



# CLIPSTON PARISH COUNCIL

c/o 20 Styles Place, Yelvertoft, Northamptonshire, NN6 6LR

Email: [clerk@clipstonparishcouncil.org](mailto:clerk@clipstonparishcouncil.org)

Website: <http://www.clipstonparishcouncil.org.uk>

## Minutes Of the Extraordinary Parish Council Meeting

Held on Tuesday 30<sup>th</sup> January 2024 at 1930 hrs in Clipston Village Hall.

Mrs C Valentine - Clerk to the Parish Council 07581 490581

Attendees: Chairman A Wilford, Councillors May, Warren, Price, Fellows, Burnham, Alderson-Smith and Kemsley-Pein.  
Unitary Councillor Cecile Irving -Swift and 7 members of public.

288/24	<b>APOLOGIES</b> None
289/24	<b>DECLARATIONS OF INTEREST</b> A declaration of Pecuniary Interest was received from Councillor Alderson-Smith regarding 291/24 b) 2023/6831/FULL
290/24	<b>PUBLIC PARTICIPATION</b> A member of the public asked if the Wormslade Farm application planning permission has expired. It is understood that the laying of footings for a site office (appears to be temporary) and a works invoice submitted are part of the evidence but had appeared to be partly omitted from the Waste and Planning Website for review. A second member of public read out their objection letter to the Wormslade Farm applications. They explained they believe planning ref "...39" (see below) needs to be made lawful before "...41" and "...43". Within the planning documents condition 26 & 27 appear to question the works undertaken to qualify the commencement is lawful. They wish for proof that the work has been done correctly. The gaps and timeline between owners are unclear. Unitary Councillor Irving-Swift said that the original planning application was granted fairly in 2016. The planning is quite onerous. The Planning Officer says that they had started the work (referring to the footings). The Unitary Councillor advised some of the conditions could be queried such as why the Highways work costing approximately £800-900k has not started when the road is dangerous. The Town and Country Planning Act 1990 Section 73 may come into play, as there are 12 points in the Wormslade application which lack clarity and appear they could change the nature of the development. The Highways and nett zero criteria with this, may provide a reason to request that the application is resubmitted. Members of the public are all encouraged to write to the Mineral and Waste Planning Services for Northamptonshire, North Northamptonshire Council. A third member of the public requested a layman's interpretation in the minutes to help understand the complex application. A fourth member of public offered to put an update on Facebook for the public.
291/24	<b>PLANNING</b> a) To receive any applications for consideration not otherwise on the agenda – none. b) New applications: Deadline for PC to respond 08.02.24. To note Councillor Alderson-Smith left the room at 20.31 and returned at 20.35 whilst matter 2023/6831/FULL was discussed and decided upon.  1. <a href="#">2024/0134/TCA</a> Five Oaks Naseby Road Clipston LE16 9RZ Removal of 1x Ash tree in the conservation area It was <b>RESOLVED</b> as no objection. 2. <a href="#">2023/6831/FULL</a> The Limes 1 Pegs Lane Clipston LE16 9SB Proposed single storey extension. It was <b>RESOLVED</b> as no objection. 3. <b>WNC/23/00043/WASVOC</b> - Variation of Condition 9 (timing of access construction and off-site highway improvement works) of planning permission ref. 17/00037/WASVOC, as amended by Non-



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Material Amendment ref. 18/00049/WASNMA at LAND AT WORMSLADE FARM, CLIPSTON ROAD, MARKET HARBOROUGH, LE16 9RP

4. **WNC/23/00041/WASVOC** PROPOSED DEVELOPMENT: Variation of Condition 2 (Revised Approved Plans/Drawings) of planning permission ref. 17/00037/WASVOC, as amended by Non-Material Amendment ref. 18/00049/WASNMA

LOCATION: Land At Wormslade Farm, Clipston Road, Market Harborough, LE16 9RP

5. **WNC/23/00039/WASLAP**

Location Land at Wormslade Farm, Clipston Road, Market Harborough, LE16 9RP

Proposal Certificate of Lawfulness for Proposed Use or Development for an anaerobic digestion facility pursuant to S.73 permission ref.17/00037/WASVOC, as amended by Non Material Amendment ref. 18/00049/WASNMA

To view application: <https://www.westnorthants.gov.uk/current-minerals-and-waste-planning-applications/current-minerals-and-waste-planning-applications-daventry>

It was **RESOLVED** to Strongly object to the three applications:

Objections: WNC/23/00039/WASLAP – Certificate of Lawfulness Application.

The alleged “implementation Works” i.e. the site office concrete foundations, are not a lawful implementation works for the following reasons:

1. The previously restricted photos have been provided but they are not dated.
2. Conditions 6 and 21 of the original 2017 Planning permission, which need to be complied with before building works begin, have not been complied with.
3. There is not sufficient proof that the implementation works have been properly constructed to extend the existing planning permission.

Section 73 Application - Variation to Condition 2 of Planning Permission 17/00037/WASVOC.

Objections:

1. The alterations are not clearly shown on the plans supplied e.g. where is the vehicle turning area, additional pasteurisation unit?
2. Some of the alterations are very large – for example 9 lightning conductors of varying heights and the redesigned and increased in height gas flare. And the works’ alterations are considerable. 60% of the plans for the development are being revised. This amount of alterations should only be considered by a full planning permission application
3. The 9 lightning conductor 136.5 m and 129.m in height for example, will materially alter the visual appearance and landscape. They would be a massive intrusion into the landscape.

The extent of the proposed changes should be the subject of a new planning permission application.

Section 73 Application - Variation to Condition 9 of Planning Permission 17/00037/WASVOC

The variation is to enable preparatory ground work to be done before attending to the Clipston Road highway improvements.

Objections:

1. No plans have been submitted showing the ground works;
2. The ground works are major works and should be the subject of a new planning permission application.
3. The estimate of increased existing highway use arising from the ground works are not proved.



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	<p>4. The current planning permissions were carefully crafted with highway conditions. Additionally, and inevitably the road use in that area has increased since the grant of the current Planning Permissions (2016 and 2018 – 8 and 6 years ago!). There is no reason why the original highway conditions should be relaxed or amended – they were originally included for a purpose to ensure highway safety.</p> <p>To note comments are to be sent to: Pete Moor Mineral and Waste Planning Services for Northamptonshire North Northamptonshire Council One Angel Square Angel Street Northampton NN1 1ED Email <a href="mailto:Peter.Moor@northnorthants.gov.uk">Peter.Moor@northnorthants.gov.uk</a></p> <p>To search, comment and view decisions: <a href="https://www.westnorthants.gov.uk/planning-and-building-control/view-and-comment-planning-application">https://www.westnorthants.gov.uk/planning-and-building-control/view-and-comment-planning-application</a></p>
<b>292/24</b>	<p><b>ANY OTHER BUSINESS</b> (for discussion only no items can become decisions) Bin Kelmarsh Road/Naseby Road crossroads opposite garden centre/nursery.</p> <p>Next Meeting Wednesday 7<sup>th</sup> February 2024</p>