

## MINUTES OF YARDLEY GOBION PARISH COUNCIL MEETING HELD 5<sup>th</sup> February 2008

- Present** Cllrs R Westlake (Chair), C King, A Hutchin, L Stephenson, C Turl, S Tapp, District Cllr McCord and County Cllr Walker.
- 3088** 1. **Apologies for Absence:** Cllrs T Adey & G Crisp.
- 3089** 2. **Council Matters:**
- a) Declaration of Interest: Cllr King declared an interest in agenda items 5.1g and 6.1 f.
- 3090** 3. **Previous Meeting:**
- 3.1 Minutes of Meeting held 8.1.08 were agreed/signed as a correct record.
- 3.2 Matters Arising:
- a) Minute no 3084 7.2 e - Provision of tree sleeves for trees recently planted by YG Cubs. Cllr Turl mentioned that Cllr Crisp had investigated whether sleeves were necessary and had been advised that the current protection was sufficient.
- b) Minute no 3086 9 a - West Northamptonshire Joint Planning Unit – Workshop 24<sup>th</sup> January at Daventry District Council Offices. Cllrs King and Adey had attended on behalf of the PC and Cllr King gave a report to the meeting. Paperwork placed on circulation.
- 3091** 4. **Open Forum:** Comments attached.
- 8.30pm County Cllr Walker leaves.
- 3092** 5. **Planning:**
- 5.1 Applications received:
- Councillor Westlake and District Cllr McCord had attended a meeting with SNC planning department case officer to clarify the paperwork and the situation with the next 2 applications.
- a) S/2007/1548/P, land to the rear of Mount Pleasant Farm, Yardley Gobion. Stable block and all weather arena. Cllrs objected and commented as follows ‘the proposed location of this development is totally inappropriate at the top of a hill, in an exposed position and away from any natural screening. It would be visible from the A508 south of Grafton Regis and from anywhere across the area of Grafton Fields to the north. This is totally unacceptable in an area of Special Landscape. Councillors are also concerned as to site access. A new road to the proposed site of this development has commenced. These works cannot be construed as agricultural in nature and should be part of the planning application. Whilst there is a farm track leading down the field past these sites it is not suitable for daily access for cars, horse-boxes, deliveries and mucking out. Given the size of the menage proposed Councillors would ask that a condition be placed on any permission granted to ensure that these facilities are only for private use for the applicant and her family i.e. no commercial use’.
- b) S/2007/1628/P, 6 acre paddock, Mount Pleasant Farm, Yardley Gobion. Hay barn, corner stable and tack barn. Cllrs objected and commented as follows ‘the proposed location of this development is totally inappropriate at the top of a hill, in an exposed position and away from any natural screening. It would be visible from the A508 south of Grafton Regis and from anywhere across the area of Grafton Fields to the north. This is totally unacceptable in an area of Special Landscape. Councillors are also concerned as to site access. A new road to the proposed site of this development has commenced. These works cannot be construed as agricultural in nature and should be part of the planning application. Whilst there is a farm track leading down the field past these sites it is not suitable for daily access for cars, horse-boxes, deliveries and mucking out’.
- c) S/2007/1647/P, land adj 62 Moorend Road. Detached dwelling and detached double garage. Cllrs objected and commented as follows ‘one of the Parish Council’s concerns at the outline planning stage was the orientation of the new dwelling in relation to the surrounding dwellings. The proposed position relates slightly better to the access roadway, but to the detriment of the overlooking of number 62. Whilst a distance from clear glass first storey windows is shown as 15.3 metres, the two dwellings are less than 11.0 metres apart. The size and position of the garage will have a severe impact on the view from the bay window of number 62 as there will be less than 6.0 metres between the buildings, resulting in loss of light and shadowing. The end gable wall of the garage will also form a considerable visual block from the rear of number 64. With regard to the waste management strategy, Councillors are also concerned by the comments that ‘existing sub-soil from the basement, foundation trenches, drainage etc. (approx 325 cu.m) to be reused on other developments where ground make up required’ and would ask that a condition be placed on any permission granted to ensure that all spoil be removed from site and disposed of at a licensed site’.
- d) S/2008/0071/P, 101 Hesketh Road. Single storey rear extension. Councillors had no objections and observed as follows ‘they would request that any concerns raised by neighbouring property owners be satisfactorily addressed and/or resolved’.
- e) S/2008/0102/LB, 8 Chestnut Road. Installation of conservation roof light to first floor. Cllrs had ‘no observations.’
- f) S/2008/0098/P, 19 Warren Road. Single storey extensions to front and rear. Councillors had no objections and observed as follows ‘they would request that any concerns raised by neighbouring property owners be satisfactorily addressed and/or resolved, and that the facing brick cladding referred to in the application matches that of number 17 Warren Road’.
- g) S/2007/1668/P, 2 Woodville Crescent. Conservatory to rear. Councillors had no objections and observed as follows ‘they would request that any concerns raised by neighbouring property owners be satisfactorily addressed and/or resolved’.

- 5.2 Amendments: None.
- 5.3 Applications granted: None.
- 5.4 Applications refused: None.
- 5.5 Applications withdrawn: None.
- 5.6 Other: None.
- 3093**
- 6. Finance:**
- 6.1 ACCOUNTS APPROVED FOR PAYMENT:**
- a) Clerk's salary Jan 08 £315.67 (001575).
- b) A H Contracts – dog bin emptying service Jan 08 £62.75 + £10.98 VAT (001576).
- c) YGRC – contribution to firework display Nov 2007 £200.00 (001577).
- d) Ms T Adey – mileage claim for WN planning meeting in Daventry 38 miles @ 55.8per mile £21.20 (001578).
- e) Mr Macdonald – caretaking of play areas and pocket park – Jan 2008 – £50.00 (001579).
- f) Yardley Gobion Village Hall – hire of hall for PC meetings 2007 (£185.00 (001580).
- g) ABB – Replacement of Public lamps 66 & 67 £1352.00 + £236.60 VAT (001581).
- 6.2 PAYMENTS RECEIVED:**
- a) A & L Henson – horse field rent - £30.00.
- 6.3 TRANSFERS:**
- a) Scottish Widows to Nat West - £2,400.00.
- 6.4 OTHER:**
- a) Scottish Widows account signatories. Cllrs King and Westlake signed the paperwork provided by Scottish Widows to enable the Clerk to run the account as she had previously and to include Cllr Stephenson as a further signatory on the account.
- b) Audit Commission – advice of appointment of BDO Stoy Hayward LLP as external auditors to the PC. Minuted.
- 3094**
- 7. Committee Reports**
- 7.1 HIGHWAYS/RIGHTS OF WAY/MOWING**
- a) Village Mowing contract 2008 – the Clerk had obtained a revised quotation in the sum of £4,942.56 from N J Blackwell for 2008 – an increase of approximately 4% over the 2007 figure. Cllr Westlake recommended the PC accept this quotation. Seconded by Cllr Stephenson. All in favour.
- b) NCC - request for information regarding land ownership. Placed on circulation. **RW**
- c) SNC – Application for a Diversion Order in Respect of Footpath SH 26. Cllrs had no comments on this proposal.
- 7.2 PLAYING-FIELD/POCKET PARK/VILLAGE TREES**
- a) Monthly play-area inspection report. Mr Macdonald's play area inspection report was read out by Cllr Westlake, which noted a bin bag had melted inside a bin on the Coffee Pot field.
- b) Pocket Park inspection report. Read out by Cllr Westlake. w/e 27<sup>th</sup> January there was broken glass and w/e 3<sup>rd</sup> February there were glass bottles in evidence.
- c) Moles were still a problem in both the village playing fields. The Clerk was asked to find out what action had been taken by Keepers Pest Control in dealing with them.
- d) Cllrs King and Turl agreed to have a meeting to discuss obtaining a quotation for laying the hedge in the Pocket Park, and to discuss a maintenance contract for the Park with N J Blackwell. A hole in the fence at the end of the alleyway by Druce End had been noticed. Cllr Westlake asked to be involved in any meetings. **CT**  
**CK**  
**RW**
- 3095**
- 8. Y G RECREATION CENTRE & Y G VILLAGE HALL (CT & CK) Report from PC representatives.**
- a) YGVH – The Village Hall committee are looking at possibly extending the car park.
- b) YGRC – Cllr Turl reported that he had been advised by Ken Vaughan at SNC that the smoking shelter could be erected within 'permitted rights' as the premises were owned by the PC. The Recreation Centre had asked for a letter of support from the PC for their application to Biffa for grant aid towards the resurfacing of the car park. Cllrs considered that the PC should support the Recreation Centre and the Clerk was asked to confirm their support to Biffa. District Cllr McCord indicated that he would also support the project. **IM**
- 3096**
- 9. CORRESPONDENCE - Literature for circulation – action required.**
- a) NCC – Draft Budget 2008-9 Consultation – closes 13<sup>th</sup> February 2008. Placed on circulation
- b) Communities and Local Government – Orders and Regulations Relating to the Conduct of Local Authority members in England consultation – closes 15<sup>th</sup> February. Placed on circulation.
- c) SNC – Planning Applications – consultation on 'local list'. Closes 29<sup>th</sup> February. Placed on circulation.
- d) NCC/Atkins Parish Highways Representatives meeting 27<sup>th</sup> February 6.30pm at Thrapston Town Information Office. Placed on circulation.
- e) NCC – Good Neighbourliness: The Emergency Planning Perspective – 11<sup>th</sup> March 6.30pm at SNC. Placed on circulation.
- f) SNC – Housing Needs Survey. The Clerk was asked to invite Ms Hope, the SNC strategic housing officer, to the next PC meeting on 4<sup>th</sup> March.
- g) CPRE – Northants Planning and Landscapes – 15<sup>th</sup> April 6pm at Cranford Hall. The Clerk was asked to book 2 places for this event.
- h) Calor Village of the Year competition – closing date 26<sup>th</sup> March. Placed on circulation.

- i) NCC – Fire & Rescue Service - Proposed Standards of Operational Response 2007 questionnaire. Closes 3<sup>rd</sup> March. Placed on circulation.

3097

- 10. **Date of next meeting:**
  - a) **4<sup>th</sup> March 2008 8pm in the Village Hall.**

Meeting closed 10.35pm.

**Open Forum**

District Cllr McCord reported that as a result of the meeting with Peter Bateman at SNC the clock had been re-set for the planning applications for Mount Pleasant farm so that they could be discussed at the current PC meeting. He mentioned that the Post Office had confirmed the closures as previously announced. There would be re-organisation within SNC as a result of the transfer of council housing which was on schedule for 17<sup>th</sup> March 2008. SNC's Council Tax rise would be 4.9%, the minimum amount which would mean no cuts in services. This would be ratified on 29<sup>th</sup> February. He also mentioned the housing needs survey – see Minute No 3096 9.f) above. He had noted that the unauthorised access in Moorend Road had not been removed despite the Planning Inspector's dismissal of the appeal by Mr & Mrs Gorst and he would speak to Planning Enforcement. Ian Lorman, the SNC arboriculturalist is dealing with the removal of the hedge, and NCC are dealing with the re-instatement of the ditch.

County Cllr Walker advised that NCC's Council tax rise would be 4.2%. A new Chief Executive had been appointed and they are also going through a re-organisation. He had received 2 requests for funds from his allotted budget and was working on moving the 30mph sign in Moorend Road. He mentioned the need for continual pressure on NCC to improve the A508, especially the Cosgrove junction and Cllrs agreed to give their support to Old Stratford PC in this matter.

**IM**