

GLAPTHORN PARISH COUNCIL

Parish Clerk: Alan Tresadern 30 Lytham Park, Oundle PE8 4FB
Telephone: 01832 275281 Email: parish.clerk@glapthorn.org.uk

Minutes of an Ordinary Parish Council Meeting held at the Village Hall, Main Street on Thursday 21 September 2017 at 7.30 pm

Present: Cllr. Malcolm Moss (Chairman); Cllr. Nick Knowles; Cllr. Liz Wilkinson; Cllr. Ian Hood; Cllr. Mike Newton; Cllr. Roy Kerr and Cllr. Tim Hunt.

In attendance: Alan Tresadern (Clerk); Mark Coombs and Edward Saunders (representing Deene Park); Diane Hart (Clerk to Cotterstock Parish Meeting); Stephen and Debi Rice (SB Rice Ltd); and 16 members of the public.

Presentation

The Chairman welcomed Mark Coombs – Estate Manager, Deene Park and Ed Saunders - Community Engagement Director of Athene Communications. There followed a presentation on the new Tresham Garden Village (formerly Deenethorpe Airfield) and a Q&A session.

The Chairman thanked Mark and Ed and formally opened the meeting at 8.05pm.

1. Apologies:

County Councillor Heather Smith (NCC Oundle Ward) and District Councillor Annabel De Capel Brooke (Prebendal Ward) were unable to attend due to other commitments.

2. Declaration of interest:

Cllr. Liz Wilkinson declared an 'other' interest in item 6.1, as the occupier of a neighbouring property and that the applicant is related to her in law. Cllr. Wilkinson said she was not opposed in principle to the proposal at item 6.1 but she wished to make comment. In accordance with Standing Order 14, it was resolved that Cllr. Wilkinson be granted a dispensation to speak on the subject but not to vote.

Cllr. Wilkinson declared a Pecuniary Interest in item 14, as the land in question is owned by a close family member.

3. Report from County Councillor:

Nothing to report.

4. Report from District Councillor:

Nothing to report.

5. Public forum:

There were no comments from the public, however Stephen Rice, Planning Consultant for the applicant at item 6.1 offered to answer members questions. The offer was accepted by the Chairman*

6. Planning matters:

The following NEW Planning Applications, were considered:

- 6.1. 17/01743/FUL and 17/01744/LBC - Change of use of agricultural buildings to 5No. dwelling-houses adjacent to a Grade II listed Manor House; block-up existing access and form new. At Manor Farm, Cotterstock Road.

Cllr. Wilkinson raised concern that the proposal includes the demolition of a

'Dutch barn' to be replaced by a 'new build'. Cllr. Wilkinson said the 'building line' should follow the line of the existing stone barns, whereas the proposal for Plot 5 is outside of this line.

Cllr. Knowles agreed with this view.

*Stephen Rice said the application was for 'change of use of agricultural buildings' and also cited the draft Glapthorn Neighbourhood Plan which provided in the Draft Plan for up to 5 dwellings on the site and also included a re-drawn 'settlement boundary' embracing the whole site that includes scope for the proposed Plot 5 albeit that this dwelling is not a refurbished stone barn but a replacement of an open-sided Dutch Barn.

The members considered the application and voted by a majority in favour.

It was resolved to authorise the Clerk to submit the following response:

No Objection

- 6.2. 17/01719/CND Discharge of condition 4 pursuant to planning application at Braesby Southwick Road.

The members considered the application. It was resolved to authorise the Clerk to submit the following response:

Noted

Decisions have been reached on Previous Planning Applications, as follows:

- 6.3. 17/01358/FUL – Proposed first floor extension and front extensions at Ali Ed Main Street: **Permission Granted**

- 6.4. 17/01508/FUL – Proposed new raised roof and extension, new porch, over cladding and replacement workshop at Maple House, Main Street - **Permission Granted**

- 6.5. 17/00929/FUL – Erection of dormer bungalow within garden Highfield Lodge, Main Street – **Permission Granted**

The Chairman advised the members that following consultation with the Neighbourhood Planning Committee he has authorised a letter to be sent to ENC to seek clarity on the decision by the ENC Planning Committee to approve the Highfield Lodge planning application. Particularly as the decision sets a precedent for backfill development, contrary to the wishes of the Glapthorn Community.

- 6.6. 17/00033/CCDFUL –Construction of Multi-Use Games Area (MUGA) at Glapthorn School – **Permission Granted**

7. Minutes of the previous Meeting:

The minutes of the Parish Council meeting held on 17th August 2017 were approved and signed as a correct record. There were no matters arising from the minutes.

8. Report on upgrading the street lights

The Clerk advised the installation phase is scheduled to begin w/c 9th October 2017.

9. Flood Warden's Report:

Cllr. Malcolm Moss reported on a recent meeting with the Pathfinder II group. See website for the full report.

10. General report from the Clerk:

The Clerk's report, which had previously been circulated, was noted.

11. Correspondence:

The Clerk reported that since the date of the last meeting all items of correspondence that required the attention of Councillors had been forwarded by email and further action had not been requested by any of the Councillors.

12. Finance:

12.1 The financial position of the council as at 31st August 2017 was noted as:

Opening balance (as at 1 st July)	£ 16,309.43
Receipts during period	£ 362.52
Payments during period	<u>£ 1,662.02</u>
Balance as per Cash Book	£ 15,009.93

12.2 The bank reconciliation as at 31st August 2017 confirmed as:

Balance per bank statement	£ 15,009.93
Less un-presented cheques	<u>£ 0.00</u>
Net balance	£ 15,009.93

12.3 The following payments were approved. Proposed by Cllr. Nick Knowles and seconded by Cllr. Tim Hunt.:

Date	Payee	Details	Amount £
01-Aug	County Life Ltd	NVN delivery	23.84
18-Aug	Nisbets	Catering equipment - gift to Village Hall	960.86
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14-Sep	Malcolm Moss	Printing costs Neighbourhood Plan	196.52

12.4 In the light of recent spending, and future proposals, the Clerk presented a review of the 2017-18 budget to date. See the website for the full report.

13. Purchase of a Projector:

It was resolved to purchase an ACER P1385W projector plus a BENQ QCAST micro USB wireless dongle, or similar, at a total cost of £420 plus VAT.

Proposed by Cllr. Ian Hood and seconded by Cllr. Nick Knowles.

14. Report from Recreational Land Procurement Group (RLPG):

Cllr. Liz Wilkinson withdrew from the meeting for this item, which was taken after items 15 and 16.

Cllr. Nick Knowles presented a report on the activity of the RLPG. The full RLPG report may be read on the village website. A number of unanswered questions arose from the report, including one posed by Cllr. Wilkinson before she left the meeting; who will own the recreational land – the Parish Council? Other considerations raised by the report: Will the risks and liabilities as land owners be fully insured? The council will require legal advice regarding its liabilities. Is the field going to be big enough for some of the sports suggestions, such as rugby? Where and when will the cost end?

Cllr. Knowles, as Chair of the RLPG was urged to negotiate further with the landowner and try and secure a more favourable price; and draw up a detailed budget. The Clerk was requested to seek knowledge from other councils, already managing a recreational area.

Cllr. Knowles advised the members that to proceed further with the bid for funding, it will be necessary to provide architectural drawings with any submissions to lenders.

It was resolved to approve the allocation of £500 expenditure for the production of architectural drawings (£250); and other expenses, necessary to support of a grant application(s).

Proposed by Cllr. Nick Knowles and seconded by Cllr. Ian Hood and passed by a majority.

15. Review of Parish Council regular meeting days:

Cllr. Nick Knowles has had a request from the Village Hall Committee (VHC), of which he is Chairman, for the Parish Council to move its regular meeting day from Thursday to Wednesday. Cllr. Knowles explained that the WI take one Wednesday a month and the Parish Council take one Thursday a month leaving neither day-of-the-week available for the VHC to take a new block booking.

It was resolved to change the council's regular meeting day to the third Wednesday of the month. Proposed Cllr. Ian Hood and seconded by Cllr. Liz Wilkinson and passed unanimously.

16. Matters for future consideration. (AOB):

Following a member request the Clerk agreed to ask NCC Highways about the progress of rumble strips at the Southwick road crossroads and to see when the road markings will be reinstated at the Cotterstock crossroads.

Following a request from Cllr. Wilkinson the Clerk agreed to once again try to get the vegetation, overhanging footpath MZ6 on the western side., cleared by the landowner.

Cllr. Roy Kerr advised members that he will ask them to review the Emergency Plan, at the next meeting.

17. Dates for forthcoming meetings:

- Planning and Finance Meeting, to be held on WEDNESDAY 18th October
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Both meetings to be held in the Village Hall at 7.30pm.

18. Closure

There being no further business the Chairman closed the Meeting at 9.50 pm.

Signed..... (Chairman)

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County Councillor Heather Smith (NCC Oundle Ward) and District Councillor Annabel De Capel Brooke (Prebendal Ward) were unable to attend due to other commitments.

2. Declaration of interest:

Cllr. Liz Wilkinson declared an 'other' interest in item 6.1, as the occupier of a neighbouring property and that the applicant is related to her in law. Cllr. Wilkinson said she was not opposed in principle to the proposal at item 6.1 but she wished to make comment. In accordance with Standing Order 14, it was resolved that Cllr. Wilkinson be granted a dispensation to speak on the subject but not to vote.

Cllr. Wilkinson declared a Pecuniary Interest in item 14, as the land in question is owned by a close family member.

3. Report from County Councillor:

Nothing to report.

4. Report from District Councillor:

Nothing to report.

5. Public forum:

There were no comments from the public, however Stephen Rice, Planning Consultant for the applicant at item 6.1 offered to answer members questions. The offer was accepted by the Chairman*

6. Planning matters:

The following NEW Planning Applications, were considered:

- 6.1. 17/01743/FUL and 17/01744/LBC - Change of use of agricultural buildings to 5No. dwelling-houses adjacent to a Grade II listed Manor House; block-up existing access and form new. At Manor Farm, Cotterstock Road.

Cllr. Wilkinson raised concern that the proposal includes the demolition of a

'Dutch barn' to be replaced by a 'new build'. Cllr. Wilkinson said the 'building line' should follow the line of the existing stone barns, whereas the proposal for Plot 5 is outside of this line.

Cllr. Knowles agreed with this view.

*Stephen Rice said the application was for 'change of use of agricultural buildings' and also cited the draft Glapthorn Neighbourhood Plan which provided in the Draft Plan for up to 5 dwellings on the site and also included a re-drawn 'settlement boundary' embracing the whole site that includes scope for the proposed Plot 5 albeit that this dwelling is not a refurbished stone barn but a replacement of an open-sided Dutch Barn.

The members considered the application and voted by a majority in favour.

It was resolved to authorise the Clerk to submit the following response:

No Objection

- 6.2. 17/01719/CND Discharge of condition 4 pursuant to planning application at Braesby Southwick Road.

The members considered the application. It was resolved to authorise the Clerk to submit the following response:

Noted

Decisions have been reached on Previous Planning Applications, as follows:

- 6.3. 17/01358/FUL – Proposed first floor extension and front extensions at Ali Ed Main Street: **Permission Granted**

- 6.4. 17/01508/FUL – Proposed new raised roof and extension, new porch, over cladding and replacement workshop at Maple House, Main Street - **Permission Granted**

- 6.5. 17/00929/FUL – Erection of dormer bungalow within garden Highfield Lodge, Main Street – **Permission Granted**

The Chairman advised the members that following consultation with the Neighbourhood Planning Committee he has authorised a letter to be sent to ENC to seek clarity on the decision by the ENC Planning Committee to approve the Highfield Lodge planning application. Particularly as the decision sets a precedent for backfill development, contrary to the wishes of the Glapthorn Community.

- 6.6. 17/00033/CCDFUL – Construction of Multi-Use Games Area (MUGA) at Glapthorn School – **Permission Granted**

7. Minutes of the previous Meeting:

The minutes of the Parish Council meeting held on 17th August 2017 were approved and signed as a correct record. There were no matters arising from the minutes.

8. Report on upgrading the street lights

The Clerk advised the installation phase is scheduled to begin w/c 9th October 2017.

9. Flood Warden's Report:

Cllr. Malcolm Moss reported on a recent meeting with the Pathfinder II group. See website for the full report.

10. General report from the Clerk:

The Clerk's report, which had previously been circulated, was noted.

11. Correspondence:

The Clerk reported that since the date of the last meeting all items of correspondence that required the attention of Councillors had been forwarded by email and further action had not been requested by any of the Councillors.

12. Finance:

12.1 The financial position of the council as at 31st August 2017 was noted as:

Opening balance (as at 1 st July)	£ 16,309.43
Receipts during period	£ 362.52
Payments during period	<u>£ 1,662.02</u>
Balance as per Cash Book	£ 15,009.93

12.2 The bank reconciliation as at 31st August 2017 confirmed as:

Balance per bank statement	£ 15,009.93
Less un-presented cheques	<u>£ 0.00</u>
Net balance	£ 15,009.93

12.3 The following payments were approved. Proposed by Cllr. Nick Knowles and seconded by Cllr. Tim Hunt.:

Date	Payee	Details	Amount £
01-Aug	County Life Ltd	NVN delivery	23.84
18-Aug	Nisbets	Catering equipment - gift to Village Hall	960.86
30-Aug	BDO	External audit fee	120.00
01-Sep	County Life Ltd	NVN delivery	23.84
04-Sep	Kirkwells	Neighbourhood Plan consultants fee	756.00
04-Sep	SLCC Enterprises Ltd	Training seminar for Clerk	41.40
04-Sep	Glaphorn Village Hall	Hire of hall for GNPG	192.50
04-Sep	Colemans	Stationery	84.48
07-Sep	Inkwell Printing	GNPG copies of draft plan and	235.00
14-Sep	Malcolm Moss	Printing costs Neighbourhood Plan	196.52

12.4 In the light of recent spending, and future proposals, the Clerk presented a review of the 2017-18 budget to date. See the website for the full report.

13. Purchase of a Projector:

It was resolved to purchase an ACER P1385W projector plus a BENQ QCAST micro USB wireless dongle, or similar, at a total cost of £420 plus VAT.

Proposed by Cllr. Ian Hood and seconded by Cllr. Nick Knowles.

14. Report from Recreational Land Procurement Group (RLPG):

Cllr. Liz Wilkinson withdrew from the meeting for this item, which was taken after items 15 and 16.

Cllr. Nick Knowles presented a report on the activity of the RLPG. The full RLPG report may be read on the village website. A number of unanswered questions arose from the report, including one posed by Cllr. Wilkinson before she left the meeting; who will own the recreational land – the Parish Council? Other considerations raised by the report: Will the risks and liabilities as land owners be fully insured? The council will require legal advice regarding its liabilities. Is the field going to be big enough for some of the sports suggestions, such as rugby? Where and when will the cost end?

Cllr. Knowles, as Chair of the RLPG was urged to negotiate further with the landowner and try and secure a more favourable price; and draw up a detailed budget. The Clerk was requested to seek knowledge from other councils, already managing a recreational area.

Cllr. Knowles advised the members that to proceed further with the bid for funding, it will be necessary to provide architectural drawings with any submissions to lenders.

It was resolved to approve the allocation of £500 expenditure for the production of architectural drawings (£250); and other expenses, necessary to support of a grant application(s).

Proposed by Cllr. Nick Knowles and seconded by Cllr. Ian Hood and passed by a majority.

15. Review of Parish Council regular meeting days:

Cllr. Nick Knowles has had a request from the Village Hall Committee (VHC), of which he is Chairman, for the Parish Council to move its regular meeting day from Thursday to Wednesday. Cllr. Knowles explained that the WI take one Wednesday a month and the Parish Council take one Thursday a month leaving neither day-of-the-week available for the VHC to take a new block booking.

It was resolved to change the council's regular meeting day to the third Wednesday of the month. Proposed Cllr. Ian Hood and seconded by Cllr. Liz Wilkinson and passed unanimously.

16. Matters for future consideration. (AOB):

Following a member request the Clerk agreed to ask NCC Highways about the progress of rumble strips at the Southwick road crossroads and to see when the road markings will be reinstated at the Cotterstock crossroads.

Following a request from Cllr. Wilkinson the Clerk agreed to once again try to get the vegetation, overhanging footpath MZ6 on the western side., cleared by the landowner.

Cllr. Roy Kerr advised members that he will ask them to review the Emergency Plan, at the next meeting.

17. Dates for forthcoming meetings:

- Planning and Finance Meeting, to be held on WEDNESDAY 18th October
- Ordinary PC Meeting to be held on WEDNESDAY 15th November

Both meetings to be held in the Village Hall at 7.30pm.

18. Closure

There being no further business the Chairman closed the Meeting at 9.50 pm.

Signed..... (Chairman)

Date.....

NB: Copies of full reports are available on the village website, www.glaphorn.org.uk, or from the Clerk, by arrangement.