

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

Monday, 12 April 2021 at 7.00 pm

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

056.2021 Public Forum

There were no members of the public present

057.2021 Resolution to accept apologies for absence

None

058.2021 Declarations of interest for items on the agenda.

None

059.2021 Resolution to consider written requests for dispensations on agenda items

None received.

060.2021 Resolution to sign and approve the minutes from the previous meeting held on 7 March 2021

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)

061.2021 Matters arising (for information only)

061.2021/1 Casual Vacancy for Councillor

The Clerk stated that she had been informed by the Elections Office at DDC that there was no requirement for an election and that a Councillor could now be co-opted to fill the casual vacancy. A notice of interest to be put on the website and the noticeboard with any enquires to be forwarded to the Clerk in first instance.

061.2021/2 Update on Constitution Changes at Village Hall

Cllr O'Neil stated that the Village Hall committee were still going through the legalities of changing the constitution of the Village Hall and were in consultation with ACRE.

062.2021 Village and Other Matters

062.2021/1 Adoption and improvement to roadway outside Village Hall

Cllr O'Neil reported that he was still awaiting a response from Highways.

062.2021/2 Consideration of Council's response to further Covid-19 lockdown

The Chairman stated that no further action was required but noted that the public house would be re-opening.

062.2021/3 Update on traffic issues in Nortoft

Cllr Wooldridge stated that the traffic monitoring was taking place this week and following analysis the information would be available for review at the May meeting.

062.2021/4 Update on enquiries for land for new Cemetery extension

Cllr O'Neil stated that he had now been informed that the land he had been enquiring about was no longer available for the Council to purchase. He stated that the Church may be agreeable to contribute up to 50% of the purchase price of any land that was identified as available to buy for the purpose of extending the cemetery. Further lines of enquiry as to other possible locations were discussed and to be followed up in due course either by the Council or by the Parochial Church Council in due course.

062.2021/5 Consideration of purchase of new litter bin for Village Green

Following discussion, it was agreed that the Clerk would obtain a quotation from Broxap, to be considered at the May meeting, for a small black litter bin (capable of receiving cans and small drinks bottles) that could be mounted on a post by the War Memorial bench on the Village Green.

062.2021/6 Consideration of appropriate location to plant the donated Japanese Cherry Trees

Cllr Metcalfe stated that 12 Japanese Cherry trees were going to be donated to the village as part of the Sakura Project in the autumn. It was agreed he would ascertain further information about the size of the saplings being provided and the height/width the trees were likely to grow to in the future and also consult with Mark Hazle regarding planting. Once further information was available he would email Councillors and the locations for the trees would then be decided at the May meeting.

062.2021/7 Consideration of appropriate location to plant the donated White Elm saplings

It was resolved that the saplings (which were being donated to the village by Ruth Rolls the Pocket Park Co-ordinator in Ravensthorpe) should be planted on the Guilsborough Playing Field and that Clerk to liaise with Ruth Rolls and Graham Byars in this respect.

062.2021/8 Consideration of approval of payment of Annual Membership of Northants CALC including Internal Audit Fee

It was unanimously resolved to continue with the Council's membership of Northants CALC and to pay for annual membership and the internal audit fee.

062.2021/9 Consideration and approval of payment of annual Data Protection Fee

It was unanimously resolved to continue to pay the annual Data Protection fee which the Information Commissioner would be taking by direct debit.

062.2021/10 Consideration of future fundraising for Playground equipment

The Chairman stated that he would like to start looking at the formation of a fundraising group with the Parish Council providing a start-up amount. He asked if Councillors could consider this for discussion at the May meeting.

063.2021 Planning

063.2021/1 New applications

DA/2020/1111 – Paddock House, High Street, Guilsborough

The Council considered the above application and made the following observations/objections:

Further to the assessment of the submitted plans and supporting evidence, and to a site visit on 18 March by three Parish Councillors in the presence of the applicant and DDC's planning case officer, Guilsborough Parish Council discussed this planning application at its meeting on 12 April 2021. The development lies immediate adjacent to the 'Historic Core', Guilsborough Hall Historic Parkland and the Roman/Iron Age Fort, all of which are covered under policies in the GNDP, SCLP2, WNJCS and NPPF. A letter has been sent to the West Northants Council covering the details of the policy based objections. These are summarised below.

The Parish Council STRONGLY OBJECTS TO THE APPLICATION and recommends refusal on the grounds of heritage, landscape and character, development in the open countryside, and design. It set out below its observations and reasons for refusal. It is noted that there are objections from neighbours. The Parish Council would like to see the application go to planning committee unless there is a refusal by delegated decision on the above grounds.

Paddock House occupies a site area outside the Village Confines in Open Countryside as set out in the Guilsborough Neighbourhood Development Plan (Made in 2019). It was granted full planning permission in 1987 under Planning Application DA/1987/0432. In the succeeding 33 years since planning consent was granted, it appears that only the double pitched roof to the ancillary attachment was completed, the new extension being raised only in part in raw concrete blockwork walls and left dormant until work re-commenced sometime in 2020. The new application is for the completion of the original two-storey extension to the west, but with a double-pitched roof of a strikingly different, higher (at least 2.0 metres above the approved ridge line) and steeper design, to accommodate another floor for use as bedroom/attic space over the entire footprint.

The applicant has not sought assistance or prior advice from the local authority about this application. Despite a planning officer's site visit requesting that work should cease, after concerns were raised by the Parish Council that planning had not been granted for the work underway, and having been informed that any further work would be at the applicant's risk, work continued and is now well advanced. It includes the masonry gables, brick chimney stack and timber roof trusses and window openings that do not meet the extant permission. The application is also for retrospective consent to the enlargement of the single storey ancillary attachment already completed sometime between 2000 and 2016.

REASON FOR REFUSAL 1: HERITAGE GROUNDS: The application does not comply with: NPPF paras 190 and 197; WNJCS Policy BN5; DDC SCLP2 ENV7 and GNDP Policy 11. As set out in SCLP2: ENV7B "In decision making, the Committee will need to give great weight to the conservation of heritage assets irrespective of the level of harm. The more important the asset, the greater the weight will be". This includes the significant impact on the historic fort.

REASON FOR REFUSAL 2: LANDSCAPE VIEWS AND CHARACTER GROUNDS: The proposed development does not meet Policy ENV2 or GNDP Policy 8. This includes the effects on the Special Landscape Area, Important Views and landscape character.

REASON FOR REFUSAL 3: OPEN COUNTRYSIDE: The application does not meet RA2 (Ciii); or RA6; or GNDP Policy 2(ii). The application significantly detracts from the form, character and setting of the village and areas of historic or environmental importance, and also does not meet the needs of development in the Open Countryside, being outside the village confines.

REASON FOR REFUSAL 4 : DESIGN: The application is not in accord with DDC SCLP2 ENV10(B); or GNDP Policy 1(i),1(ii) or 1(vii). The development is of poor design that does not add to the character and quality of an area and the way it functions. It is very much in conflict with that which evolved in the 1987 approved design by way of its heavier massing and sharper contrast to the shallow roof pitches; the markedly steeper pitch of about 50° to the new extension sits most uncomfortably within the composition and is very much at odds with its neighbours where consistency of roof pitches is characteristically a predominant feature. This example of design, if approved, would set a destructive precedent for future development in the parish. The application does not protect the amenity of existing residents as there is significant overlooking of two neighbouring properties.

063.202/2 Completions

None

063.2021/3 Planning Other

Cllr O'Neil stated that he had been informed that a permitted development application had been granted for the construction of an agricultural barn at Stone Gnome Farm, West Haddon Road. Previously, a formal planning application for a barn which had been considered by the Parish Council had been withdrawn.

064.2021 Finance

064.2021/1 Receipts

The Clerk stated that 2 pence of bank interest had been received.

064.2021/2 Payments

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

Details of Payee	Amount (£)	Invoice number	Cheque Number
Mrs C James – Clerk’s April salary	356.55	n/a	102329
HMRC – PAYE on Clerk’s salary	89.00	n/a	102330
Mrs C James – Office Expenses	22.00	n/a	102331
Mark Hazle – Mowing Village (34 cuts)	855.00	796/805/919	102334
E-on Street Light repair	336.00	104806	102332
E-on Street Light maintenance	206.96	104394	102333
NCALC – Annual Membership of Internal Audit fee	578.73	1072	102335
E-on – Street Light Electricity	748.12	H19AC5A875	102336
Information Commissioner – Data Protection Fee	35.00	Z3180142	Direct Debit

064.2021/3 Bank reconciliation

The Clerk presented the bank reconciliation for the period ended 31 March 2021 showing balance at bank was £26,972.39

065.2021 Playground

The Chairman stated that apart from general litter in the playground he had nothing to report. Clerk to check with DDC that the bins were being emptied.

066.2021 Highways

Cllr Wooldridge stated he had nothing further to report.

067.2021 Street Lights

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

068.2021 Parish Assets

Cllr Miller stated the work to the phone box would continue with an aim to complete the project by June.

069.2021 Village Trees

Cllr Metcalfe stated he had nothing new to report.

070.2021 Footpath Report

Cllr Metcalfe stated that he planned to walk all the Parish rights of way before the May meeting. He stated that the footpath between Pells Close and West Haddon Road had now been repaired by Highways and that the original complainant was satisfied that she could now use the path safely.

071.2021 Village Link

Cllr Fulcher stated items for the next edition could be decided at the May meeting.

072.2021 Correspondence received

- Minutes of Parish and Town Councils meeting held on 25 February 2021 – circulated by email
- Northants CALC Update March/April 2021 edition – circulated by email
- Email from parishioners regarding planning application for Paddock House – circulated by email

73.2021 Items for Annual meeting – Monday, 10 May 2021 at 7.15 pm

- Cemetery extension update
- New litter bin for Village Green
- Playground Inspection report
- Casual Vacancy for Councillor
- Update on Nortoft traffic issues
- Adoption of Council policies
- Internal Audit Report and Approval of AGAR forms
- Planting locations for Cherry Trees

Meeting closed at 7.50 pm