

CLIPSTON PARISH COUNCIL

Minutes of a Parish Meeting held on 23rd March 2023 held at the Orbell Room, Clipston at 7:30pm

Minutes taken by Felicity Ryan (Clerk/RFO)

Contact: clerk@clipstonparishcouncil.org c/o Aysgarth, High Street, Naseby NN6 6DD

Present: Councillors: Amanda Wilford (Chair), Robert Burnham, Peter Warren, Tony Price

In Attendance: Felicity Ryan (Clerk)

No members of the public in attendance.

155/22 Apologies: It was **RESOLVED** to accept apologies from Cllr May, Cllr Fellowes.

156/22 Declarations of Interests: None declared.

157/22 Comments from the public – None present.

158/22 Part 2 of the Town & Country Planning (Appeals) (Written Representation Procedures) (England) Regulations 2009 Appeal by Fountain Homes Limited Location: Land At Corner Of Gold Street And Naseby Road, Clipston, Northamptonshire: **Description:** Construction of 2 dwellings and associated access, wildlife corridor and landscaping (revised scheme) - It was **RESOLVED** to comment as follows :

'The Clipston Parish Council ("CPC") repeats all that was said in their objection letter dated 6th April 2022, although as to point 10 of that e mail the CPC is unaware of the present position. In addition, and most importantly, it is noted that a substantial part of the Appellant's case is its claim that the Site is within the Village Confines of Clipston. The Appellant states: 1. in 6.10 of the Appeal Statement that "the LPA has consistently considered the site within the village confines" – and repeated in 7.5 of its Appeal Statement; and 2. in 6.11 that "...it is an established principle that the site falls within the village confines based on the Local Plan..." [i.e. the Settlements and Countryside Local Plan (Part 2) ("Part 2 Local Plan")] These statements are fundamentally incorrect. As to point 1 above the LPA (then Daventry District Council now known as West Northamptonshire Council ("WNC")) considered the emerging Clipston Neighbourhood Development Plan ("the NDP") and in particular the matter of the extent of Village Confines) when completing their Pre-Submission Regulation 14 Consultation Response (2020). In that Response the WNC made comments on the NDP Village Confines plan, but made no comments in respect of the Site being shown outside the Village Confines on the proposed Village Confines plan – i.e. the WNC agreed to the Site's exclusion. This WNC stance was continued throughout the NDP process. As to point 2 in the formal Report to WNC on the NDP by the Independent Examiner dated 7th September 2021 ("the Report") which led to the Made NDP, the Independent Examiner considered the Village Confines plan (which shows the Site outside the Village Confines). The Independent Examiner set out in full the Part 2 Local Plan requirements for the determination of the extent of village confines (section 7.31 of his Report), and concluded in section 7.33 of the Report that the "CPC [Clipston Parish Council] definition of the village confines is soundly based and is in general conformity with the strategic policies of the development plan". It is clear therefore that both the WNC and the Independent Examiner agree that the Site is outside the Village Confines and thus there is no conflict between the Part 2 Local Plan and the NDP as alleged by the Appellant. Additionally the Appellant's arguments (section 6.15 of its Appeal Statement) in favour of development outside the Village Confines, are wholly unconvincing. We comment on the Appellant's attempt to satisfy some of the Criteria set out in Policy R1 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) ("Policy R1") as follows: a) Criteria "vii" on page 25 of the Appeal Statement (we believe this an incorrect reference to criteria "i" of Policy R1). The developing of an open space including trees the subject of TPOs, by the construction of a large house surely cannot be an environmental improvement. Furthermore the Appellant's reference to the site currently being unsightly is misleading – the only unsightly aspect of the Site is the Appellant's dilapidated metal security fence, the Appellant's abandoned porta loo and other detritus left on site by the Appellant. b) Criteria "ix" (an incorrect reference we believe to Criteria "iii" of Policy R1) refers to an information leaflets drop and an exhibition. Such leaflets that were dropped and the exhibition held were in respect of a previous application for 9 houses including affordable housing. The Parish Council therefore asks the Appeal be dismissed.'

- Application No: WND/2023/0135 Description: Work to trees subject of tree preservation order DA 425 Location: The Old Rectory 1, Church Lane, Clipston, Northamptonshire, LE16 9RW – It was **RESOLVED** to offer **NO OBJECTION** to this application.
- Application No: WND/2023/0181 Description: Installation of dormer to east elevation Location: 26, Harborough Road, Clipston, Northamptonshire, LE16 9RT – It was

RESOLVED to offer **NO OBJECTION** to this application provided construction traffic was managed appropriately and any verge damage was made good.

159/22 It was **RESOLVED** that in view of the confidential nature of the business to be transacted the duration of the meeting be considered in private and press and public be excluded in accordance with Section 1(2) of the Public Bodies (Admission to Meetings Act 1960

160/22 Clerk appointment

It was **RESOLVED** to make a recommendation for appointment subject to satisfactory references being obtained at salary point SCP 18 for 7.5 hours per week.

161/22 Matters for discussion/Date of next meeting

Date of next meeting : 5th April, 7.30pm Orbell Room