

MINUTES OF YARDLEY GOBION PARISH COUNCIL MEETING HELD 3<sup>rd</sup> May 2005

- Present** Cllrs G Crisp (Chair), Mrs M Benge, L Potter, C King, R Westlake, Ms L Stephenson, Mrs S Hill .
- 2672 1. **Apologies for Absence:** Cllrs C Turl, T Bates, M Morris, Dist Cllr Wilson & County Cllr Walker.
- 2673 2. **Council Matters:**
- a) Declaration of Interest: Cllr King declared an interest in Agenda item 9.1, Cllr Crisp declared an interest in Agenda item 7.1 (i), Cllr Westlake declared an interest in Agenda item 7.1 (j) & all Cllrs apart from Cllr Ms Stephenson declared an interest in Agenda item 8.1 (g).
- b) Election of Chair and Vice Chair. Cllr Crisp indicated his willingness to stand again as Chair. Cllr Mrs Benge proposed that Cllr Crisp be Chair, Cllr Potter seconded, all Cllrs voted in favour. Cllr Westlake indicated his willingness to stand again as Vice Chair. Cllr Potter proposed that Cllr Westlake be Vice Chair, Cllr Ms Stephenson seconded, All Cllrs voted in favour.
- c) Committee Membership and Representatives. Following discussion, it was agreed:
- |  |   |  |
|--|---|--|
| Planning   | - | Cllrs: Potter, Westlake (L), Ms Stephenson and Crisp     |
| Finance & GP   | - | Cllrs: King (L), Westlake, Turl, Ms Stephenson and Crisp |
| Highways & Environment,<br>Street lighting & mowing        | - | Cllrs: Mrs Benge, Westlake (L) and Ms Stephenson         |
| Playing fields, play areas,<br>village trees & Pocket Park | - | Cllrs: Mrs Benge, King, Bates (L), Crisp & Morris        |
| Allotments   | - | Cllr Mrs Benge   |
| YGRC/YGVH  | - | Cllrs: King and Potter                                   |
| Woodville Crescent   | - | Cllrs: Potter, Westlake and Crisp (L)                    |
| Village Directory  | - | Cllr Potter  |
| Neighbourhood Watch  | - | Cllr Mrs Benge   |
| Parochial Charities  | - | Cllr Westlake  |
| Canal Partnership  | - | Cllr Westlake  |
| Footpath Warden  | - | Cllr Crisp   |
| Tree Warden  | - | Cllr Turl  |
- d) Annual Parish Assembly – Cllrs agreed on the date of 20<sup>th</sup> May 2005.
- e) Cllr Mrs Benge agreed to continue as The Old Mail correspondent.
- 2674 3. **Previous Meeting :**
- 3.1 Minutes of Meeting held 5 4 05 were agreed/signed as a correct record.
- 3.2 **Matters arising:**
- a) Cllr Crisp reported that he attended the SNC Housing Strategy Meeting at Silverstone on 25<sup>th</sup> April, and mentioned 2 main points of interest 1) that John Weir, Deputy Chair of West Northants U D Corporation, had indicated that an infrastructure must be in place before houses were built and 2) that Chris Lambert, SNC Head of Housing, had discussed the options available re the Council's housing stock. Papers placed on circulation.
- 2675 4. **Open Forum:** None.
- 2676 5. **Planning:**
- 5.1 APPLICATIONS RECEIVED:
- a) S/2005/0321/AG, Land off Moorend Road, Yardley Gobion (Springfields Farm) – General purpose agricultural building. The Clerk had invited the Planning Officer responsible for this application to attend this meeting to discuss the plans but unfortunately no one from SNC Planning Dept was able to attend. However, a letter had been received from Richard Amor, SNC Development Control Officer, covering the points made in the PC's response to the Planning Dept.
- 1)PC- 'Until the issues covered by the Article 4 and 5(4) Directions dated 11<sup>th</sup> 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'. Response from SNC – *Local Planning Authorities are required to determine both planning applications and applications for agricultural prior approvals within designated statutory time periods, so it would not be possible to defer a decision until the legal issues are resolved.*
- 2)PC - 'As neither waste disposal or development of hard standing is legal the site should be returned to farmland'. Response from SNC – *This relates to a County Planning matter and the PC's comments have been forwarded onto Neil Richmond at the Sustainable Development Department for a separate response.*
- 3)PC - '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'. Response from SNC – *Action has been commenced under the Hedgerows Regulations 1997 against the unauthorised removal of the frontage hedge*
- 4)PC - '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.' Response from SNC -

Cllrs were extremely disappointed that the County and District Councils did not appear to be liaising with each other and consequently no one was taking overall responsibility for what was happening on site. The Clerk was requested to make a formal complaint concerning the handling of this issue, once the elections were over.

5.2 AMENDMENTS: None.

5.3 APPLICATIONS GRANTED:

a) S/2005/0033/P, 38 Hesketh Road – Two storey extension. 4 conditions.

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 – Please see 5.1 a) above.

b) The Clerk had written to Neil Richmond, a representative from NCC, to ask him to confirm what action he had taken regarding the site off Moorend Road by Mount Pleasant Farm and the Water Tower, Yardley Gobion. Cllr Westlake had understood he would be writing to the landowner concerned to advise what was permitted on the site, and sending a copy of the letter to the PC.

c) Cllr Westlake had also understood Mr Richmond would be visiting the land at Homestead Farm, off the A5 near the Rudolf Steiner School. The Clerk had not received a reply to her letter or copies of correspondence sent by Mr Richmond to the owners of the sites in question. Clerk to liaise with County Cllr after election.

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.

2677

6. **PROPOSED CLOSURE OF VILLAGE POST OFFICE.**

a) No further news.

2678

7. **Finance:**

7.1 ACCOUNTS APPROVED FOR PAYMENT:

a) Clerk's salary Apr 05 £273.14 (001283).

b) Clerk's expenses Apr 05 £16.28 + £1.78 VAT (001284).

c) A H Contracts – dog bin emptying service Apr 05 £44.00 (001285).

d) New Bradwell Reprographics – 550 copies of Village Directory £230.00 (001286).

e) YGVH – hire of Village Hall for PC meetings 04/05 £191.25 (001287).

f) Allianz Cornhill – Insurance premium 1/6/05 – 31/5/06 £883.05 (001288).

g) N J Blackwell Garden Services – mowing 13/4 & 27/4 £604.65 + £105.81 VAT (001289).

h) Mrs A M Ratcliffe – contribution for use of telephone 18/01/05 – 17/04/05 £26.20 (001290).

i) Mr G Crisp – YG/Silverstone/YG 25<sup>th</sup> April 2005 to attend SNC Housing Strategy Consultation - 18 miles @ 50.5p per mile = £9.09 (001291).

j) Westlake Surveys, photocopying for PC (193 copies @ 5p + VAT per copy) £9.65 + £1.69 VAT (001292).

k) Anglian Water – Allotments charge 3/11/04 – 21/4/05 £31.15 (001293).

7.2 PAYMENTS RECEIVED:

a) A & L Henson £40.00 (Apr 05).

b) Allotment Rent - £163.00.

c) YGVH – Mowing Contribution 2004 - £163.80.

d) SNC – First half of precept. £11,000.00.

7.3 TRANSFERS:

a) NatWest to Scottish Widows - £9,000.00 (001294).

7.4 OTHER:

a) Bank Reconciliation 1/01/05 – 31/03/05. A figure of £25,423.06 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.

b) Subscription to 'Local Councils Review' – magazine of NALC. Clerk was asked to ascertain if one copy of this was included in the cost of the subscription to NALC.

2679

8. **Committee Reports:**

8.1 HIGHWAYS/RIGHTS OF WAY/MOWING:

a) Reports to The Street Doctor: Clerk reported that problems were still outstanding and they had been chased as follows -

1) 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' 14<sup>th</sup> December. Chased 30<sup>th</sup> January. Chased 3<sup>rd</sup> April. Referred to 'Schemes' 4<sup>th</sup> April.

2) 159738 being the missing white lines in Hesketh Road opposite Highcroft Close. Referred to N Patel 20<sup>th</sup> December. Referred to Schemes 14<sup>th</sup> March. Chased 2<sup>nd</sup> May.

3) 161437 being the white lines not replaced after the recent surface dressing. Investigations had been instructed on 29<sup>th</sup> September. Comments added 31<sup>st</sup> October by Clerk as no action appeared to have been taken. Referred to 'Schemes' 14<sup>th</sup> December. Chased 30<sup>th</sup> January.

Chased 3<sup>rd</sup> April. Referred to 'Schemes' 4<sup>th</sup> April.

The Clerk was asked to report the damaged pavement outside nos 3 & 5 Lime Road.

- 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 mentioned a hanging basket that had been affixed to a street light in Eastfield Crescent. The Clerk was asked to remind the resident that the street light was not their property and to ask for the hanging basket to be removed. **RW**
- c) 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 – Clerk to draw up and distribute 2005 Mowing Contracts between YGPC and YGRC, and YGPC and YGVH based on current pricing for 14 cuts.
- e) Wharf Lane R.O.W. – Most residents had returned their preliminary evidence forms, which the Clerk would collate and forward to NCC R.O.W. Dept.
- f) Sewers – Cllrs have been working on this issue for some time and it was agreed that 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 had checked the letter and gave her recommendations. Cllr Westlake to amend letter prior to sending it out to affected households. **RW**

## 8.2 PLAYING FIELDS/POCKET PARK/VILLAGE TREES:

- a) Play Areas – No report.
- b) Play Area Improvements – The Clerk had been asked to provide a letter giving details of the grant available to KidZone from the PC. Cllrs discussed this and it was agreed that advice be taken from the PC's internal auditor as to the correct procedure to follow in this instance. Initially, Cllrs require sight of the agreed constitution of Kidzone, together with confirmation that charitable status had been obtained.
- c) Proposed goal post inspections - ROSPA had confirmed to the Clerk that the goal posts could be inspected as an extra item during the forthcoming play area inspections. Clerk to advise ROSPA accordingly. Cllr Potter asked if a slide on the school premises could also be included in the inspection. Cllrs had no problem with this and it was agreed that the Council representative discuss the inclusion of this item with the ROSPA inspector.
- d) Use of Coffee Pot field – Cllrs discussed at length the letter from some Chestnut Road residents expressing their concern about the proposed use of the Coffee Pot field for one day by a village organisation. All Cllrs had been, and still were, in favour of granting the request from the PCC to hold a car boot sale on the field, provided they signed the PC's conditions applicable to the use of the field, which included the following -  
 'Taking responsibility for any damage to property (including adjoining properties) or any injury caused to any person during their use of the Coffee Pot Field. Having own insurance cover. Leaving the Field tidy and any litter removed. Not preventing members of the public from using the area around the play equipment at any time. Not allowing cars are to be parked on the Coffee Pot pub car park without prior permission from the landlord. Not allowing intoxicating liquor, mineral waters or cordials to be sold, manufactured or supplied, to be consumed either on or off the Coffee Pot Field. Taking responsibility for keeping the field at the required standard and for making good any damage to the field surface to the satisfaction of the Parish Council'. Clerk to respond accordingly.

## 8.3 ALLOTMENTS:

- a) The Clerk reported one application for the one vacant allotment plot no 12. It was agreed that Mr & Mrs Clements be allocated this plot.
- b) Cllr Mrs Benge confirmed she would be making a condition check of all plots in June/July. After the Allotment Holders meeting she had inspected the site and mentioned that there were drums of rubbish but they did not seem to be located on the plots themselves. She would take a further look in order to provide more detailed information about where they are located. Cllr Westlake had not yet been able to look into installing an accessible stopcock. In view of comments made about the width of some paths Cllrs wondered whether the plots should be clearly delineated in the future.

2680

## 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 more than 50% of the sale price in the event of the sale of the land, and asking if the PC still wished to look at selling the land. The Clerk was asked to confirm to Linda Mason the PC's disappointment that previous correspondence agreeing a 50% share of sale proceeds appeared to have been ignored, ask under what authority this was done, and indicate an interest in knowing what amount would be required for release of the covenant.
- 9.2 REVIEW OF BUS SERVICE – No further information.

- 9.3 VILLAGE DIRECTORY – The Directory had been delivered to all houses in the village. Cllrs agreed that thanks were due to Cllr Potter and Mrs Crisp for all their work in producing the Directory.

2681

## 10. Y G Recreation Centre and Y G Village Hall.

- a) Report from PC representative (YGRC). No report. YGRC had mentioned to the Clerk that no one from the PC had attended their recent meetings.
- b) 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, which should not total more than £4,900.00.

Cllr Potter leaves 10.20 pm.

Cllr Westlake suggested an indicative figure of £1,750.00 for a grant towards the work, this was seconded by Cllr Mrs Benge. All in favour provided 2 or more comparable quotes for the work were obtained, and full details of the specifications for the work provided to the PC.

2682 **11. Neighbourhood Watch.** Cllr Mrs Benge noted that the Neighbourhood Watch co-ordinators had placed an article in the May issue of The Old Mail.

2683 **12. Correspondence.**

- a) SNC Local Development Framework (2001 – 2021): - Submission Consultation on the Statement of Community Involvement. Cllr Crisp agreed to complete this on behalf of the PC. Northamptonshire ACRE Village Survey 2005. Cllr Ms Stephenson agreed to complete this on behalf of the PC. **LS**

2684 **13. Any other business:**

- a) Cllr Crisp mentioned that SNC Planning Dept were investigating the ongoing building work at 49 Moorend Road.

2685 **14. Date of next meeting:**

- a) Annual Parish Assembly - 20<sup>th</sup> May 2005, 7.30pm in the Village Hall.  
b) Parish Council - 7<sup>th</sup> June 2005, 8.00pm in the Village Hall.

Meeting closed 10.45 pm.