

MINUTES OF YARDLEY GOBION PARISH COUNCIL MEETING HELD 5th February 2007

- Present** Cllrs G Crisp (Chair), R Westlake, C Turl, A Hutchin, Ms L Stephenson, L Potter, Dist Cllr Wilson & County Cllr Walker; residents Mrs Potter, Mr & Mrs Tapp, Mr & Mrs Davies & Mr & Mrs Lyden.
- 2944** 1. **Apologies for Absence:** Cllr C King.
- 2945** 2. **Council Matters:**
- a) Declaration of Interest: Cllr Potter declared an interest in Agenda item 5.1 a).
- 2946** 3. **Previous Meeting :**
- a) Minutes of Meeting held 2 .01. 07 were agreed/signed as a correct record.
- 3.1** **Matters arising:**
- a) Hard copies of the notes of the meeting with the Crime Reduction officer were passed to all Cllrs.
- b) Minute No 2938 7.2d) Cllr Crisp reported that he had met with Ian Lorman, SNC Arboriculturalist, who had advised that there were no problems with the ties on the red hawthorns, but the stakes and ties on some could be removed, and some pruning could take place. There was a problem with the last tree planted by the PC, but it was agreed to monitor its condition. Cllr King was to be asked to identify any problem trees in the churchyard, and they would be inspected at a later date. **CK**
- 8.07pm – Mr & Mrs Lyden enter. **GC**
- Cllrs Turl & Crisp agreed to inspect and prune the red hawthorns where necessary. **&**
- 2947** 4. **Open Forum:** Comments attached. **CT**
- 8.18pm – Cllr Hutchin enters.
- 8.25pm – County Cllr Walker enters.
- 2948** 5. **Planning:**
- 5.1** **APPLICATIONS RECEIVED:**
- Cllr Potter leaves 8.35pm
- a) S/2007/0058/P, 52 Hesketh Road. Conversion of semi-detached house into 2 maisonettes. After considerable discussion Cllrs objected as follows ‘Councillors consider that this application will be an over-intensification of the site. There will be more pressure on parking and drainage as the current services are for a semi-detached property. If this application is permitted then this could set a precedent in the village. A recent survey noted that between 8.30am and 9.15am 70 vehicles travelled into School Lane, the road opposite this property. These proposed properties would generate additional traffic at an extremely busy junction for vehicles and pedestrians, which is opposite the shop and the school. There is no guarantee that this would be ‘affordable housing’ as such, as it is a market value development. In any case, is this the right location for the elderly or those with a young family? There will be an impact on the street scene with the proposed parking in front of the premises. Additionally, Councillors are also concerned about the additional drainage into unadopted sewers from 2 bathrooms, 2 cloakrooms and 2 kitchens. Although these sewers may well have been designed originally to service more properties than originally built, the fact that they are unadopted and of a pitch construction mitigates against additional loading. Roof lights are shown in the plans, but there is no information concerning their purpose, and in addition, Councillors would also like to note the poor quality of plans. They would ask that neighbourly concerns be taken into account, as this development would affect not only adjacent properties, but also those behind. Finally, if the application is to be agreed, then Councillors would ask that permitted development rights be withdrawn as a condition of acceptance’.
- 9.00pm – District Cllr Wilson, Mrs Potter, Mr & Mrs Tapp, Mr & Mrs Davies & Mr & Mrs Lyden leave.
- 9.05pm – County Cllr Walker leaves. Cllr Potter returns.
- b) S/2007/0071/P, Badgers Farm, Northampton Road, Cosgrove. Boarding cattery. Cllrs observed as follows’ We object to the application for the following reasons: no objections to the construction of the cattery itself, but fully support the comments made by Cosgrove Parish Council regarding highway access improvements and proposed vehicle movements along this very busy and dangerous stretch of the A508, where we understand there has already been at least one accident when a vehicle has been waiting to turn into this farm. Whilst the attached plans do show some major highway improvement works for the A508 we are not sure if such works will alleviate all traffic movement problems, particularly those caused by south bound vehicles turning, which may well have problems with high speed vehicles behind them. Two part time staff plus 25 kennels could generate a fair number of daily vehicle movements. Whatever the outcome of the planning application Councillors would like to know who will pay for the work on the A508 and consider that if it is being done purely for the benefit of the new business then the applicant should pay all costs. Additionally, no justification has been given for such a development in open countryside in the special landscape area’.
- c) S/2007/0097/P, Land adjacent A508 Grafton Road, Yardley Gobion. Erection of 3 farm barns for stock, hay and machinery store. Councillors strongly objected to this application. ‘It appears to be the beginning of development and there is no agricultural justification for it, or any stock at present. These barns would be visible from footpaths SH33 and SH27. They would sprawl up the hill for 70 metres and ruin the view across the valley in a special landscape

area. Additionally, they are outside the village envelope’.

- d) S/2007/0103/P, Manor Farm, Yardley Gobion. Two detached dwellings with detached garages. Cllrs had ‘no observations’.

5.2 AMENDMENTS: None.

5.3 APPLICATIONS GRANTED:

- a) S/2006/1490/PO, The Homestead Centre, Watling Street. Erection of warehouse building (outline). 9 conditions. Placed on circulation.
- b) S/2006/15060/P, land adjacent 10 Grafton Road. Single dwelling. 12 conditions. Placed on circulation.
- c) S/2006/1576/P, 13 Mount Pleasant. The insertion of roof lights to the front & rear & the construction of a single storey extension at rear. 2 conditions. Cllr Crisp read out the conditions to the meeting.

5.4 APPLICATIONS REFUSED: None.

5.5 APPLICATIONS WITHDRAWN: None.

5.6 OTHER:

- a) Land off Moorend Road – progress of waste disposal. In view of the seriousness of the situation and the apparent lack of action by NCC, the Clerk was asked to commence the complaints procedure.
- b) E/2006/0323, Wharf Farm Stables, Grafton Road. Mobile home on site. Cllr Crisp read out the comments from SNC.
- c) A/2006/0949/P, 28 Hesketh Road. 2 metre high fence and gates. Placed on circulation.

2949

6. Finance:

- a) Baroni Martin Engineering – invoice for repair of allotment gate - £80.00 + £14.00 VAT (001467). Payment authorised as per Standing Orders & listed separately.

6.1 ACCOUNTS APPROVED FOR PAYMENT:

- a) Clerk’s salary Jan 07 £315.67 (001468).
- b) Clerk’s expenses Jan 07 £7.07 + £1.06 VAT (001469).
- c) A H Contracts – dog bin emptying service Jan 07 £55.00 + £9.63 VAT (001470).
- d) (Mr D Saxton – caretaking duties for play areas Jan 07 £18.00 (001471).
- e) (Mr D Saxton for Budgens – refuse sacks £3.94 + £0.69p (001471)
- f) Powergen – street lighting Oct - Dec 06 £519.96 + £90.99 VAT (001472).
- g) Anglian Water – Allotments water supply 30/7/06 – 23/1/07 £55.48 (001473). The Clerk was asked to analyse previous water bills.
- h) Yardley Gobion Village Hall – hire of hall for PC meetings 06/07- £167.50 (001474).
- i) Mrs A M Ratcliffe – contribution for use of telephone 16/10/06 – 15/01/07 £27.49 (001475).
- j) Cllr Stephenson (+ Cllr Westlake & the Clerk) – attendance at planning course 6.2.07 - 24 miles at 52.7p per mile £12.64 (001476).

6.2 PAYMENTS RECEIVED:

- a) A & L Henson – Horse Field rent - £30.00.
- b) Allotment deposit - £10.00.
- c) YGRC - agency mowing - £318.29.
- d) YGVH - agency mowing - £179.06.
- e) NCC - agency mowing - £482.42.
- f) HM Revenue & Customs – VAT refund - £2,857.17.
- g) Scottish Widows interest to Oct 06 - £284.68.
- h) Scottish Widows interest to Jan 07 - £266.66.

6.3 TRANSFERS:

- a) Nat West to Scottish Widows - £2,500.00 (cheque 001477).

2950

7. Committee Reports

7.1 HIGHWAYS/RIGHTS OF WAY/MOWING:

a) Reports to The Street Doctor:

- i) The ‘dip in the road’ outside the cottages on the High Street by Chestnut Green (271411) had been repaired.
- ii) The Clerk had reported the pothole outside 10 Moorend Road (277062) and the damaged signpost outside The Elms (277063).
- b) Cllrs were still in the process of checking the findings of the annual inspection of village roads.
- c) NCC - Suggested HGV sign locations. Cllr Crisp read out a letter from NCC explaining that the scheme was designed specifically with YG in mind, and Potterspurty was not included. An order had been placed and the work should be completed by the end of March 2007..
- d) Urban Highway Grass Mowing 2007 – NCC 136 Agreement. Signed by Cllr Crisp on behalf of the PC.
- e) N J Blackwell had provided new figures for 2007 on the basis of the previous mowing contract, which were discussed. Cllr Westlake proposed and Cllr Potter seconded the contract be renewed at the quoted rate. All in favour. The Clerk was asked to raise the necessary paperwork.
- f) Mrs P Curtis had asked that the PC be advised she had now officially taken over the role of Parish Path Warden.
- g) Cllr King had advised the Clerk of concerns regarding a wall at the corner of Hesketh Road and School Lane, which had a large crack running down it. This was being monitored by SNC.

- 7.2 PLAYING FIELDS/POCKET PARK/VILLAGE TREES:
a) Mr Saxton's play area inspection report had 'no comments'.
b) Play Area Improvements – The PC had applied to NPFA & the Big Lottery for grants.
- 7.3 ALLOTMENTS:
a) Cllr Westlake advised that he had now remarked the new plots and was analysing various tenancy agreements. He hoped to have a provisional copy ready for consideration at the next PC meeting. Cllr Crisp volunteered to assist if required. **RW**
GC
- 2951 **8. Y G Recreation Centre and Y G Village Hall.**
a) Report from PC representative (YGRC). Cllr Turl reported that a new Committee was now in place, and that the Treasurer had applied to BIFFA for a grant to resurface the car park. The RC had had a good December.
- 2952 **b) Report from PC representative (YGVH). No report.**
9. Special Projects.
- 2953 **9.1 VILLAGE DIRECTORY 2007 –** Cllr Potter reported that the disk was ready and asked the PC to approve a maximum cost for printing the Directory. Cllr Westlake proposed and Cllr Stephenson seconded a figure of £275.00 + VAT. All in favour. **LP**
9.2 SECURITY OF VILLAGE ELECTRICITY SUPPLY - Cllr Crisp read out the response from Central Networks, which advised that they were investigating previous supply failures.
- 2953 **10. Correspondence.**
a) The Post Office Network – Consultation. (Closing date 8th March). Cllr Hutchin agreed to copy and circulate paperwork as necessary. **AH**
b) Calor Northamptonshire ACRE Village of the Year 2007. Cllrs did not feel this was suitable, bearing in mind the entrance fee.
c) Milton Keynes Council – Waste Development Plan Document 2007 – 2026 submission : including the core strategy ; allocations & development control policies. Placed on circulation.
- 2954 **11. Any other business: None.**
2955 **12. Date of next meeting:**
a) 6th March 2007, 8.00pm in the Village Hall.

Meeting closed 10.27pm.

Open Forum

Mr & Mrs Potter had provided a copy of their letter to SNC re the planning application at 52 Hesketh Road, and this was read to the meeting by Cllr Stephenson. The amount of traffic travelling past that address to the school and the shops was noted. Local Manor Way & Vicarage Road residents felt that the conversion of a dwelling to maisonettes was not appropriate. Concern was expressed as to whether the dormer windows shown on the plans could facilitate the creation of more rooms at a later date. The extra pressure on the unadopted sewers was also mentioned, as the current services were suitable for one semi-detached house. The potential was there to create a precedent in the village.

District Cllr Wilson advised that SNC's portion of the Council tax would rise by 4.9%. Concessionary travel, which had cost more than projected, was now restricted to off peak times, but no cuts in services had been necessary.

County Cllr Walker advised that NCC's portion of the Council tax would rise by 3.95%. The recent White Paper on local government reform proposed more responsibilities and bigger budgets for PC's, with just 3 tiers of government – CC's, DC's and PC's. More details would be available in May. He agreed with Ms Whitmarsh's previous comments regarding the current bus service, and advised he had tried to obtain through fares to Wolverton and Milton Keynes with no success. Apart from that no routes had been cut back and some had been increased. He mentioned the newspaper report about the 30mph limit in the village and advised that at present there was no money available to pay for the legislation necessary to move the signs out along Moorend Road. The Clerk asked County Cllr Walker about the replacement of the two chevron signs at a bend in Moorend Road and he advised that he was still waiting for this work to be carried out.