

The Minutes of the Meeting of Guilsborough Parish Council (held remotely by video conference) on

Tuesday, 14 April 2020 at 7.00 pm

Present: Cllr A Hart (Chairman), Cllr S Jaggard, Cllr D Wooldridge, Cllr G Ashworth, Cllr I Miller, Cllr G Metcalfe, Cllr K Fulcher, Cllr S Harris, Cllr D O'Neil and Mrs C Holifield (Clerk)

053.2020 Public Forum

There were no members of the public requesting attendance at the remote meeting

054.2020 Resolution to accept apologies for absence

None

055.2020 Declarations of interest for items on the agenda

Cllr Ashworth declared a personal interest in the planning application DA/2020/0145 for Seaton Business Centre.

056.2020 Resolution to consider written requests for dispensations on agenda items

None received.

057.2020 Resolution to sign and approve the minutes from the previous meeting held on 9 March 2020

The minutes were circulated prior to the meeting. The Chairman asked if there were any amendments required. It was then resolved to approve the minutes and the Chairman signed them as a true record (copy to be scanned to Clerk)

058.2020 Matters arising (for information only)

None

059.2020 Village and Other Matters

059.2020/1 Adoption and improvement to roadway outside Village Hall

Cllr O'Neil stated that he had had contact with Gigaclear about the ownership of the land as they wished to progress with the laying of the fibre optic cable and he had updated them with the information the Council had. The Village Hall still need to decide where they want their connection which will be provided free of charge. He also stated he was still awaiting a response from the School

059.2020/2 Consideration and approval of payment of Annual Data Protection Fee by Direct Debit

The Clerk stated that she had received the renewal notice for the annual data protection fee which every Council was encouraged to pay. The fee could be paid by cheque in the amount of £40 or a direct debit could be set up whereby the fee would be £35 per annum. It was resolved to approve the bank mandate so that this fee could be paid by direct debit.

059.2020/3 Consideration of Council's response to ongoing Coronavirus pandemic and current lockdown

The Chairman stated that the Co-ordination Group were doing an excellent job in the village. If anyone knew of a parishioner who was being missed by the volunteers then they should flag it up. The Parish Council website had been updated with all the various links/telephone numbers for assistance. Cllr O'Neil stated that he had a generic letter which volunteers could produce if required to assure people as to their role.

It was assumed that the next Parish Council meeting would also be held remotely.

059.2020/4 Consideration of quotations for new noticeboard to be postponed

Cllr Miller stated that he had now received 3 quotations for a new noticeboard in the style which had been agreed at the previous meeting but that given the current circumstances had not circulated. It was agreed that the quotations should be circulated by email for consideration and discussion at the next meeting.

060.2020 Planning

060.2020/1 New applications

DA/2019/1001 (Amended) - The Skerries, High Street, Guilsborough

Creation of second storey to existing bungalow to create four bedroom dwelling. Alterations and raising roof of existing garage to create Annexe/home office.

No observations

DA/2020/0145 – Seaton Business Centre, High Street, Guilsborough

Construction of new staircase and enclosure to side to access first floor flats, alterations to door and windows on side and rear elevations.

The Council made the following observations:

GPC is generally in support of this new application as a positive contribution to the housing needs of Guilsborough Parish compatible with Policy 3 (a) Housing General of the Guilsborough Neighbourhood Development Plan 2016-2029; this application is for a reconfigured plan to the fully enclosed access stairway serving the first floor residential flats which not only sets the entrance door desirably closer to the street, but also reduces the bulk and thereby impact of the new build both spatially and visually;

The Council considers that the following Conditions are required:

The application does not include arrangements for parking and waste bin storage facilities for both the existing shop and the proposed new flats that would safeguard the amenity of neighbouring residents including those to the first floor flats.

Residential occupation of the first floor flats and conversion of the existing window to a door on the ground floor is to be denied until a final parking and bin storage proposal that safeguards the amenity of the neighbouring residents to Glebe Cottage, Rose Cottage and to those in the future to the First Floor Flats has been approved in writing by Daventry District Council is not to commence until a DDC approved parking and bin storage proposal it approved that safeguards the amenity of the neighbouring residents to Glebe Cottage, Rose Cottage and of the First Floor flats.

DA/2020/0138 – Stone Gnome Farm, West Haddon Road, Guilsborough

Construction of general purpose agricultural building

The Council made the following observations:

[1] Stone Gnome Farm is located in open countryside within a designated Special Landscape Area (SLA);

[2] The Location Plan shows Stone Gnome Farm house and yard occupying an area of land approximately 130 metres deep from the south boundary to the West Haddon Road and approximately 75 metres wide from the west boundary abutting West Lodge Farm access track;

[3] The cluster of agricultural buildings to Stone Gnome Farm is set-back from the West Haddon Road by 60 metres with the modern farm house c1990 sited 35 metres from the West Haddon Road; it is evident that Stone Gnome Farm has developed organically over the years at a significant distance away from the West Haddon Road reflecting the local distinctiveness of farm building locations along this highway; the proposed new sizeable general purpose agricultural building would be the first to be placed within this designated SLA, both alongside the West Haddon Road and completely detached from the original farm settlement, with each of these features making the new building an obvious statement contrary to planning policy for development in open countryside;

[4] The applicant claims to have considered alternative sites within the existing yard or adjoining it on green field to the north, but has rejected each of them on the grounds of greater obtrusiveness, an access route through the farm that would compromise the health and safety of the livestock including the potential for a biosecurity hazard from the tracking of muck from within and without the farm curtilage.

The Council's Objections to the application as submitted

[1] The proposed siting gives the sizeable new building prominence in an unwelcome way with harmful effects upon the quality of the landscape contrary to Policy 8, Landscape, Views and Character, of the Guilsborough Neighbourhood Development Plan 2016-2029 and Policy ENV2 Special Landscape Areas of the Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029;

[2] The proposed new development is of an inappropriate scale for its location in open countryside with significant adverse impact upon its character contrary to Policy 8, Landscape, Views and Character, of the Guilsborough Neighbourhood Development Plan 2016-2029 and Policy RA6 Open Countryside of the Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029.

The Council suggests the following further Investigation:

[1] The applicant has not conducted a pre-application enquiry;

[2] There appear to be alternative sites worthy of further investigation before determination of the application by DDC;

[3] Development of a 'brown field' or 'green field' site abutting the north edge to the farmyard would be more in line with the historic expansion pattern to Stone Gnome Farm and with the least impact upon the open countryside; health and safety issues could be managed effectively by routing vehicular access via the existing farm entrance and a new separate track along the existing margin to the western boundary or, subject to approval by the Highways Authority, a new separate track from the West Haddon Road across the green field to the east of Stone Gnome Farm.

060.2019/2 Completions

None

061.2020 Finance

061.2020/1 Receipts

Bank interest of 49 pence.

061.2020/2 Payments

It was resolved to approve and sign the following cheque payments.

Details of Payee	Amount (£)	Cheque Number
Mrs C Holifield – Clerk's April Salary	347.05	102236
HMRC – PAYE on Clerk's salary	86.60	102237
Mrs C Holifield – Office Expenses	32.29	102238
Guilsborough Village Hall – room hire	10.00	102239
Maximow – mowing small playing field	42.00	102240

M Hazle (Elm Tree Garden Maintenance) – Mowing Village	570.00	102241
Lowther Estates – annual rental of small playing field	500.00	102242
E-on – Street Light Maintenance (Jan-March 20)	206.96	102243
Northants CALC Ltd – Annual Membership and internal audit	574.64	102244
Cllr Hart – Reimbursement for Zoom Account (Monthly)	14.39	102245

061.2020/3 Bank reconciliation

The Clerk presented the bank reconciliation for the year ended 31 March 2020 showing balance at bank was £17,948.71 of which £782 ring fenced for cemetery projects.

061.2020/4 Income and Expenditure Account for year ended 31 March 2020

The Clerk had previously circulated the income and expenditure report for the year in comparison to the budget set. As both income and expenditure exceeded £25,000, an external audit would be required.

062.2020 Playground

The Chairman stated that due to the Coronavirus pandemic and general lockdown he had padlocked the small playground and playing field.

063.2020 Highways

Cllr Wooldridge stated that the 40mph speed limit restriction between Coton and Guilsborough was now in force.

064.2020 Street Lights

The Clerk stated that she had received no new reports in respect of faulty street lights

065.2020 Parish Assets

Cllr Miller stated that he had nothing new to report

066.2020 Footpath Report

Cllr Ashworth stated he had had received an email from a disabled parishioner who used a mobility scooter complaining about a number of issues in the village regarding the condition of footpaths for disabled use and access to buildings such as the public house and the shop. It was agreed that the only matter that would be taken forward by the Council which might be within its' remit was the condition of the footpath leading from Pells Close to West Haddon

Road. Cllr Wooldridge to take a look and report back at the next meeting. Chairman stated he would send a reply to the parishioner.

067.2020 Village Link

Cllr Fulcher stated that the next issue was not due to be printed until after the next Parish Council meeting.

068.2020 Correspondence received

- Northants CALC Update March/April edition – circulated by email

069.2020 Items for next meeting – Monday, 11 May 2020 at 7.15 pm

- Adoption and improvement to Roadway outside Village Hall
- Consideration of quotations for replacement noticeboard
- Update on condition of footpath from Pells Close to West Haddon Road
- Payment of £100 Donation to CAB (once Precept has been received)

Meeting closed at 8.00 pm