

# BUGBROOKE PARISH COUNCIL

Minutes of the Meeting of the Full Council  
held on Monday 14<sup>th</sup> June 2010 at 7.30 p.m. at the Community Centre, Bugbrooke.

## PRESENT:

Vice Chairman – Councillor David Harries (in the Chair)

Councillor John Bignell  
Councillor Diana Cockrill  
Councillor John Curtis  
Councillor Brenda Inch  
Councillor David Jeffrey  
Councillor Alan Kent

Councillor Brian King  
Councillor Paul Phillips  
Councillor Cherry Pilcher  
Councillor Jonathan Shribman  
Councillor Terry Ward

## IN ATTENDANCE

Mrs Catherine Parry, clerk

28 Parishioners  
Councillor Joan Kirkbride

## APOLOGIES FOR ABSENCE

### **Apologies were accepted from:**

Councillor Philip Bignell  
Councillor Ken Gardner  
Councillor Neil Sturdy

### **Reason:**

Work commitment  
Another voluntary commitment  
Work Commitment

## ABSENT

Councillor Graham Smith

### PC10/06/370 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies were accepted from Councillors as recorded above

### PC10/06/371 DECLARATIONS OF INTEREST

No interests were declared.

### PC10/06/372 REGISTER OF INTERESTS UPDATE

No member of the Council had acquired any new interests which were required to be recorded in the register of interests.

### PC10/06/373 MINUTES

The minutes of the meeting held on 10th May 2010 were approved as a correct record of that meeting and were duly signed by the Chairman.

### PC10/06/374 PUBLIC QUESTION TIME

The meeting was adjourned between 7.35pm and 8.40pm to allow questions and comments from parishioners. The matters raised are listed in Appendix A attached.

### PC10/06/375 PLANNING

- A The agent for Mr and Mrs Plummer attended the meeting, in respect of a proposed planning application for land at the rear of 1, The Leys. A brief summary of his comments is contained in Appendix A
- B The agent for Messrs Heygates attended in order to be available for questions in respect of the Firs Field proposals (Litchborough Road). Further details are contained in Appendix A.
- C The agent for Adams and the Harrison Trust attended in order to be available for questions in respect of the Johns Road/Pilgrims Lane proposals. Further details are contained in Appendix A
- D Some correspondence had been received from parishioners objecting to the Johns Road proposals. The clerk had replied where necessary.
- E Eric Pickles, Secretary of State for Communities and Local Government, had written to District Councils advising them of the Government's intention to devolve planning decisions to local communities without the framework of regional numbers and plans. South Northants Council planning department had advised the clerk that the major applications, which have recently been made, have been deferred pending receipt by the District Council of legal advice as to what should be done next.

**RESOLVED** That a letter be sent to South Northants Council expressing the concern felt by the Parish Council about Eric Pickles's letter, in that no policies had been formulated to replace those which had been suspended.

**ACTION** Clerk

F Re the planning application for the marina (see below), the clerk had emailed the council to say that, subject to ratification by the parish council, the parish council's comments on the application would be that noise attenuation should be provided and that there should be a limitation on the hours of use, notwithstanding that there would be no kitchen on site and no sales of alcohol.

G **Planning Applications as follows:**

Status	App. No. & applicant	Location	Proposals	PC comments or SNC decision
New	S/2010/0478/FUL	14 High Street	Extension to provide reception area and work break space	<i>Letter received advising that this application has been withdrawn</i>
New	S/2010/0420/FUL	2 Badgers Close	Attic conversion with 3 dormer windows to the East elevation (AK)	<i>Letter received advising that this application has been withdrawn</i>
New	S/2010/0465/FUL	Heyford Fields Marina	Construction of outdoor lounge and seating area	<i>This arrived too late for the previous meeting, but SNC was unable to agree an extension.</i>
New	S/2010/0565/FUL	40 High Street	Use of rear yard to erect a marquee for the sale of fresh produce	<i>BPC supported the application.</i>
New	S/2010/0547/MAO	Firs Field Litchborough Road	Residential development of 70 houses	<i>Objection if new rules revoke interim housing planning policy. No objection if policy remains, subject to s106 requirements</i>
New	S/2010/0529/MAO	Land off Johns Road and Pilgrims Lane	Residential development for 80 dwellings and change of use from agricultural land to recreational use.	<i>Objection if new rules revoke interim housing planning policy. Objection if policy remains, on traffic grounds.</i>

PC10/06/376 **POLICE MATTERS**

A Emails from Community Messaging Service had been forwarded as appropriate.

B The clerk gave a short report on the proceedings of the Bugbrooke Beat Community Panel meeting which was held on 7<sup>th</sup> June 2010 (neither the clerk nor the Chairman could attend).

C The Neighbourhood Watch co-ordinator had advised that there was to be a public meeting to be held in the Community Centre on Thursday 8<sup>th</sup> July at 7.30pm.

D There was a new support service for victims of anti-social behaviour. Further details could be obtained from the clerk.

E Towcester Magistrates Court was to be open to the public on 26<sup>th</sup> June 2010.

F Jen Harrison's new phone number was **03000 111 222 ext 3697**

PC10/06/377 **REPORT ON MATTERS PREVIOUSLY RAISED**

There was nothing to report under this heading.

PC10/05/378 **YOUTH MATTERS**

A **Campion School:**

There was nothing to report.

B **Youth Shelter:**

Councillor Harries reported that work had started on this facility.

C **MUGA:**

Councillor Harries reported that work had also started on the MUGA, and that he was in the process of collecting the funding from the various donors. He had given the clerk a cheque for £10,000 from the Community Association.

Litter bins would be needed for the MUGA and for the youth shelter.

**RESOLVED** That the Community Association should be requested to contribute half towards the cost of the two litter bins

**ACTION** Councillor Harries

D **Play Equipment Inspections:**

➤ The clerk reported that Digley Associates had visited the equipment and had made

recommendations as to items missing or requiring repair. This included replacement bark chips. Lapsett had also visited and had given a quotation for the replacement items. The bark chips could be supplied much more cheaply from Salcey Forest Timber Supplies, but the clerk reported that she was also looking to see what would be the cost of shredded rubber, which would be more durable. There might be some reduction in the installation charges if the bark were not supplied.

- The clerk reported that the bin next to the play area was beyond repair. Authority was requested to replace it with the spare bin held by Roger Clarke.

**RESOLVED** Authority was given to the clerk to accept the quotation with the exception of the bark chippings. The amount was £919.51 including VAT but excluding the chippings. The clerk was also authorised to ask Roger Clarke to replace the damaged bin with the bin which he was holding in his yard.

**ACTION** Clerk

PC10/06/379 **NEW CHURCHYARD EXTENSION**

A Councillor Curtis confirmed that he had not yet received a reply from the Fellowship, but that he understood that they were meeting soon, and hoped to have a reply by July.

PC10/06/380 **PRIMARY SCHOOL**

A The clerk reported that the equipment had been ordered, but some instructions were awaited from the school as to colours of fencing etc. Also, the caretaker had said that he was not intending to be available to open and close the gates during the holidays. The clerk had asked the school what they proposed with regards to a rota, since it would not be reasonable for one or two people to be responsible for the gates.

**RESOLVED** Councillor Kent, who was also a school governor, would check with the school as to answers to the above queries

**ACTION** Councillor Kent.

B A question has arisen as to the maintenance responsibility for the stone wall on the south side of the School Close footpath, which forms the boundary wall to Holly Bank and to one of the properties in Badgers Close. Some parents consider that this is in poor repair and would like this to be done, but ownership is not clear. The clerk believes, from her investigations, that the wall either belongs to the county council or to the adjoining householders, but that the parish council is not responsible for its repair.

**RESOLVED** That the County Council would be asked if they owned the wall.

**ACTION** Clerk.

PC10/06/381 **TWINNING**

A The twinning visit from the football club members from Vöhl took place during the first week in June, and was very successful. Councillor Curtis reported fully. The council representatives from Vöhl suggested that a formal twinning between Vöhl and Bugbrooke be instigated, and had supplied some suggested wording for a twinning agreement, together with some information about their region, was circulated.

**RESOLVED** Following a discussion, it was proposed by Councillor Inch and seconded by Councillor Cockrill, that a formal twinning agreement be entered into with Vöhl. This was agreed unanimously.

**ACTION** Clerk to write a formal letter to the Bürgermeister of Vöhl.

B The clerk reported that South Northants Council had circulated an extract from a letter from a representative of Lautzenbrücken in Germany, which was seeking a twinning partner.

PC10/06/382 **ALLOTMENTS**

A A formal request has been made for more allotment land, preferable to the rear of the existing site, which would make water connection easier.

**RESOLVED** That the Peterborough Diocese should be requested to make this land available for allotments.

**ACTION** Clerk to contact the agents for the Diocese.

B The chairman of the Allotment Association had reported that there was a break in the barbed wire fence between the adjoining field and the site, and repairs were needed. According to the original (1988) tenancy agreement, fences were the responsibility of the association, but the parish council would supply the materials.

**RESOLVED** That the Allotment Association should be requested to obtain a quotation for the repair of the fence and to sent this to the Parish Council.

**ACTION** Clerk to contact the Allotment Association accordingly.

PC10/06/383 **COMMUNITY SPEED WATCH AND 20MPH ZONE**  
A Councillor Kent reported that the campaign was about to enter its final week. During the first week checks were carried out between the hours of 8.00am to 9.00am for three days at the top of Butt Hill. 1479 vehicles had been counted, and 10 were travelling in excess of 35 miles per hour. Checks were also carried out at school closing time, when 610 vehicles were counted, of which 22 had been travelling in excess of 35 miles per hour. It could be assumed from these figures that motorists are more likely to travel at speed when the road is less busy, which should be pointed out when considering planning applications in respect of development which would take access onto Kislingbury Road.

PC10/06/384 **MID NORTHANTS PARISHES REPORT**  
A Several emails had been received by the clerk about the proposed high speed rail link. The clerk offered to forward these to those who would like to see them. It was clear that the route has not been finally determined and it was essential that the parish council remained up to date on developments, in case any variations to the route affect the village.  
B Councillor Curtis was to report on the Annual General Meeting which took place on 27<sup>th</sup> May. The clerk had a copy of the draft minutes if any councillor wished to see these.

PC10/06/385 **PARISH MATTERS:**  
A **Hawthorn tree on Wagon and Horses Green.** This tree was dying, and the clerk had reported it to Mr Lorman at the district council, who had inspected it. He said that it should be replaced and had suggested either a straight replacement, or a slightly different version – Crataegus prunifolia “Splendens”, which Councillor Pilcher confirmed was a more attractive tree.  
**RESOLVED:** That the clerk should obtain quotes for different sizes of the “Splendens” variety.  
**ACTION:** Clerk.  
B The clerk reported that ivy was covering the roof of the bus shelter on the green, and an oak sapling was growing too close to the building.  
**RESOLVED:** That a quote should be obtained for the removal of the ivy and of the sapling.  
**ACTION:** Clerk.  
C Sheep had been gaining access to the Millennium Green across the brook, owing to the state of the wire fence on the Captain’s Close side. The owner of the sheep had been informed and had removed them.  
D A parishioner had complained about anti-social behaviour in the play area between Shepherd’s Walk and Smitherway, where children had colonised the bushes and had furnished them with carpet etc. Investigation is needed as to whether this is a problem with neighbours generally.  
**RESOLVED:** That no other complaints had been received, and that the carpet and other items had been kept out of site within the trees. No action would be taken at this time, but the area would be monitored.  
**ACTION:** None.  
E The police reported vandalism to two street lights in Meadway. MGWSP on behalf of the county council had quoted a potential £232.66 call out charge for making these safe. The clerk was checking with E.On as to the cost of repairs.  
**RESOLVED:** Clerk would report at the next meeting as to the final cost of repairing the lights.  
**ACTION:** Clerk.

PC10/06/386 **NORTHAMPTONSHIRE COUNTY ASSOCIATION OF LOCAL AUTHORITIES**  
A The NALC update had been issued.  
B The results of the consultation exercise on the Northamptonshire Councils’ Charter had been received and could be forwarded to councillors on request. The clerk had not had time to digest them yet.

PC10/06/387 **CONSULTATIONS**  
A South Northants Council has produced 3 Supplementary Planning Documents:  
➤ Wind Turbines  
➤ Re-use of rural buildings  
➤ Developer Contributions  
Comments were required by **Friday 5<sup>th</sup> July**. Authority was requested for the clerk to consider the second and third document and respond on behalf of the council, after having consulted with the

development working party. A briefing session was to be held at the Council offices on **Thursday June 17<sup>th</sup>** between 7pm and 9pm.

**RESOLVED:** That the clerk be authorised accordingly.

B The County Council waste development framework had reached the stage of publication of the development plan document on the “Control and Management of Development”. This set out the policies for controlling and managing the impact of minerals and waste development in the County. Any comments should be made by 22<sup>nd</sup> July and must relate to the “soundness” of the document. The clerk had further details if councillors wished to reply to the consultation.

C The Minerals and Waste Core Strategy document had been adopted by the county council. This set out the vision, objectives and core policies for minerals and waste related development in Northamptonshire.

PC10/06/388 **HIGHWAYS AND TRANSPORT**

A Councillor Cockrill reported on various matters which had arisen since the last meeting.

PC10/06/389 **CORRESPONDENCE -**

**1. For Action**

**No. Item**

A Volunteering leaflets

B For Diarising:

➤ 17<sup>th</sup> June – briefing for councillors on the SPDs referred to in the Consultations section above.

➤ 17<sup>th</sup> June – stakeholder meeting re A45 Daventry to Northampton – 3.00pm – 5.00pm Millennium Hall Flore.

C Confirmation from Society of Local Council Clerks that the parish council should be registered under the Data Protection Act. This will cost £35.00. The clerk will attend to this in the next few weeks.

**2. For Report -**

**No. Item**

A Supplier leaflets:

➤ White Horse contractors

➤ Print Projects have moved to larger premises.

➤ Sutcliffe Play

B Some changes have been made to waste recycling centres. Details from the clerk.

C South Northants Homes major works briefing paper.

D South Northants arts newsletter.

E CPRE membership pack

F Northants 50+ Network event on 23<sup>rd</sup> June at Weston Favell.

G Big Lottery funding is available for Community Wildlife projects. Details have been forwarded to the schools, the allotment association and the Millennium Green trustees.

PC10/06/390 **REPORTS**

A **Community Centre:** Councillor Harries reported that the committee was embarking on a project to improve the kitchen and cellar area.

PC10/06/391 **FINANCIAL MATTERS**

A The Monthly Budget Spent figures were circulated. The Current Account stood at £10,238.30 before deduction of June invoices.

The VAT reclaim for 2009-2010 had been received.

B The annual return had been sent to the external auditors.

C Ratification of cheques (all invoices received too late for the May agenda):

➤ Peter Warden – April mowing - £564.00. VAT £84.00

➤ CPRE – membership fee - £29.00

**RESOLVED:** That the above cheques be ratified.

D A cheque has been received from the county council for the seat to be installed in the new play area.

Accounts for payment:

**Moneys must be paid out in only in pursuance of statutory powers vested in the parish council.**

**The final column on the right details the powers which authorise the payments below:**

Chq no	To whom	Service rendered	Amount	Vat	Power used for payment
1079	AH Contracts	Emptying of waste bins – to	£303.43	£45.19	Litter Act 1983 ss5, 6

		31.5.10			
1080	E.On	May unmetered supply costs (note- the invoice has not yet been received)	£303.51	£45.20	Parish Councils Act 1957 s3 Highways Act 1980 s301
1082	P.W. Warden	May mowing x 2	£564.00	£84.00	Highways Act 1980, s96 Open Spaces Act 1906 ss9/10
1083	Mr A. Walton	Litter picking May - 5 weeks x 4 hours: 20 hours @£6.50 =£130.00 (less 20% tax)	£104.00		Litter Act 1983 s5 Local Gov't Act 1972 s112
S/O	Mrs C.J. Parry	Clerk's salary- May 2010	£364.47		Standing Orders
1090	HM Revenue & Customs	Tax -CP	£91.20		HM Revenue and Customs requirement
		Tax - AW	£26.00		
		Total	£117.20	£117.20	
1084	Kay Tarry	Cleaning graffiti as per quote	£152.50		Litter Act 1983 s5
1085	Bugbrooke Link Magazine	3 bi-monthly half page adverts	£35.00		Local Gov't Act 1972 s142
1086	E.On	Light repairs – Georges Close	£27.58	£4.11	Parish Councils Act 1957 s3 Highways Act 1980 s301
1087	BT	Quarterly invoice	£125.53	£18.69	Telecoms Act 1984 s97
1088	Lapsett	Play equipment repairs	919.51	139.92	Local Gov't (MP) Act 1976 s19
1089	Mrs R. Harries	Plants for village planters	92.00		Highways Act 1980 s96

**RESOLVED:** That all the accounts presented for payment be approved.

**ACTION:** Clerk

PC10/06/392

**DATE OF NEXT ORDINARY MEETING:-  
Monday 12<sup>th</sup> July 2010  
At 7.30pm**

*There being no further business the Chairman closed the meeting  
at 9.50pm*

**\*End of Minutes\***

**CHAIRMAN:.....**

**DATE:.....**

## APPENDIX A

### MATTERS RAISED DURING PUBLIC QUESTION TIME 14<sup>th</sup> June 2010

1. In view of the fact that most of the parishioners present were concerned with one or other of the major planning applications which were to be considered at the meeting, the Vice Chairman opened the question session with an explanation that anything to be considered would also have to take into account the recent letter which had been received by district councils from Eric Pickles, Secretary of State for Communities and Local Government. This confirmed that regional strategies and targets were no longer in effect. South Northants District Council had deferred all planning decisions arising from the Interim Rural Housing Planning Policy pending clarification of the rules, but had asked local councils to continue to respond to consultation requests, so that these would be available if the district council was required to continue to consider the pending applications. The observations agreed by the Parish Council at this meeting would take this into account.
2. Laura Welch from South Northants Housing Department explained the criteria for the selection of candidates for affordable housing. A local residency condition could be included within the affordable housing provisions within s106 planning obligations. This would be secured by a nominations agreement between the affordable housing provider and the district council. The usual criteria set down by South Northants Council was that an applicant should have lived in Bugbrooke for at least three years, or at least 5 years at a previous time, or had close relatives who had lived in Bugbrooke for at least five years, or was employed in Bugbrooke and had been so employed for two years. 75% of the affordable housing should be rented, and the balance shared ownership. It was unlikely that Bugbrooke would fit the criteria for capping shared ownership at 80% (thus preventing an occupier “staircasing” to 100% ownership) because Bugbrooke is slightly too large a village (or at least, would be too large after completion of the first development to come on stream). Councillor Kent said that if any less than 40% affordable housing were negotiated by a developer, then open market housing should be reduced accordingly.
3. The agent for Messrs Heygates explained that the development of the “Firs Field” site was based on the support which the parish council had given to the Peace Hill planning application, and could be seen as the last piece of the jigsaw as far as new development was concerned.
4. Mr Cowling, on behalf of Mr and Mrs Plummer, explained that the development of 17 houses adjoining the Diocese’s land at the rear of the Leys, was deliverable and logical.
5. Mr Wilbraham explained the logic behind the proposed development at John’s Road and Pilgrim’s Lane.
6. A spokesperson on behalf of parishioners opposed to the John’s Road development stated as follows:
  - The John’s Road junction with Kislingbury Road is the busiest in the village. The parishioners had carried out their own traffic survey which had recorded in the region of 740 movements per hour in the morning peak period, about 10 more than the applicants’ survey.
  - Traffic flow is constricted. There were tailbacks from Campion School traffic in the morning, and Heygate’s lorries needed the whole of the carriage way when they were turning onto Kislingbury Road from Mill Lane.
  - Queues of 6/7 cars in John’s Road were not unusual. This compared adversely with the applicants’ quoted maximum number of 1 vehicle waiting to turn, in 2020-2021.
  - About 85% of the traffic from the new development would use the John’s Road junction.
  - There is no capacity in the sewage system, which is overloaded to the extent that some gardens are regularly flooded with sewage. It is thought that at least some of the sewers on the Merriefields Estate are still not adopted.
  - The Primary School is nearly at capacity.
  - The development should be on the west side of the village in order to balance the village.
  - The demand for new housing has dropped substantially over the last three years.
7. A parishioner said that it was not clear whether the letter from Eric Pickles allowed the 5 year land supply to be abandoned, and asked what was the parish council’s view on the 5 year land supply. The Vice Chairman said that this had not yet been discussed, so no reply could be given to this question.

8. A parishioner said that often the problem with traffic in John's Road arose because of parked cars within John's Road itself. There was more traffic in John's Road than the applicants' traffic survey indicated. Also, the amount of traffic entering John's Road had been underestimated. This was from people visiting the surgery and from parents who had dropped pupils at Campion School and had then driven through Butts Hill Crescent onto John's Road. It would not be possible to construct parking bays to remove parked cars from the carriageway, owing to the number of private driveways along John's Road.
9. In respect of the Firs Field application, a parishioner was concerned that the footpath link to the village along the side of the houses in the Leys would encourage anti-social behaviour and would be a security hazard for those properties. It would also be at a higher level than the houses and people on the footpath would be able to see into the upper rooms of the existing properties.
10. A parishioner asked whether Councillor Curtis was to declare an interest in view of his connections with the football club. Councillor Curtis said that was not intending to make any comments at this meeting in connection with the applications being considered, and would declare an interest at the appropriate time, when he was due to vote.
11. A parishioner re-iterated that the foul drainage was an issue in connection with the John's Road application, since her garden was flooded regularly, and she wanted to know how the drainage would be dealt with.
12. Councillor Kent asked whether the Peace Hill access point would be used in connection with the Diocese development? It was hoped that there would be another access.
13. Mr Wilbraham, in responding to the points raised on the John's Road development, said that he could not comment on the traffic impact assessment, since this had been prepared by others, but that he understood that the County Council had accepted its findings. It was intended that the sewage problems would be addressed. Any lack of capacity in Campion School (no shortfall in the primary school at present) would be addressed through an education contribution under a s106 undertaking. This site is less sensitive than the other sites under consideration – 111 houses are bound to have an impact. In answer to points raised by Councillor Kent, he confirmed that the traffic impact assessment was based on computer models, but also that an actual survey had been carried out. The times at which traffic had been surveyed had been agreed with the County Council.
14. Mr Chay Adams said that children would have to walk further to school from The Firs, which would increase traffic on Butts Hill.
15. Councillor Kirkbride said that she was due to meet Eric Pickles and would like written confirmation of the views of the parish council.