

## **CLIPSTON PARISH COUNCIL**

### **Minutes of the Parish Council Meeting held on Wednesday 2<sup>nd</sup> December 2020 ZOOM meeting held at 7.30pm**

Minutes taken by Felicity Ryan, Clerk/RFO.

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**Present:** Councillors. R Burnham (Chairman) A Price, H Weston, A Wilford, A Fellowes, P Hooper.

For the purposes of the remote meetings it was **RESOLVED** to allow A Price to Chair.

**Attendees :** None

**16/679** Apologies : It was **RESOLVED** to accept apologies from C Kemsley-Pein and District Councillor Richard Auger.

**16/680** Declarations of Interests : None declared

**16/681** Comments from the Public – None

**16/682** Updates from County and District Councillor – None received

**16/683** Approval of Minutes of the meeting held on Wednesday 4<sup>th</sup> November 2020– It was **RESOLVED** to sign the minutes as a true copy of those meetings.

**16/684** Action Points from the last Minutes: -

Fence on Church Lane – **ACTION:** Cllr Auger to liaise with the Clerk.

Neighbourhood Plan – A meeting had been held to review the comments submitted as part of the Rule 16 consultation. The Plan was being edited to incorporate any comments and agreed changes and would then be submitted to DDC.

**16/685** Finance – to include –

The draft budget for year 2020/21 and recommendation for the precept request was circulated by the Clerk. Items to be considered are streetlights, mower and any Neighbourhood Plan costs. **ACTION : All councillors to consider and discuss at next meeting.**

The external audit had been received and no recommendations or issues had arisen. It was **RESOLVED** to approve and accept the external audit report.

It was **RESOLVED** to approve the following payments :

Clerk (Zoom subscription)	- £14.39
ICO – Annual subscription	- £40.00
PKF Littlejohn LLP (Audit fee)	- £240.00
Euromec (mower repairs)	- £203.13
Lilbourne Parish Council (clerk error)	- £190.00

Bench purchase – **ACTION : Clerk to liaise with Highways for installation**

16/686 Planning Applications :-

- DA/2020/0992 - Two storey rear extension, first floor front and side extension, front entrance porch and conversion of part of garage to habitable space at 6, Chestnut Grove, Clipston, Northamptonshire, LE16 9RH – It was **RESOLVED** to offer NO OBJECTION to the above application provided that construction traffic is to remain on site so as to minimise disruption to the roads in that area of the village.
- DA/2020/0306 (Amended) - Construction of 2 dwellings and associated access, wildlife corridor and landscaping (revised scheme) at Land At Corner Of Gold Street And Naseby Road, Clipston, Northamptonshire – It was RESOLVED to OBJECT to this application as follows:

1. The majority of the development proposed on the site falls within an open space designated by the Clipston Village Design Statement ("the VDS") adopted by Daventry District Council on 15th May 2013 (further commented upon in 9.2 below). The remainder of the site is subject to a Group Tree Protection Order TPG 259.
2. The proposed development requires the removal of two Category B trees and one Category C within TPG 259. These trees together with the remaining trees within the Tree Preservation Order comprise part of the form and character of the village.
- 3 Daventry District Council's rural housing requirement under the West Northamptonshire Joint Core Strategy (2014) has been met.
4. There is no Affordable Housing which is a need as determined by the Clipston Parish Housing Survey (October 2017) ("the 2017 Survey").
5. The Site is outside the Village Confines. Village Confines is determined by the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 ("the Part 2 Plan") para 5.2.25 Table 3. Sections A and B of Table 3 set out criteria for properties falling within Village Confines and clearly the site does not fall within those Sections' criteria. Section C criteria does apply.
6. Policy RA3 of the Part 2 Plan applies.
  - i. Section A states that development will be located within Village Confines – this proposed development is not within the Village Confines.
  - ii. Section B addresses development outside the Village Confines but this site does not fall within any of the subsections – sub-section i) refers to housing need but the 2017 survey refers to amongst other matters affordable housing and this is not provided .
  - iii. Finally section C is not satisfied as (by reference to subsection iii) the development does not protect the form, character and setting of the village and by reference to subsection iv) does not protect the integrity of open land which contributes to the form character and setting of the settlement – see particularly objections 1, 2, 7, 8.
7. Gold Street is a relatively busy thoroughfare. Additionally the houses on one side are all terraced with no garages thus leading to a large number of parked cars. The proposal for a new access onto Gold Street serving the 2 dwellings at the back of the site, together with the new vehicular access to the 2 houses fronting Gold Street, would be very dangerous owing to lack of visibility and the increase of vehicles.
8. The wild life corridor is a nonsense. It is very small – wildlife do not definitively follow narrow designated strips.
9. It is believed a badger sett has been destroyed at the property during the Applicant's works at the property.
10. There are many misleading or incorrect statements in the Applicant's Supporting Planning Statement of CC Town Planning Limited ("CCT") dated 16th November 2020 as follows:

10.1 Para 7 of CCT letter. The Site is designated as an Important Open Space within the emerging NDP and has always been so designated. The CCT statement that "...it is not included as a valued open space..." is wrong.

10.2 Para 8. The proposed scheme will not meet local housing needs - see 4 above

10.3 Para 9. The references to Policy RA 3 criteria C compliance, are incorrect - in particular criteria (ii) (iii) and (vi) are not met.

- DA/2020/0865 - Construction of a detached single garage and self-contained annexe at Robert Tresham House, Naseby Road, Clipston, Northamptonshire, LE16 9RZ -It was **RESOLVED** to offer NO OBJECTION to the above application provided that construction traffic remain on site.

DA/2019/1042 - Change of use of land from agriculture to junior motor cross track with associated earth mounds/jumps and car parking area (retrospective) at Land Off Kelmarsh Road, Clipston, Northamptonshire – It was **RESOLVED** to make the following comments :

- Use of the motocross track should be strictly limited to 'junior' use i.e smaller engines so as to mitigate the noise pollution to Clipston.

Decision notices : None

16/687 Village Maintenance:

Overgrown weeds at Church Close – To be removed

Streetlight at the top of 13 Bassett Way overgrown hedges – **ACTION : Clerk to chase**

Kelmarsh Road bend hedges – **ACTION : Clerk to chase**

Streetlight 18 at Harborough Road – **ACTION : Clerk to chase**

Leaves at the Jitty – **ACTION : Clerk to report**

16/688 Consultations:-

Conservation Area consultation – A Zoom meeting was to be held on the 15.12.20 hosted by DDC to discuss the proposal. Adverts to be circulated to advertise the consultation.

16/689 Correspondence –

Electricity buying group – **ACTION : Clerk to chase**

Pocket park proposal – **ACTION : Clerk to reply to confirm the Friends of Haddon Fields to approach NCC to explore the process.**

WSNP meetings – Noted

Bus route 59/60 – Noted

16/690 – Any Other Business (for discussion only no items can become decisions)

Old Red Lion Fence – **ACTION : Cllr Price to liaise.**

Bench purchase – **ACTION : Clerk to liaise with**

**16/674** Planning Applications :-

Decision notices :

DA/2020/0681- Works to trees subject to TPO DA 507 at Barton House , The Green –  
Granted with conditions

DA/2020/0675 – Listed Building Consent - Listed Building Consent for replacement of  
cement render with lime render to front (west) and gable end side (south) walls.  
Burmott Cottage 7, Kelmarsh Road, Clipston, Northamptonshire, LE16 9RX – Granted with  
conditions

DA/2020/0614 - 3, Chestnut Grove, Clipston, Northamptonshire, LE16 9RH Description of  
Development Single storey rear extension – Granted with conditions

DA/2020/0578 - Robert Tresham House, Naseby Road, Clipston, Northamptonshire, LE16  
9RZ Description of Development Listed Building Consent for change of use from office to  
residential with associated internal and external alterations comprising replacement windows  
and doors, and 2 new rooflights – Granted with conditions

DA/2020/0577 - Robert Tresham House, Naseby Road, Clipston, Northamptonshire, LE16  
9RZ Description of Development Change of use from Class B1A office to C3 residential use,  
internal and external alterations comprising replacement doors and windows, and 2 new  
rooflights. – Granted with conditions

DA/2020/0416 Smallthorns Barn, Longhold Road, Clipston, Northamptonshire, LE16 9RF  
Description of Development Change of use from holiday let to dwelling – Granted with  
conditions

DA/2020/0299 - Clipston Gate Farm, Sibbertoft Road, Clipston, Northamptonshire  
Description of Development Conversion of existing outbuilding to farm workers dwelling to  
include egg grading room and office. Associated landscaping and parking – Granted with  
conditions

DA/2020/0080 - Location of Development Haddon Fields , Kelmarsh Road, Clipston,  
Northamptonshire Description of Development Installation of wooden gazebo for recreational  
and educational purposes – Granted with conditions

DA/2020/0308 - Garages, Bassett Way, Clipston, Northamptonshire Description of  
Development Prior notification for demolition of 6 garages – Granted with conditions

**16/675** Village Maintenance:

Overgrown weeds at Church Close – Associated with highway encroachment, to be  
removed.

Streetlight at the top of 13 Bassett Way overgrown hedges –**ACTION : Clerk to chase**

Kelmarsh Road bend hedges – **ACTION :Clerk to chase**

**16/676** Consultations:-

Rough sleepers estimate – Noted

Consultation on term dates 2022-2023 for Northamptonshire schools – Noted

**16/677** Correspondence –

Electricity buying group – **ACTION : Clerk to register interest**

The Old Red Lion fence – A number of members of the public had contacted the Parish Council to raise the fence that had been erected in contravention of the covenants placed by the Parish Council upon the land. **ACTION : Clerk to contact the owners to make them aware of the breach.**

Dog attack – A member of the public had reported a dog attack. This was noted and would be monitored.

Festive illuminations – **ACTION : Clerk to respond to E-ON.**

West Northamptonshire Plan – Noted

Pocket park proposal – A letter had been received from the Friends of Haddon Fields to propose the following :

- a) That the Parish Council supports the further exploration of a Pocket Park
- b) That FoHF contacts Northamptonshire County Council [NCC] to explore the process for creating a Pocket Park
- c) That, if necessary, the Parish Council enters into a lease with NCC

It was **RESOLVED** to reply to confirm support of the creation of the pocket park but that any request which would involve the Parish Council's ongoing maintenance and repair liability (I,e enter into a Lease) would not be immediately supported.

**16/678** – Any Other Business (for discussion only no items can become decisions)