

PAULERSPURY PARISH COUNCIL

Minutes of the Meeting of the Parish Council

held on 25 January 2024

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

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

1/01/24 **APOLOGIES** None

2/01/24 **MEMBERS' DECLARATION OF INTEREST** *for items on the agenda and update of Interests where required.*

Mrs Sawyer Item 6/01/24 b)

3/01/24 **TO APPROVE AND SIGN THE MINUTES OF THE MEETING HELD ON DECEMBER 13 2023**

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

4/01/24 **MATTERS ARISING ON THE MINUTES**

Matters arising to be addressed via agenda headings

5/01/24 **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 Council Mr Barter was present.

The Local Transport Plan committee was searching for objectives which would lead to a vision for an active travel strategy. Transport provision for rural areas was a major problem.

6/01/24 **PLANNING MATTERS**

a) **DHL Solstice Houser 251 Midsummer Boulevard Milton Keynes
Town and Country Planning (Environmental Impact Assessment) Regulations 27**

Standard Consultation (Amended Plans/Information)

WNS/2021/1819/EIA

Proposal Hybrid planning application comprising of Part A: Full planning permission for a new roundabout access from the A5; internal spine road, creation of development plots with associated earthworks and plateauing; delivery of plateaus and access for Towcester Town Football Club (TTFC); site-wide structural landscaping and infrastructure; and a single warehouse (Use Class B8) and ancillary office, with associated access, hardstanding, landscaping, parking and supporting infrastructure. Part B: Outline planning permission with all matters reserved for the development of TTFC and employment floorspace falling within Use Classes B2 and B8, with ancillary office space on the development plots; as established through Part A of this application.

No comments from the council.

b) **2024/8031/S73 Fermor LLP. Land at Towcester Racecourse London Road, Towcester**

Proposal Variation of condition 8 of WNS/2022/0821/MAF (Variation of condition 3 (boundary treatments) of Planning Permission Ref. No. WNS/2021/1938/MAF to alter details of fencing. (amended description)) to increase number of operational days from 4 to 6 Location Towcester Racecourse London Road Towcester NN12 6LB

This application requests, among other amendments, a change of conditions allowing racing to increase from 4 meetings per week to 6 per week. It is, in fact, a retrospective application since their website is already publishing 5 meetings a week. Tuesday through to Friday and Sunday which, as residents of Heathencote can confirm, has added additional problems to those already experienced, namely that of severe light pollution during evening racing and that of barking and howling dogs.

The Racecourse management have taken to leaving very bright lights on all night around the kennel area which then shine directly into houses in the adjacent hamlet of Heathencote. Added to which the dogs now bark and howl at all times of the day often starting around 6:30 am.

It is fortunate that doors and windows are closed during the winter months, however the recent increase in noise from the dogs will produce many complaints as the summer approaches.

c) **2024/7893/PIP at Land To North of 14 Longcroft Lane Paulerspury**

Mr Will Lombard. Watkins Farmhouse, Thorpe Road, Chacombe Northamptonshire

Permission in principle for proposed development of 2-4 self/custom-build dwellings.

Paulerspury Parish Council OBJECTED to this application – see attached.

d) **2024/25/TPO** Mr Alan Chappell. Beech House 12 High Street Paulerspury

Works to 1x Beech tree subject to TPO 06/2003

No objection

e) **2024/71/FULL** 3 Newbolt Close Paulerspury REFUSED

7/01/24 **FINANCE**

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

| Chq. No | Payee | Account details | £ |
|---------|----------------|------------------------------------|--------|
| 2800 | B M Down | Salary/Mileage/Office | 758.34 |
| DD | Total Energies | Electricity | 411.50 |
| Paid | | | |
| 2798 | DNH Contracts | Waste Removal Service | 111.60 |
| DD | Total Energies | Electricity | 401.34 |
| 2799 | N J Blackwell. | Parish Maintenance and URC grounds | 318.00 |

The above accounts were approved for payment.

b) To consider replacing the light pole adjacent Orchard House.

Council resolved that the light pole would be replaced with a steel column for the quoted price of £2134.00 Net

c) Thanks for donations received had been forwarded from the committee of Paulerspury Village Hall and Mr Creek, Lay Chair of the PCC of St James the Great Church.

8/01/24 **CORRESPONDENCE**

An email had been received regarding the placement of traffic barriers on verges. No councillors from this Parish Council had been involved.

9/01/24 **SPINALLS FIELD**

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

Whips were required for the Jubilee planted area to replace those which had perished. Mr Barker would determine the quantity.

HAGS had been out to replace the spring and the tyres on the Zip Wire.

- b) Rota 5/6 ST, 12/13 RB, 19/20 IW, **26/27 DB. Confirmed**

- c) Speed Watch

Mrs Westall would organise SpeedWatch for 2024. 6-10volunteers were required for this event. Mr Barker, Mrs Sawyer, Mrs Sawbridge, Mrs Fish, Mr Baker, Mr Westall volunteered to join Mrs Westall. Dates to be confirmed.

10/01/24 **ROAD MATTERS**

- a) To record actions taken by the clerk.

Cuttle Mill flood reported to Highways and Police – pumps brought to clear the road.

More fly tipping on Westy and Cowpastures reported to WNC

Pursued further with Helen Howard (WNC) the need for dedicated parking on Grays Lane. If all residents sign a form they can then apply for the whole of the lay by to be dedicated to those properties if it is then approved by WNC council.

Lack of palisade fencing and broken fencing at the A5 Heathencote roundabout reported to National Highways – major planner for the scheme.

Email from National Highways confirming the palisade fencing was in the planning documentation.

“Thank you for your further email to our Customer Contact Centre on 27 July, regarding the drainage pond on the A5 near the new roundabout.

I've made enquiries for you and I've told that this will be fenced off with Palisade fencing (steel).”

Damage to litter bin on Grays Lane reported to WNC

30 MPH continuation for Church Hill on track.

Scriveners Lane “advice” to a resident. *A councillor said it was ok to place boulders on the verges.* No Paulerspury Parish Councillor gave this “advice”

Traffic building up on the Heathencote road. Helen Howard to be approached for further speed limit reduction.

11/01/24 **ANNUAL PARISH ASSEMBLY**

To confirm the date for the Annual Parish Assembly – 11 March 2024

Confirmed.

12/01/24 **CHAIRMAN’S BRIEF TO THE NEWSLETTER AND THE WEBSITE**

Topics to be raised –

- Dog walkers to clean up after their dogs.
- Book libraries to be left tidy with excess books to be donated to charity shops.
- A warning that drug apparatus has been found on Spinalls Field and the United Reformed Chapel garden. Police had been informed.

13/01/24 **MATTERS FOR URGENT ATTENTION OR FOR THE NEXT MEETING**

Mr and Mrs Westall informed the council that they would be leaving the council on 11 March 2024 following the Annual Parish Assembly.

THURSDAY 29 FEBRUARY 2024 PAULERSPURY VILLAGE HALL 7:30 pm

The meeting closed at 20:25.

Paulerspury Parish Council response to Application 2024/7893/PIP Land to North
of

14 Longcroft Lane Paulerspury

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.

National Highways have demonstrated their wish to prevent entry to Longcroft Lane from the A5 due to the dangers to motorists in executing that manoeuvre by not signposting the existence of this lane.

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. Hopefully this desire will be respected by the Planning authorities.

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 nor connections to such as Northampton or Milton Keynes where employment may be sourced.

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.

Fernhill Estates Ltd state on their website –

“You will find that our developments seek to deliver a number of community benefits including; sports pitches, open space, community orchards and allotments. We proudly believe that any development should preserve and enhance the character of the settlement and we seek to identify any community needs at the outset.

Typically, all of our sites are built by small local builders who understand the local vernacular, character and materials of the areas we operate in. We always look to support our local trades people who we work with closely to ensure we are able to provide high quality, bespoke homes.”

Is Paulerspury Parish Council to understand that this is a true representation of “Self Build”. It rather seems as though a site is found and then constructed on behalf of “self builders” gleaned from the register held at the council. Can the council be confident that there are sufficient applicants on the Self Build list wishing to build in Paulerspury that would be adequately qualified to be actively party to the construction of these properties should this application be approved.

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

