

MINUTES OF YARDLEY GOBION PARISH COUNCIL MEETING HELD 5th April 2005

- Present** Cllrs G Crisp (Chair), Mrs M Bengé, L Potter, C King, R Westlake (arrived 8.35pm), Ms L Stephenson, C Turl, M Morris, T Bates & Dist Cllr Wilson.
- 2658** **1. Apologies for Absence:** Cllrs Mrs S Hill & County Cllr Walker.
Cllr Bates advised the Chair that he needed to leave the Meeting at 9.30pm.
Unadopted sewers – Code of Conduct. Cllr Crisp read a letter dated 31st March 2005 from Kevin Lane, Head of Corporate Support, on behalf of SNC Standards Committee dated which stated that the applications for dispensation had been granted for all Cllrs who applied for them.
- 2659** **2. Council Matters:**
a) Declaration of Interest: Cllr King declared an interest in Agenda item 9.1, Cllr Ms Stephenson declared an interest in Agenda item 5.1 (a), Cllr Crisp declared an interest in Agenda item 3.2 (a), Cllr Potter declared an interest in Agenda item 5.6 (c) & all Cllrs apart from Cllr Ms Stephenson declared an interest in Agenda item 8.1 (g).
- 2660** **3. Previous Meeting :**
3.1 Minutes of Meeting held 1 3 05 were agreed/signed as a correct record.
3.2 Matters arising:
a) The Clerk reported that Cllr Mrs Bengé's Parish Council articles had been reprinted correctly in the April edition of The Old Mail, together with the requested apology.
- 2661** **4. Open Forum:** Comments attached.
- 2662** **5. Planning:**
5.1 APPLICATIONS RECEIVED:
a) S2005/0332/LB, Rose Cottage, 37-39 Moorend Road - Reduction in the size of a chimney breast in a bathroom to the rear of the property. Cllrs observed 'this was an eminently suitable alteration which improved the look of the room and consequently had 'no objections''.
b) S/2005/0321/AG, Land off Moorend Road, Yardley Gobion (Springfields Farm) – General purpose agricultural building. Cllrs observed 'We **STRONGLY object** to the application for the following reasons: Until the issues covered by the Article 4 and 5(4) Directions dated 11th March 2005 have been resolved, all legal action concluded (including the Planning Contravention Notices served by NCC in November of last year) and all the waste removed it is considered inappropriate for any further Planning matters to be considered. As neither waste disposal or development of hard standing is legal the site should be returned to farmland. Additionally it was understood that the removal of hedgerow in order to increase the entrance to the land had constituted an offence, and an order would be served on the parties involved to replace the five bar gate and hedge. It appears this has not been adhered to and there are now obtrusive large wooden gates and a fence.
Cllr Westlake arrives 8.35pm.
After all these issues have been resolved the Parish Council would wish to see a comprehensive application showing all development planned for this site in view of the piecemeal development still occurring on the other side of the road.' Cllrs suggested that the Planning Officer responsible for this application might like to attend a PC meeting in order to discuss the plans fully with Cllrs. Clerk to invite Ms Karen Tate to the next PC meeting.
c) S/2005/0346/P, Brookfield, Potterspur Lodge – Conversion of single storey barn to 2 holiday lets. Cllrs observed 'It appears that the reason for refusal of application S/2004/1557/P has not been addressed in this subsequent application. Changes have only been made to the windows, the interior and the visual aspect, and there are improved parking facilities. Cllrs would like this development to be sympathetic to the surroundings and to see the same materials used as in the adjacent buildings. They hope that if this sets a precedent for development in this area then it should be planned development, rather than haphazard.'
d) S/2005/0351/LB, Potterspur Lodge School, Potterspur Lodge – Replace window with door. Cllrs had 'No observations'.
5.2 AMENDMENTS: None.
5.3 APPLICATIONS GRANTED:
a) S/2005/0018/P, 10 Grafton Road – Single Storey extension. 3 conditions. Placed on circulation.
5.4 APPLICATIONS REFUSED: None.
5.5 APPLICATIONS WITHDRAWN: None.
5.6 OTHER:
a) Illegal dumping of waste at former proposed Green Waste site, Moorend Road – A copy letter dated 29th March from Potterspur PC to NCC Waste Management regarding this site had been received and this was read to the meeting. The Clerk had also been advised that Article 5 & 5(4) Directions had been served on this land on 11th March 2005, and developments were awaited. County Cllr Walker had advised the Clerk that he was closely monitoring the situation.
b) Cllr Westlake had met Neil Richmond, a representative from NCC, and viewed the land near Mount Pleasant Farm and the Water Tower. He appeared to think this was a fairly insignificant problem and would write accordingly to the landowner advising what was permitted on the site.
c) Mr Richmond was also aware of a problem on the land near Homestead Farm off A5 but did not seem particularly concerned although he promised to look at the site. Cllr Westlake had not received any copies of correspondence sent by Mr Richmond to the owners of the sites in

- question, so the Clerk was asked to chase these up.
- d) 4 High Street, where a gas flue with metal covering had been erected on the north west wall of this listed property, which was not mentioned in planning application S/2002/1062/P. This had been passed to the Listed Buildings Officer to investigate. Chased by Clerk and still ongoing.
- e) Proposed Planning Application for One Stop, Costcutter, 1 & 2 School Lane – dealt with under Open Forum.
- 2663 6. **PROPOSED CLOSURE OF VILLAGE POST OFFICE.**
- a) Clerk had received a letter from Rt Hon T Boswell enclosing a response from Steve Gibbs, Head of Area at Post Office Ltd, which Cllr Bates agreed to discuss with Mr Khinda at the Costcutter Supermarket.
Dist Cllr Wilson leaves 9.00 pm.
- 2664 7. **Finance:**
- 7.1 ACCOUNTS APPROVED FOR PAYMENT:
- a) Clerk's salary Mar 05 £265.33 (001272).
- b) Clerk's expenses Mar 05 £17.89 + £2.10 VAT (001273).
- c) A H Contracts – dog bin emptying service Mar 05 £44.00 (001274).
- d) Mr D Saxton, caretaking duties for play areas Mar 05 £18.00 (001275).
- e) NALC Internal Audit Service 05/06 £152.00 (001276).
- f) Northamptonshire ACRE – Supporter 05/06 £31.00 (001277).
- g) NALC Membership 05/06 £200.00 (001278).
- h) Greenbarnes Ltd - A3 Smallboard Portrait Notice Board – £196.75 + £34.43 VAT (001279).
- i) ABB – Public Lighting Maintenance q/e 31/3/05 £200.66 + £35.12 VAT (001280).
- j) Mr L Potter – replacement lock for allotment field £13.78 + £2.41 VAT (001281).
- k) Enterprise Inns – Coffee Pot field rent 1/4/05 – 30/6/05 £10.00 + £1.75 VAT **S.O.**
- l) N J Blackwell Garden Services – mowing 14/3 & 29/3 £604.65 + £105.81 VAT (001282).
- 7.2 PAYMENTS RECEIVED:
- a) A & L Henson £40.00 (Mar 05).
- b) Scottish Widows Interest Jan 05 - £271.73.
- 7.3 TRANSFERS:
- a) Scottish Widows to NatWest £1,900.00.
- 7.4 OTHER:
- a) Request from YGRC for contribution (c £600.00) to the cost of improving the driveway and car park area of the premises. Cllr Turl provided a letter from YGRC dated 4th April, which was read out, in which the application was temporarily withdrawn as they were seeking professional advice regarding the drainage etc. and this information was not currently available.
- b) Bank Reconciliation 1/10/04 – 31/12/04. A figure of £27,008.53 was recorded which was represented by both bank accounts taking into account £1,800.00 transferred from Scottish Widows 31/12/04 en route to NatWest account showing cleared on 5/1/05.. Cllr King proposed and Cllr Westlake seconded that this be noted and approved. All Cllrs in favour. Placed on circulation.
- 2665 8. **Committee Reports:**
- 8.1 HIGHWAYS/RIGHTS OF WAY/MOWING:
- a) Reports to CLARENCE: Clerk reported that problems were still outstanding and they had been chased as follows -
- 1) 164377 being the sign on the island at the turning from the A508 into the Potterspurty Road. Work instructed 26th October. Closed 23rd November. Re-opened 30th January as no action appears to have been taken. Closed 23rd March.
 - 2) 164378 being the white lines by the Village Hall which had not been repainted after the re-surfacing had been carried out last year. Referred to 'Schemes' 14th December. Chased 30th January.
 - 3) 159738 being the missing white lines in Hesketh Road opposite Highcroft Close. Referred to N Patel 20th December. Referred to Schemes 14th March.
 - 4) 161437 being the white lines not replaced after the recent surface dressing. Investigations had been instructed on 29th September. Comments added 31st October by Clerk as no action appeared to have been taken. Referred to 'Schemes' 14th December. Chased 30th January. Chased 3rd April.
 - 5) 173540 being the Yardley Gobion sign at the entrance to the village in Grafton Road, which had been spray painted. Referred to R Woodhouse 17th January. Does not meet NCC specified intervention level for any urgent action. Closed 23rd March.
 - 6) 177110 being the leaning 'Give Way' sign along Stratford Road at the junction with Potterspurty Road. Closed 3rd February.
- Additionally, Cllr Crisp mentioned that he had reported dumped tyres along the A508 to SNC.
- b) Maintenance and provision of street lighting – Cllr Westlake advised that he was still investigating contracting out of ABB's maintenance scheme, but had not yet come to a conclusion. He had had informal discussions with Aylesbury Mains and advised that a formal quotation required further information and more research.
To assist Cllr Bates the discussion of Agenda item 8.2 was moved forward –
- 8.2 PLAYING FIELDS/POCKET PARK/VILLAGE TREES:
- a) Play Areas - Cllr Crisp read out Mr Saxton's report which indicated the only action required was to deal with the burnt seat in the Coffee Pot field which required replacing. Cllr Bates

TB

RW

TB

- agreed to investigate the alternatives available.
- b) Play Area Improvements - Cllr Bates mentioned that plans had been received from Wicksteed Leisure for a new play area costing around £75,000. Kompan has suggested a refurbishment programme which would cost c£69,000. He advised that KidZone were awaiting their charity number and asked what funds were available from the PC to enable applications for grants to be made. Cllr King advised an amount of £12,000 had been set aside in the PC reserves.
- c) A letter had been received from Mr D Saxton advising that he would be unable to carry out his play area duties from 18 4 05 – 3 7 05 and Cllr Bates agreed to action these in his absence. **TB**
- d) Letter from Grafton Rangers FC re use of Coffee Pot field – Clerk was asked to respond saying that apart from the field itself there were no facilities available on a Sunday afternoon as the Village Hall was already in use. However, if Grafton Rangers could reconcile this problem then they should contact the PC again to discuss the matter further.
- e) The preceding item prompted a discussion concerning the safety of the goalposts on both the Coffee Pot and Recreation Centre fields. The Clerk was asked to find out if a goal post inspection could be included in the forthcoming ROSPA inspection, and also to mention to YGRC their obligations concerning the safety of the goal posts on the Recreation Centre field.
- 8.1 HIGHWAYS/RIGHTS OF WAY/MOWING Continued:**
- c) Agenda item 8.1 (d) Overhanging Vegetation - Clerk had chased SNC again as Atkins had yet to deal with the overhanging vegetation at 13 Hortonsfield Road.
- d) Mowing Season 2005 – Cllr Westlake confirmed that N J Blackwell had carried out the first cut on 15th March, and that he was quite happy with the work carried out. N J Blackwell has Cllr Westlake's name as contact and they will liase as and when necessary.
- e) Speed Limit Review – Moorend Road. The Clerk had eventually been told by NCC that the 30mph limit would only be extended to the Water Tower – even though there are still 7 properties beyond this point, on both sides of the road. County Cllr Walker had taken the matter up with James Butlin, the NCC Acting Casualty Reduction Manager, and was awaiting his comments.
- f) Wharf Lane R.O.W. – The Clerk had been advised that following lengthy negotiations between Northamptonshire County Council Rights of Way department and the landowners concerned, regrettably the landowners were not willing to agree to dedicate Wharf Lane as a public bridleway under section 25 of the Highways Act 1980. However, the Rights of Way department were confident that, with the help of past and present village residents, there was sufficient historical information to make a Definitive Map Modification Order under section 53 of the Wildlife and Countryside Act 1981 – which will have the same effect, but unfortunately take longer.
- g) Sewers – Cllrs have been working on this issue for some time and it was agreed that, as the PC cannot take out insurance against sewer failure (as the sewers do not belong to them), the letter previously prepared by Cllrs Westlake and Crisp should be sent out to advise those households with unadopted sewers who may have heard of the problems in Manor Way and Eastfield Crescent. Cllr Ms Stephenson further suggested that the letter be checked to make sure no legal advice was being given. **LS**
- 8.3 ALLOTMENTS:**
- a) The Allotment Meeting had just taken place in the Village Hall on 5th April at 7.00pm. The Clerk reported that only one allotment holder had failed to pay their rent. There was one current application for a plot, and one vacant plot – No 34. It was agreed that Mr & Mrs Wright be allocated this Plot. A condition check of all plots would be carried out in June/July of this year. There had been no reported incidents of vandalism or theft, and all plotholders who had paid their rent had been advised of the new gate padlock number. By letter, Mr Dimmock had mentioned that the path from the gate to Plot 14 alongside the hedge was almost impassable with a wheelbarrow, and that there were two large drums of rubbish which required removing. Mr Pye had also mentioned the narrow widths of the footpaths between plots and the hedge parallel with the main road, which made it impossible to wheelbarrow manure or water without a lengthy detour. Cllrs felt that the width of the paths was up to the allotment holders themselves. The issue of the rubbish would be discussed at a future PC meeting after a check of the allotments. Mr Goulding had asked where the stopcock was and asked if it could be made identifiable if possible, and a key provided if necessary. Cllr Westlake agreed that it was not easily located and would look into installing an accessible stopcock. Cllr Mrs Bengé proposed and Cllr Turl seconded that if the work cost less than £30.00 + VAT it could be carried out without further reference to the PC. If the likely cost was more then further details would be required. All Cllrs in favour. The cutting of the hedge along the road and the matter of rubbish on the plots was also discussed. Cllr Westlake had unfortunately been unable to obtain a quotation for trimming the highway hedge along the length of the allotments in Potterspurpy Road, but reminded the meeting that there was a hedge trimmer available – interested parties should contact Cllr King.
- 9. Special projects:**
- 9.1 WOODVILLE CRESCENT** - Linda Mason, the PC's solicitor, had received a letter from the Treasury Solicitor in which he seemed to indicate he required all monies in the event of the sale of the land. The Clerk had confirmed this position with Linda Mason, expressing the PC's disappointment that previous correspondence agreeing a 50% share of sale proceeds appeared to have been ignored, and was awaiting a response. **MB**
RW

- 9.2 REVIEW OF BUS SERVICE – Cllr Morris had written to Stagecoach asking why the X4 fast service was standing at Grafton Regis for periods of up to 10 minutes, when he had been advised there was not enough time available for it to serve YG village. It was agreed this should be followed up with a copy to County Cllr Walker. **783**
MM
- 9.3 VILLAGE DIRECTORY – Cllr Potter confirmed that the Directory had arrived at 7.30pm that evening, and he would be distributing it amongst his fellow Cllrs for them to deliver around the village, as previously agreed. **LP**
- 2667 **10. Y G Recreation Centre and Y G Village Hall.**
- a) Report from PC representative (YGRC). No report. Cllr Morris advised that he was having problems attending the Committee meetings. The PC felt that it was unfair to YGRC not to attend regularly, therefore from next month two Cllrs would be nominated at the PC meeting to attend the next Committee meeting.
- b) A letter from a resident had been received by the Clerk detailing an incident at the Recreation Centre on 6th February 2005. Cllr Turl, a Trustee of the Recreation Centre, provided a report concerning the advice the Trustees had given and what action had been taken by the Recreation Centre Committee. The Clerk was asked to respond to the resident concerned advising that the PC understood the incident had been thoroughly investigated by the Recreation Centre Committee together with the Trustees of the Centre, and they were satisfied that the matter had now been dealt with correctly.
- c) Report from PC representative (YGVH). Cllr King advised that he had received one quote for refurbishing the kitchen and would obtain others prior to asking the PC for a grant towards the cost. **CK**
- 2668 **11. Neighbourhood Watch.** No report.
- 2669 **12. Correspondence.**
- a) SNC – Animal Welfare Service – Satisfaction Survey. (Prior to the Meeting the Clerk had contacted the dog warden to ask for patrols and suggestions as to what action could be taken to stop the problem of dog waste around the village.) Cllr Crisp agreed to complete this on behalf of the PC, taking into account the current situation in the village.. **GC**
- b) SNC – Housing Strategy. Cllrs Crisp & Ms Stephenson agreed to complete this on behalf of the PC. **GC**
LS
- 2670 **13. Any other business:**
- a) Cllr Westlake mentioned he had received two calls regarding discarded syringes near the pony field end of the High Street and asked fellow Cllrs to keep a look out.
- b) Cllr Crisp mentioned that he had been asked about the removal of waste outside no 8 High Street and advised the occupants should be asked to telephone Mr Austen at SNC regarding the disposal of their waste. Clerk to confirm this advice to nos 4 & 8 High Street. He also advised that the dog waste underneath the PC Notice Board by the Post Office would be collected within the next two weeks.
- 2671 **14. Date of next meeting:**
- a) 3rd May 2005, 8.00pm in the Village Hall.

Meeting closed 11.00 pm.

Open Forum

The Clerk had been handed a letter during the previous (Allotment Holders) Meeting which was from residents of 11,13, 15 & 19 Chestnut Road expressing their concerns about the use of the Coffee Pot field. In view of the contents of the letter it was felt that Councillors needed to study it in detail, together with the Lease for the Coffee Pot Field; and to this end the relevant paperwork was to be placed on circulation so that all Councillors would be able to discuss the matter knowledgeably as an Agenda item at the next Council Meeting. Chestnut Road residents to be advised accordingly.

Dist Cllr Wilson advised that things were fairly quiet at SNC. He expressed concern about next year's Council Tax increase.

Mr Potter requested that the PC consider carefully and fairly the full implications of the forthcoming planning application from the Costcutter Supermarket to install security shutters.