

BUGBROOKE PARISH COUNCIL

Minutes of the Meeting of the Full Council
held on Monday 13th October 2008 at 7.30 p.m. at the Community Centre, Bugbrooke.

PRESENT:

Chairman - Councillor David Harries

Councillor John Bignell
Councillor Diana Cockrill
Councillor John Curtis
Councillor Ken Gardner
Councillor David Jeffery
Councillor Alan Kent

Councillor Brian King
Councillor Cherry Pilcher
Councillor Paul Phillips
Councillor Dr. Jonathan Shribman
Councillor Neil Sturdy
Councillor Terry Ward

IN ATTENDANCE

Mrs Catherine Parry - Clerk to the Council
8 Parishioners

Laura Welch (SNC)
Jacqueline Brooks (SNC)
Constable Steve Horner

APOLOGIES FOR ABSENCE

Apologies were accepted from:
Councillor P. Bignell (holiday)
Councillor Brenda Inch (bereavement)
Councillor Kirkbride (NCC)

ABSENT

Councillor Graham Smith (SNC)

PC08/10/208

AFFORDABLE HOUSING

(This item was moved to follow Police Matters, owing to the fact that Constable Horner had to leave promptly). Laura Welch and Jacqueline Brooks from South Northants Council were invited to report back on the comments which they had received from the planning officers in respect of four of the five potential affordable housing sites (the fifth site only having been identified fairly recently and not having been considered by the planners yet). They prefaced the report by saying that the Housing Needs Survey identified a need for 60 affordable units in the village, but that a maximum of 20 would be provided on one site. The planners' views were as follows:

- a) **Paddocks at the rear of Camp Farm, High Street** – this would be unlikely to receive planning consent owing to the poor access onto the High Street, the need for removal of buildings in a conservation area and obstruction to the view from the footpath.
- b) **Land off Peace Hill** – this is an L – shaped field. The northern end would be less likely to be suitable because it would affect the view into the village. There is also a protected tree on this part of the site. The southern end would be more suitable.
- c) **Paddock adjacent to the Five Bells** – This is not viable, because of the ground level, protected trees, noise from the pub, and a development of this type would be out of character. Councillors Kent and Harries mentioned that the Harrison Trust's agent had written to the council suggesting that part this land could be put forward for use as an extension to the Churchyard, and part for affordable housing if the remainder could be used for market housing. Ms Welch confirmed that the council would view this as unacceptable, as being outside the village envelope. In any event, the council considers this land to be less preferable than the Jesus Fellowship land (see (e) below).
- d) **Land at the end of Johns Road** – This is the subject of an application for commons

PTB

registration, and the planners said that there would be public opposition to development on this area. Also, it is a potential haven for wildlife and an ecology survey would be needed to check this. The council would not rule it out, though, and suggest that, if necessary, a consultation could be carried out within the village to canvass opinion.

e) **Jesus Fellowship Land at West End/Peace Hill** – the planners had not had time to consider the merits of this area yet. Councillor Harries and Councillor Kent said that it would need to be considered in conjunction with the churchyard extension. If this land is within the conservation area, it would be more complicated to obtain permission to develop.

There followed a discussion, in which the council agreed generally that development in the Peace Hill end of the village would be preferable to the Merriefield Estate end. Any development of the Jesus Fellowship land should be considered with the burial ground extension, should not interfere with the Millennium Green and should be accessed from Peace Hill. Laura Welch suggested that the parish council wait to hear the planners’ opinion on the Jesus Fellowship land before contacting the Fellowship again re the churchyard extension. The question was raised as to the number of units which would be intended. Laura Welch thought not more than 20, but suggested leaving this question until more information had been received from the planners and an approach had been made to the Fellowship. Jacqueline Brooks asked who owned the land at Peace Hill, and was told that the parish council would investigate and pass the information back to the district council.

It was made clear that the district council would need to involve a housing association partner as developer, and the parish council would be involved in choosing a preferred association. A request was made for the councillors to be allowed to visit various affordable developments in the area so that they could make an informed decision as to this.

RESOLVED: that:

(i) in view of the District Council Planning Officers’ comments, the south side of the Peace Hill site and the Jesus fellowship site adjoining Peace Hill should be pursued as possible sites for affordable housing.

(ii) Councillor Kent will not pursue the question of churchyard extension further with the Jesus Fellowship at present, owing to the inclusion of affordable housing into the issue.

(iii) To await further information from the district council as to the suitability of the Jesus Fellowship land and to investigate ownership of the Peace Hill land

ACTION: Clerk/Councillors

Ms Welch and Ms Brooks were then thanked for their time, and left.

PC08/10/209

DECLARATIONS OF INTEREST:

None

PC08/10/210

POLICE MATTERS :

(This item was moved to precede Affordable Housing). Constable Horner was invited to give his report, and confirmed that he hoped to be able to attend future meetings. He reported that there had been an increase in reported crime in the year April to October - 41 against 36 in the same period last year, but emphasised that this needed to be put into context: the eight reported incidents of “Violent Crime” were mostly incidents such as one pupil pushing another in an argument at Campion School. There were some domestic incidents reported also, and one robbery. The fear of crime was high on the list of public concerns given to the police, but the reality, at least in our village, is different. It was suggested that, to avoid increasing public concern, the statistics should explain the definition of “violent crime”.

At the Community Panel meetings, the main issues raised were illegal parking, speeding and lack of police presence. The next speeding initiative will take place in November but, except in cases where the speeding exceeds 35mph in a 30mph area, the police prefer to try to educate drivers to be more responsible, rather than to punish them.

Comments were made by councillors as follows:

i) A resident in Johns Road has suffered regular damage to his front garden wall by youths.

PJB

This has been reported to police, but no action has been taken. He would appreciate a visit.

- ii) Speeding in Johns Road is a problem at Campion School leaving time and also in the early evening. Can a speed camera be considered?
- iii) There had been a very noisy party at the Community Centre recently. The police had attended.

Other Police Matters, as per the agenda, were considered after the report on affordable housing:

- a) Anne Frank Awards – **RESOLVED:** to circulate the notice to Bugbrooke Sports and Community Association, the schools, the youth club, the Scouts and the Guides. The clerk is to be given the names of any other association which might be interested. **ACTION:** Clerk.
- b) Recruitment drive for special constables – **RESOLVED:** to circulate on notice boards and to include reference to it in the Link magazine. **ACTION:** Clerk.
- c) Community Panel Meeting on 2nd December – **RESOLVED:** Cllr P. Bignell to attend.
- d) Future Community Panel Meeting at Bugbrooke – **RESOLVED:** to invite the Panel to hold the meeting at 7.30pm on Wednesday 4th March 2009. **ACTION:** Clerk.
- e) Notices re Safer Community Team – **RESOLVED:** to be circulated on notice boards. **ACTION:** Clerk.

PC08/10/211

MINUTES:

The minutes of the meeting held on 8th September 2008 were approved as a correct record and duly signed by the Chairman.

REPORTS ON ISSUES PREVIOUSLY RAISED

		Previously minuted at PC: 08/7/174
PC08/10/212	A Binding of Minutes – the invoice has been paid RESOLVED: N/A ACTION: N/A	
PC08/10/213	B Photocopier – details have been received from Canon and Xerox and the Canon copier is cheaper and a better deal. RESOLVED: To order the Canon copier ACTION: Clerk	08/9/185
PC08/10/214	C New Burial Ground – Minuted at PC08/10/208	08/9/186
PC08/10/215	D Affordable Housing – Minuted at PC08/10/208	08/9/187
PC08/10/216	E Butts Hill Bin – The district council has replaced the bin without being asked. This bin is too small. The new bin ordered by the parish council is now possibly spare. RESOLVED: To ask the district council to supply a larger bin and to confirm that it would be emptied by the district. To consider where to locate the new bin if it is not needed at Butts Hill. ACTION: Clerk.	08/9/188
PC08/10/217	F PL 117 Street light – This has now been repaired.	08/9/189
PC08/10/218	G Parking on Kislisbury Road – the Clerk read out an email received on 10 th October from Mr Leighton from the County Council, together Councillor Kirkbride's response. The email explained that the area would not meet the criteria for residents' permit parking. Councillor Kirkbride's	08/9/190

P178

reply was forthright in her concern not to have been made aware of this earlier, as she had a certain amount within her budget which could be put towards a solution. It was recognised that increasing the number of parking spaces without introducing a residents' parking scheme might not provide a solution.

RESOLVED: To write to Councillor Kirkbride endorsing her views

ACTION: Clerk

- PC08/10/219 H **Land at the rear of 51-53 Kislingbury Road** – No further action needed. 08/9/191
- PC08/10/220 I **NCALC AGM** - No further comment 08/9/192
- PC08/10/221 J **Play Area** – Despite Mr Cotter having chased the county council's agent, we are no further forward with the completion of the licence, which the agent is only now putting to the council.
RESOLVED: To inform Mr Cotter that the parish council would wish to approach the county council direct to expedite matters.
ACTION: Clerk 08/9/193
- PC08/10/222 K **Parish Plan** - 1000 copies were now printed and available for distribution.
RESOLVED: That the Guides be approached to deliver these throughout the village for a donation of 10p per copy
ACTION: Clerk/Chairman 08/9/194
- PC/08/10/223 L **NCC Waste Disposal**- There were no comments on the Supplementary Options document, which did not include Bugbrooke.
RESOLVED: To inform the county council that Bugbrooke Parish Council had no comments on this. **ACTION:** Clerk. 08/9/200
- PC/08/10/224 M **Dog Control Orders** – No further action needed. 08/9/200
- PC/08/10/225 N **New Clerk** – Mandates had now been set up to add the new clerk and Councillors Inch and Kent to those authorised sign cheques. 08/9/202
- PC/08/10/226 O **Financial Matters** – No further action needed 08/9/203
- PC/08/10/227 P **Broadband** – This has now been installed and is running smoothly. No further action needed, but paper would be provided for councillors to print off documents emailed to them. Large documents would be posted as usual.
ACTION: Clerk 08/9/204
- PC/08/10/228 Q **Age Concern Befriending Survey** – Completed. No further action needed. 08/9/200

PC08/10/229 **PUBLIC QUESTION TIME:**

The meeting was adjourned between 8.40pm and 8.44pm to allow questions and comments from parishioners. The matters raised are listed in Appendix A attached.

PC08/10/230 **PLANNING:**

Status	App. Number & Name	Location	Proposals	PC Comments or SNC Decision
Amendment	S/2008/1005/P Jones	12 Waggoners Way	First floor extension not now proposed	Information only

P 73

<i>Decision</i>	S/2008/0894/P Hurst Building Servs	1,2,3,5 Hall Mead Court	Removal of Condition 5 restricting exterior alterations	Refusal. Contrary to PPS1 and Local Plan
<i>New</i>	S/2008/1261/P Hurst	1,2,3,5 Hall Mead Court	Alterations to doors and windows	<i>No objection provided no overlooking</i>
<i>New</i>	S/2008/1334/P Betts	Myrtle Cottage, 14 Pilgrims Lane	Single storey extension to front	<i>No objection. All trees to be protected during building operations. Materials to match existing.</i>
<i>New</i>	S/2008/1183/P Sanchez	38 Pound Lane	Ground and first floor extensions and change of use of garage to residential	<i>Concerns about overlooking of 30 Pound Lane and adjacent house. Check back to back distances.</i>
<i>New</i>	S2008/1257/P & application for Conservation Area Consent. Johnson	12 Church Lane	Single storey dwelling at rear	<i>Object on the grounds of back land development and inadequate access</i>
<i>New</i>	S/2008/1349/PO Weatherley	Field House 67 Pilgrims Lane	Replace existing dwelling with two dwellings	<i>If this is back land development, objection</i>
<i>Information</i>	S/2008/0551/ BT	Removal of public payphone		<i>See 11(g) below. No objection</i>
<i>New</i>	S/2008/1371/P Chapman	70 Johns Road	Single storey rear extension	<i>Materials to match existing</i>
<i>New</i>	S/2008/1297/P Pritchard	2 Meadway	Single storey front and side extension	<i>No overlooking. Proper facing bricks as opposed to cladding.</i>

PC08/10/231 **FREEDOM OF INFORMATION ACT**

The Council is obliged to adopt a scheme under the Freedom of Information Act 2000.

RESOLVED: To adopt the statutory scheme

ACTION: Clerk to collate all necessary information to ensure that the scheme is operated correctly.

PARISH MATTERS:

- PC08/10/232 a) **FOOTPATHS COMMITTEE**
The Chairman reported on the proceedings of the Footpaths Committee meeting which had preceded the meeting of the full Council at 7.00pm.
- PC/08/10/233 b) **COMMUNITY CENTRE**
The Chairman reported on the proceedings of the management committee on 9th October
- PC/08/10/234 c) **FOOTPATH ADJACENT TO 63 SMITHERWAY**
A letter had been received from an adjacent resident about the condition of the footpath.
RESOLVED: That since only staff of Champion School used this footpath, the school should be requested to ensure that it was kept clear of weeds and to have the ash tree lopped, so that the street light can be repaired safely. As to whether the light should remain, this should be discussed separately, and will be put on the agenda for the next meeting.
ACTION: Clerk
- PC/08/10/235 d) **CAR SHARING SCHEME**
A resident has suggested setting up a car sharing scheme in the village.
RESOLVED: That the council wholeheartedly support such a scheme.

PDB

PC/08/10/236

e) **CLEANING BUTTS HILL BUS SHELTER**

The lady who empties the dog bins has offered to quote for cleaning this, and to clear the area around the Rugby Club dog bin.

RESOLVED: To ask her to quote for the work. The clerk to be authorised to spend up to £100.00 as a one-off payment.

ACTION: Clerk

CORRESPONDENCE

PC/08/10/237

For Action:

- a) Highways Agency leaflets were distributed for circulation at various locations in the village
- b) SNC Standards Committee – Councillors were invited to apply for the 3rd vacancy
- c) "Village Voices" leaflet was circulated for councillors to publicise NACRE's wish to collect oral histories.
- d) NALC Conference on 20th & 21st November is too expensive to justify sending councillors
- e) The DCLG consultation paper on the making of byelaws was considered:
RESOLVED: To reply positively to the questions raised, since this will simplify the making of byelaws.
ACTION: Clerk
- f) Press release about the draft NCC Minerals and Waste Development Framework document:
RESOLVED: The council would like to see a new access onto Junction 16 replacing the existing HGV access from Heygates Mill.
ACTION: Clerk to reply accordingly.
- g) Letter from SNC about removal of telephone kiosk. The council can adopt it, which would require an application to the highway authority for it to remain, since it would be obstructing the highway, or it could be "sponsored", which would cost about £500.00 per year.
RESOLVED: No action to be taken. BT can remove the box.

PC/08/10/238

For Report:

- a) NCC highways newsletter
- b) Highways Agency major roadworks details
- c) Arts Newsletter from SNC
- d) Arts news events calendar September to December 2008
- e) Standards Board Newsletter September 2008
- f) Northants Teaching PCT Annual Report received
- g) WNDC press release about the Stronger Communities Fund
RESOLVED: To copy this to the Bugbrooke Sports and Community Association
ACTION: Councillor Harries
- h) WNDC board papers for 18th September – notification of publication on their website
- i) Mid Northants Parishes has commented on the proposed Preston Green development
- j) NALC wants a new treasurer
- k) Volunteer Centre leaflets received for posting on notice boards
- l) There is a clerk/admin officer vacancy at Wootton
- m) Environment Agency Flood Fair at the Guildhall on 29th October

The above items were circulated for the councillors to read as they wished.

FINANCIAL MATTERS:

PC/08/10/239

- a) Monthly budget spent figures were circulated.

PC/08/10/240

- b) Accounts for payment were submitted as follows:

Cheque No.	To Whom	Services rendered	Amount	VAT
904	AH Contracts	Emptying of waste bins to 30.9.08	£288.77	£43.01
905	E.ON	Quarterly maintenance – streetlights	£716.53	£106.72
906	BSCC	Room Hire and office rental	£304.00	-
907	BT	Broadband Rental £49.44 Router - £49.00	£115.66	£17.22
908	Mr A. Walton	Litter picking September	£72.00	-

PAB

909	HM Revenue & Customs	Tax (CP and AW)	£107.00	-
910	Not used	-	-	-
911	Trevor Iles Limited	Waste bin and fixings	£133.95	£19.95
912	Print Projects	Parish Plan	£1840.00	-
913	PW Warden	Mowing - 1cut 19 th September	£277.30	£41.30
S/O	Mrs C.J. Parry	Clerk's salary	£356.28	

RESOLVED: That all the accounts presented for payment be approved and that sufficient funds be transferred from the deposit account to cover payments.

ACTION: Clerk.

PC/08/10/241

DATE OF NEXT ORDINARY MEETING:-
Monday 10th November 2008

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

End of Minutes

P J Biggell

10/11/08