

Minutes of the Ordinary Meeting of Guilsborough Parish Council held in Guilsborough Village Hall

Monday, 11 October 2021 at 7.15 pm

Present: Cllr A Hart (Chairman), Cllr D O'Neil (Vice Chairman) Cllr K Fulcher, Cllr I Miller, Cllr D Wooldridge, Cllr G Metcalfe, Cllr S Harris, Cllr L Phillips, Mrs C Holifield (Clerk), District Cllr C Morton and 7 members of the public.

152.2021 Public Forum

It was established that all members of the public were present in respect of the planning application for The Skerries (WNC/2021/0174). It was resolved that the Vice Chairman (Cllr O'Neil) would conduct the public forum and having explained the Council's role in planning applications, it was also resolved that item 8.1 on the agenda in respect of The Skerries would then be discussed immediately afterwards by the Council so that the members of the public could then leave the meeting.

Four members of the public who were neighbours to The Skerries and had objections to the proposed plan to build two dwellings (a two storey house and a bungalow) on the site presented their comments (having previously emailed these to the Council for consideration). In response, the architect for the applicants (who were present) provided additional information and clarification to the Council in respect of the proposed plans.

The Vice Chairman thanked those present for their input and explained that the Council would now consider the item but that no further comments could be made by the public.

(See minute 160/2021/1 for the Council's observations on the matter).

Following this all members of the public left the meeting.

153.2021 Resolution to accept apologies for absence

Apologies were received and accepted from Cllr Sarah Jaggard

154.2021 Declarations of interest for items on the agenda

None

155.2021 Resolution to consider written requests for dispensations on agenda items

None received



156.2021 Resolution to sign and approve the minutes from the previous meeting held on 6 September 2021

The minutes of the meeting held on 6 September 2021 were circulated prior to the meeting. The Chairman asked if there were any amendments required. It was then resolved to approve the minutes which the Chairman then signed.

157.2021 Matters arising (for information only)

157.2021/1 Update on Final locations for the donated Japanese Cherry Trees

Cllr Metcalfe confirmed that the following locations had been agreed upon with permission required from Highways for the tree in front of Covert View. Clerk to liaise with householder and Highways to obtain necessary permissions and Cllr Metcalfe to liaise with the Sakura Project Team to arrange delivery of the trees. Mark Hazle had agreed to store on behalf of the Council pending planting.

The Green	1 tree in front of Covert View
Pells Close	1 tree in front of Nos 7 & 8
Pells Close	1 tree in front of Nos 11 to 14 inclusive
The New Cemetery (Teeton Road)	3 trees along south side of middle Yew hedge
GPFA site	4 trees in locations to be confirmed by GPFA
TOTAL NUMBER OF DONATED TREES	10

158.2021 Village and Other Matters

158.2021/1 Adoption and Improvement of Roadway outside Village Hall

Cllr O'Neil asked District Councillor Morton if he could chase up the person at Highways with regard to the legislation regarding the ownership of the roadway as no response had been received as yet.

158.2021/2 Complaint from Parishioner re Council's handling of a planning application

The Chairman stated and he and Cllr O'Neil would meet with the complainant and deal with the complaint in line with the Council's Complaints Procedure.

158.2021/3 Consideration of any action to be taken in respect of the Queen's Jubilee celebration in 2022

It was resolved that Cllr Phillips would investigate what other actions were taking place in the village in respect of the Jubilee celebrations next year and report back to the Council.



158.2021/4 Approval of Clerk's attendance on NCALC Planning course at a cost of £38.

It was resolved that the Clerk should attend the course as booked.

158.2021/5 Consideration of John Hunt's request for decision as to continuation of Parish Council's subsidy of bus service beyond March 2022

The Council felt that insufficient information had been made available to make any informed decision on the matter. The Chairman stated he would ask John Hunt for more data.

158.2021/6 Consideration as to whether Council should consider awarding grants to Village organisations

After discussion, it was resolved that the Council should not return to the previous annual procedure of inviting groups to bid for an award. The Council would, however, give consideration to requests for one-off grants from organisations suffering financial hardship and needing support to continue.

159.2021 Planning

159.2021/1 New applications

WND/2021/0174 – The Skerries, High Street Guilsborough

Demolition of existing bungalow and garage. Construction of 2 storey dwelling and garage to rear of site and single storey dwelling to frontage.

The Parish Council considered the above application and following discussion it was resolved that there were a number of reasons identified that, on balance, meant that we would object to this planning application. It was also resolved that the full wording of the objections raised in respect of the application would be drafted after the meeting by Cllr O'Neil and then forwarded to the Planning Officer by the Clerk. The wording is as follows:

Background

The current building is a bungalow called The Skerries, but with consent to create a second storey to existing bungalow to create four bedroomed dwelling (DA/2019/1001), and also to extend the garage to form a home office (DA/2020/1018). Guilsborough Parish Council did not object to these applications.

This application:

Demolition of existing bungalow and garage. Construction of 2 storey dwelling and garage to rear of site and single storey dwelling to frontage.



The application meets Guilsborough Neighbourhood Development Plan (GNDP) Policy 3[a][1]) as it provides an extra 2-bed bungalow over and above the consented application (DA/2019/1001). Significant weight should be given to this benefit.

However the application does not meet: SCLP Part 2: ENV10 [iii]; ENV 10[viii]; RA2[vi]; and GNDP Policy 1[i]; GNDP[vii]GNDP Policy 3[a][2][ii] due to the impact on surrounding properties of the buildings scale, height and layout that does not protect the amenity of new and existing residents and dwellings, and compromises the function of existing surrounding uses. Very significant weight should be given to these impacts on residential amenity.

Therefore in the planning balance Guilsborough Parish Council OBJECTS to this application.

Key issues include:

Loss of light:

- into habitable rooms from 2-storey house first floor Juliet balcony into Rose Cottage lounge and bedroom, and from dining room into Rose Cottage living room.
- significantly reducing function of photo-voltaic panel on Paddock View roof (important for climate change)

Overbearing nature:

- of back plot house over Paddock View and Rose Cottage due to mass, ridge height (8.5m), location and windows, and noting Paddock View level is set below the Skerries plot level by almost a metre. The 8.5m ridge height of the new building will therefore tower a relative c 9.25m over Paddock House, which is 9.5m horizontally away.
- there is an important precedent in why the amended 'The Paddocks' Application (DA/2008/0586) was deemed acceptable and consented. The amendments required were: removal of a dormer that overlooked the Skerries; reduction in the bulk of the building by dropping the ridge height, and reducing site levels to accommodate the development.

Layout:

- Poor layout in the plot, which needs to be more central.
- The location worsens the overbearing nature of the 2-storey building.
- It is unnecessarily close to mature hedgerow and trees which are likely to be damaged during construction of the 3 structures. These trees and hedgerow provide a visual barrier with biodiversity benefits.
- Professional advice should be required to any reduction in width of the overgrown hedgerow, but this reduction is desirable and likely to be achievable. As the hedge and trees are along the party wall line, a party wall agreement will be needed.

Visual intrusion:

- from 2-storey house front bedroom into Paddock View above-garage bedroom, and vice versa. This is at an oblique angle from the new house but made worse due the height above of the new bedroom into Paddock View veluxes.
- from the 2-storey house, first floor Juliet balcony into Rose Cottage lounge and bedroom, and from dining room into Rose Cottage living room. The impact from the new dining room could be mitigated by the requirement to have an 1800mm close boarded fence (or similar barrier) as long as this itself was no too close to the Rose Cottage window (being an old house with low levels of light). The impact from the Juliet balcony into Rose Cottage cannot be mitigated expect by a new layout and design of the 2-storey building.
- into conservatory/dining room of Elm tree House from 2-storey house.

- from bungalow into Elm Tree House living room; and vice versa. This is at about 15m distance close to the advised side elevation limit and could be mitigated by a condition of a suitable barrier such as a section of 1800mm close boarded fence.
- visual intrusion would be made worse by removal of two key trees being the Leylandii and co-located ash to the north west of the plot by Paddock View, and the cherry tree between the current garage and Elm tree House.

If approved, then please consider the following condition:

- Materials and finishes on all structures and surfaces to be of a high quality and sensitively developed in line with the requirements of GNDP Policy 1[vii] where any development in the Historic Core will need to be particularly sensitively developed, commensurate with the status of its individual features and with the setting of the streetscape as a whole.
- The new bungalow base level to be no higher than the current garage to protect the amenity of Elm Tree House.
- Boundary hedgerow and trees to be retained as a key visual barrier.
- Future permitted development rights to be rescinded.
- Strict controls on construction (time of day).
- Very strict control of construction access and deliveries given the extremely sensitive nature of the traffic and parking at school drop-off and pick-up times.
- Engineering assessment of the stability issues association with construction close to the existing swimming pool

Final notes:

- The Parish Council and neighbours would be unlikely to object to a development that is better designed and laid out on this plot. The Parish Council It is disappointed that the design was not discussed in the pre-application stage with the Parish Council, given the complexity and sensitivity of the site.
- Should the case officer be minded to approve the application against the advice of the Parish Council, then we request this be taken to the Daventry Area Planning Committee for decision.

WND/2021/0293 – The Manor House, Nortoft, Guilsborough

Construction of link from house to bakehouse barn and conversion of barn to habitable space. Glazed link to bakehouse barn to brick barn to east and conversion of brick barn to ancillary accommodation. Conversion of roof space of main house to form habitable space and addition of two dormer windows. Balcony to south-west of house

No observations

WND/2021/0294 – The Manor House, Nortoft, Guilsborough

Listed Building Consent for internal and external alterations associated with construction of link from house to bakehouse barn and conversion of barn to habitable space, including demolition of central dividing wall and staircase. Glazed link from bakehouse barn to brick barn to east of conversion of brick barn to ancillary accommodation. Conversion of roof

all

space of main house to form habitable space and addition of two dormer windows. Balcony to south-west side of house.

No observations

159.2021/2 Completions

None

159.2021/3 Update on Guilsborough Neighbourhood Plan review

Cllr O'Neil stated that he had now sent the revisions through to West Northants Council.

160.2021 Finance

160.2021/1 Receipts

The Clerk stated that the second half of the precept amounting to £15,404 had been received into the bank account together with bank interest of 2 pence.

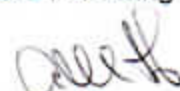
160.2021/2 Payments

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

Details	Invoice Number	Amount (£) inclVAT where applicable	Cheque Number
Clerk's Salary – October	n/a	415.60	102374
HMRC – PAYE on Clerk's salary	n/a	103.80	102375
Clerk's expenses and office administration costs	n/a	22.00	102376
Mark Hazle – Village Mowing	1018	285.00	102377
Maximow – Mowing Small Playing Field	2021080	92.00	102378
E-on – Street light repairs	108384	24.00	102379
E-on – Street Light Maintenance	107928	194.64	102380
Cllr I Miller – Reimburse Telephone Box receipts	Various	156.67	102381
E-on – Street Light Electricity	H1A52EE3E8	763.32	102382
Spratton Parish Council – Bus Subsidy	n/a	1443.85	102383
Tim Foster – Repairs to Cob Barn	1011	500.00	102384

160.2021/3 Bank reconciliation for period ended 1 October 2021

The Clerk presented the bank reconciliation for the period ended 1 October 2021 showing a balance at bank of £45,224.27.



160.2021/4 Half Year Budget Report (to 30 September 2021)

The Clerk presented the half year budget report which had previously been circulated to Councillors.

160.2021/5 Internal Finance Checks

Cllr Harris stated that she had carried out the quarterly internal finance checks and that all was satisfactory.

160.2021/6 Consideration of making application to HSBC for internet banking

It was resolved that when the new bank mandate had been approved by HSBC that the Clerk (known by HSBC as Carol James) should complete an application for internet banking. It was accepted by the Council that she would be solely responsible for all internet transactions that take place. Additional internal finance checks to be implemented once an internet banking application had been approved by the bank.

161.2021 Playground

The Chairman provided his inspection report.

162.2021 Highways

Cllr Wooldridge stated he had nothing to report.

163.2021 Street Lights

The Clerk stated that the street light with overgrown vegetation on Church Hill had been dealt with and that she had reported a faulty street light (number 6) in Church Mount.

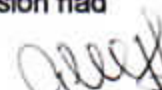
164.2021 Parish Assets Inspection Report

Cllr Miller stated that the telephone kiosk was now complete and the Council thanked him and also Dave Manning and Richard Franklin for their contributions to getting the job done.

The Clerk stated that Tim Foster had now completed the agreed works on the Cob Barn and his invoice was for the amount he had quoted for nearly two years previously.

165.2021 Village Trees

Cllr Metcalfe stated that Mr Venton of WNC had now provided him with detailed information about the TPO's in the village as requested and had reported that urgent permission had



been given to the landowner to fell a diseased TPO Beech tree on the West Haddon Road which would have been dangerous if left standing.

He also stated that he had met with Hugh Lowther who was intending to plant an oak tree for the Jubilee with a commemorative plaque.

166.2021 Footpath Warden Report

Cllr Metcalfe stated that he had no new updates.

167.2021 Items for Village Link

Cllr Fulcher stated that she would include the telephone kiosk and the imminent planting of the cherry trees.

168.2021 Police Liaison Representative's Report

Cllr Harris stated that she had nothing to report this month. Cllr O'Neil stated that he had reported another PC Howard lorry contravening the weight restriction through the village.

169.2021 Correspondence received

- Email from John Hunt re making a decision re continuation of subsidy for bus service
- Email from Mr Venton re condemned TPO Beech Tree on West Haddon Road (to be dealt with by Cllr Metcalfe under Tree report)
- West Northamptonshire Strategic Plan – circulated by email
- Email re Guilsborough Village Hall Constitution Changes
- Email from Graham Byars re grants for maintenance purposes for GPFA

170.2021 Items for next meeting – 8 November 2021 at 7.15 pm

- Queen's Jubilee
- Dealing with Complaint from Parishioner
- Update on Internet Banking
- Update on planting of Cherry Trees
- Procedure for dealing with Planning applications going forward
- Response to West Northants Strategic Plan
- Village Hall Constitutional Changes

Meeting closed at 9.25 pm

Carolee
8th Nov 21