

## **PAULERSPURY PARISH COUNCIL**

### **Minutes of the Meeting of the Parish Council**

**held on 27 July 2023**

**commencing at 7:30pm in Paulerspury Village Hall (Meeting room)  
High Street, Paulerspury**

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

94/07/23 **APOLOGIES** - None

95/07/23 **MEMBERS' DECLARATION OF INTEREST** *for items on the agenda and update of Interests where required.*

None declared

96/07/23 **TO APPROVE AND SIGN THE MINUTES OF MEETING OF THE PARISH COUNCIL HELD ON 29 June 2023**

The minutes were approved and signed as correct.

97/07/23 **MATTERS ARISING ON THE MINUTES**

Matters arising to be addressed via agenda headings

98/07/23 **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.

County Councillor Mr Barter attended the meeting. Mr Barter reported that the A5 roundabout at the junction with Cowpastures Lane and Heathencote should be completed by the end of October 2023

99/07/23 **PLANNING MATTERS**

a) **2023/5837/FUL** Mrs N Drought 25a High Street Paulerspury

Demolition of existing conservatory construction of new single storey rear extension. new windows and rendering to the rear of the property. – Paulerspury Parish Council had **NO OBJECTIONS**

b) **(Appeals)** Planning application reference **WNS/2022/1947/PIP** at Land to North of 14 Longcroft Lane Paulerspury  
Fernhill estates Ltd. P I Ref: APP/W2845/W/23/3319383

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

Paulerspury Parish Council re-affirmed its previous objection to this Application – see attached.

c) **TOWN AND COUNTRY PLANNING ACT 1990**

The Secretary of State gives notice of the proposal to make an Order under section 247 of the above Act to authorise the stopping up of an irregular shaped area of highway which lies to the south of **Cuttle Mill Bank Cottage Paulerspury, Towcester, West Northamptonshire.**

Paulerspury Parish Council has previously expressed its grave concerns regarding this proposal.

Situated on the A5 main trunk road heavy flows of traffic are travelling very fast particularly in this area due to the fact it is on a downward sloping road heading south. The 40mph limit has just ceased so traffic having been slowed down then speeds up along this steep downhill, straight section of road.

The A5 is the relief road for the M1 in the event there is a closure so the traffic flow increases exponentially at those times.

Any vehicle reversing back onto the A5 could cause a major accident. The neighbouring property requires access at all times which includes refuse vehicles and indeed delivery vehicles which could also include such as 44ft Palletwise lorries etc, The importance of retaining this through road cannot be underestimated.

National Highways wisely recommended Non-Approval whilst recommending the above application with the caveat that approval was not guaranteed.

Paulerspury Parish Council therefore strongly objects to any changes to this access road.

d) **2023/5921/LBC/FULL** Mr J Nethercott (Applicant) Manor Farm,  
1 Careys Road, Pury End

Erection of a new Orangery, Porch & change of window to door.

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

100/07/23 **FINANCE**

- a) To receive June 2023 budget position and to approve payment of the outstanding accounts.

Chq. No	Payee	Account details	£
2750	B M Down	Salary/Mileage/Office	1094.70
2751	CPRE	Membership	36.00
2752	ICCM	Membership	95.00
2753	Paulerspury V Hall	Hall Hire	25.00
2754	DNH Contracts	Waste disposal service	111.60
2755	PKF Littlejohn	Audit services	378.00

Payment of the above accounts was approved

- b) Report by the Internal Control Mrs Fish

Mrs Fish had examined the accounts and found them to be satisfactory.

101/07/23 **CORRESPONDENCE**

- a) Community and Governance Review  
b) Resources and Waste Strategy Consultation  
c) West Northamptonshire Social Housing Consultation  
d) PWS Surveyors

Two councillors would apprise Mr Hosken of the Parish Council's Position regarding the ash tree.

- e) Northamptonshire Sustainability Accord

102/07/23 **SPINALLS FIELD**

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

- Request to be sent to the owner of No 55 High Street that the tree in the garden be examined professionally – the recent winds brought down several branches which fell into the field.
- Vegetation obstructing the Lumber Lane entrance to the field to be cut back
- Mr Blackwell to be asked to cut back the inside and outside of the Lumber Lane boundary hedge.
- Ivy to be trimmed from the rondel plaque on Spinnalls wall

b) Rota 5/6 SG, 12/13 S Wragg, 19/20 JS, 26/27 RB- confirmed

c) To consider removal (or otherwise) of tree limbs.

Mr Bishop to be contacted regarding his request to retain the tree in its current state.

d) To consider repairs to the High Street wall.

Mr Robert Swain to be asked to carry out repairs to the wall

103/07/23 **ROAD MATTERS**

a) To record actions taken by the clerk.

- Plumpton End reported –repairs carried out 25/07
- Exposed drain cover Careys Road reported
- Electric cable across Westy reported.
- Water leak Lower Street, Pury End reported.
- Stony Hill footpath - tree uplifts requested of Mr Blackwell
- Footpath High Street to Tews End Lane to be cleared also.
- Advised contact with police regarding night time disturbances at the Grays Lane bus shelter

Raised concern with WNC regarding the unfenced, deep water filled pond at the A5 junction with Heathencote and Cowpastures Lane. National Highway to be contacted.

b) To consider noxious weeds on the highway.

Poisonous weeds on highways are not within the remit of the Parish Council to deal with.

c) Mr Corbett and the clerk would carry out the annual inspection of parish assets.

104/07/23 **VILLAGE HALL REPRESENTATIVE** - Report

Mr Barker

Despite heavy expenditure on heating repairs and insurance (£1288) the finances were in good shape. An energised committee had a programme of fund raising events which to date had raised nearly £3000.00. The monthly coffee morning averaged £40 profit but was

also

a good social asset for the community. WiFi had been installed for

public use.

105/07/23 **CHAIRMAN'S BRIEF TO THE NEWSLETTER AND THE WEBSITE**

A notice reminding residents that dogs are not allowed on Spinalls Field

106/07/23 **MATTERS FOR URGENT ATTENTION OR FOR THE NEXT MEETING**

Fallen branches on RU11 to be reported to Mr Blackwell for clearance

**THURSDAY 31 August 2023 PAULERSPURY VILLAGE HALL 7:30 pm**

The meeting closed at 8:50 pm.

**(Appeals)** Planning application reference **WNS/2022/1947/PIP** at  
Land to North of 14 Longcroft Lane Paulerspury  
Fernhill Estates Ltd. P I Ref: **APP/W2845/W/23/3319383**

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

The application lacks a demonstrable local connection which gives rise to the concern that the self-build policy LH5 is being used by developers as a loophole to circumvent usual planning processes. The LH5 policy makes clear that self-build applicants must demonstrate a local connection and be involved with the design, build and occupation of any self-build property - this applicant has not provided or demonstrated any of these requirements and therefore this could be construed as an attempt by commercial development to utilise the provisions of the LH5 policy on a technicality to facilitate development outside the village Confines

The application site lies outside the settlement confines of Paulerspury as designated in the adopted South Northamptonshire Local Plan (Part 2) and is therefore in open countryside. The adopted Development Plan seeks to focus new development within the settlement boundaries of settlements and the development proposed would therefore conflict with an up to date and adopted Development Plan, in particular Policy R1 (g) of the adopted West Northamptonshire Joint Core Strategy 2014 and Policy LH1 of the adopted South Northamptonshire Local Plan (Part 2). If the application is approved in principle, this would set a dangerous precedent.

It should be noted that the village of Paulerspury has already met (indeed exceeded) its housing supply quota - as stated by the recent case of another public appeal - APP/Z2830/W/20/3261692 - and that the Council has a five-year housing land supply (5.14 years to be precise) (see Updated Housing Land Supply SoCG 19 April 2021). Further demonstration of this being the case has been the recent completed construction of 19 new houses within the Parish. Under the IRHP Paulerspury more than met its quota. Appeal decision (2021) in respect of 27 High Street –

24. “The housing requirement for the rural area proposed by Policy R1 of the JCS is evidenced as being met, which is not disputed”.

27. “There is little evidence of an unmet need attributable to the Paulerspury area considering the recent consent (Grays Close).

42. “The distribution of unjustified housing outside of adopted confines within the district would undermine the basis of the development strategy (of which Part 2 was only recently adopted)”.

Furthermore, this application will have an unacceptable impact on highway safety with the application site positioned on a narrow lane with poor visibility and no passing points. There is an inherent danger to pedestrians from traffic as there is no footpath and there would be a cumulative impact on the road network due to this proposed development – including the increased risk from the narrow access point to the A5 highway. This proposed development and application is in conflict with policies LH1 and LH5, and contrary to policy SS2 of the S.Northamptonshire (Part 2) Local Plan and policy C2 of the West Northants Joint Core Strategy and Paragraph of 109 of the NPPF