an adequate service for those working or attending education establishments. This bookable service will remain only as long as financial support is in place, so cannot be regarded as a permanent feature to the overall transport provision.

The proposed development would be sited in an unsustainable location with poor access to services and facilities and therefore future residents would be highly reliant on the private car to meet their day to day needs which would not reduce the need to travel resulting in increased car journeys and hence carbon emissions. The proposed development would therefore conflict with Government guidance in the National Planning Policy Framework. This application, when assessed, conflicts against the National Planning Policy Framework as a whole. The most sustainable locations for growth in the District are considered to be Towcester, Brackley and Northampton and the larger villages

Local Landscape Protection and Enhancement:

The Government attaches great importance to the design of the built environment within the NPPF. It goes onto note that planning decisions should contribute to and enhance the local environment by recognising the intrinsic character and beauty of the countryside. It also states that development should function well and add to the overall quality of the area and by sympathetic to local character and history, including the surrounding built environment and landscape setting.

This application failed on all counts as listed above therefore Paulerspury Parish Council **OBJECTED** to this application.

Maggie Down
Clerk to Paulerspury Parish Council