

DRAFT
GREAT EASTON PARISH COUNCIL
Minutes of the Parish Council Meeting
held on the 12th June 2017
in the Village Hall
at 7.30 pm

Present: Cllrs: P Long (Chairman), C Johnston, A Murdock, G Vizma. D Gibley (Clerk).

In attendance: D Cllr Rickman, Mr and Mrs M Yates, Mr D Stewart, Mr R Uppal, Miss E Uppal and Mr I Drummond.

83/17. Apologies for absence.

Cllrs Brittain and Walsh.

84/17. Welcome.

The Chairman welcomed all to the meeting.

85/17. Declarations of Interest for agenda items.

No declarations of interest were declared.

86/17. Minutes of Previous Meeting

The minutes of the 18th May were approved and signed by the Chairman.

87/17. Matters Arising

- **Road junction with A6003.** The Clerk reported that no response had yet been received. It was agreed to leave on the agenda. **Action: Clerk**
- **Defibrillator.** The Clerk reported that HDC had received confirmation from BT that the Parish Council wish to adopt the listed BT telephone box for the installation of a defibrillator and require formal confirmation from the PC. This was agreed. **Action: Clerk**
- **Streetlamp at Little London.** The Clerk said he had requested LCC to confirm the timetable for replacing the lights before proceeding with requesting the light be repaired at the Little London junction.

88/17. Planning Matters.

The Chairman, in the absence of Cllr Brittain, reported on the following planning matters:

- 16/01654/PCD - 28 Broadgate. Discharge of Conditions, 4, 6, 13-15. Approved.
- 17/00252/OUT – 22 Broadgate. 8 dwellings with vehicular access. Remains pending.

HDC have advised that consideration of the outline planning application has been postponed to the first meeting of the HDC Planning Committee in July.

Concerns about the ownership of the ditch between 22, 26 and 28 Broadgate and the consequent riparian responsibilities remain to be clarified. The advice of the LLFA has been requested by HDC.

It was agreed that there is a requirement to coordinate representation when the planning application is considered in July. **Action: Cllr Brittain**

- 17/00426/FUL – Bringhurst School – new nursery and 5 parking spaces – Remains pending.
- 17/00617/NMA-28 Broadgate – Plots 11 and 22. Minor changes. Approved.
- 1700753/FUL – Bybrook House – installation of dormer windows. Remains pending.
- 17/00823/PCD – Barnsdale House – Discharge of Condition 2 – Remains pending

- 17/00802/FUL – Barnsdale House/ 6 dwellings to rear of Barnsdale House/ Tied house and garage at Castle View Stables and creation of a permissive footpath. The Chairman explained that this composite application had been made in accordance with the development proposals endorsed in the draft Neighbourhood Plan. There would however be separate planning applications submitted for each proposal.

Mrs Yates, endorsed by Mr Yates, raised her concerns that the Neighbourhood Plan, following extensive consultation and endorsed by the Midlands Rural Housing Report for HDC, had clearly identified the need for 1 and 2 bedroom dwellings, rather than the larger and more expensive 3 and 4 bedroom dwellings proposed in the development.

Mr Drummond, leader of the NP Housing Group, said that he agreed with the need for smaller dwellings but that can best be achieved with persuasive dialogue and the early engagement with developers. Mr Stewart noted that this dialogue had been achieved with Mulberry Developments in respect of the 28 Broadgate development and the resulting improved housing mix, but the lack of a 5 year housing supply and the financial benefits gained from building larger houses will always be a barrier.

Mr Uppal said that the development, as presented and subsequently agreed with the neighbourhood plan committee, did include 2 three bedroom dwellings and the application is in accordance with the previously agreed proposal.

The Chairman drew the discussion to a close by noting that whilst the development is in accordance with the neighbourhood plan and that this would be conveyed to HDC, there was also a clearly identified need for smaller houses. He added that he would seek the views of PC members how this can be best achieved in the future.

The Clerk added that the Midlands Rural Housing report should be on the website with the Neighbourhood Plan documents and that this would be corrected.

Action: Clerk

- 17/00842/FUL – land to rear of 44-48 High Street – new dwelling and access.. The chairman noted that there has been a recent change to the proposed vehicular access off Lounts Crescent which had raised local concerns at parking, the lack of visibility off the narrow Lounts Crescent and the ongoing need for larger farm vehicles to use this narrow road. It was agreed to request HDC to review this with Highways.

Action: Chairman

- Flood Alleviation.

The Chairman reported on the recent positive meeting with the LLFA who have agreed to seek funding for a survey of the flood catchment area and also the appointment of a technical consultant to review potential flood alleviation measures with the Flood sub committee.

He added that there is an evident need to clearly identify ownership of every part of the ditch between 22, 26 and 28 Broadgate, as an important part of the flood alleviation review. This was endorsed by Mr Yates.

- The Paddock.

The Chairman said that following the discussion concerning the paddock boundary wall along Moulds Lane there was concern at the extended use of railway sleepers bordering an ancient pedestrian footpath and also the work being carried out during the bird nesting period between 1 March – 31 August. It was agreed to contact the HDC Conservation officer Emma Harrison to seek advice. Cllr Johnston agreed to prepare a draft

Action; Cllr Johnston

89/17. Financial Matters

The Clerk/RFO reported on the following financial matters:

- **Payments.** The following payments were requested and authorised:

On Line	£120.00	Four Counties – cut 2
On line	£440.00	Clerk – Apr-Jun
On line	£110.00	HMRC – PAYE
On line	£257.60	Zurich insurance – annual premium
On line	£780.00	Treespace
Ch	£32.50	Mr J Wright – Church Bank plants

- **Audits.** The Clerk reported that the internal audit has been kindly completed by Mrs J Brittain and that the accounts were now ready to be forwarded to Grant Thornton LLP for the external audit.

90/17. Arboreal matters.

Cllr Murdock reported on the following:

- **Pruning works to tree applications:**

- 17/00509/TPO – Great Easton Manor, 1 Caldecott Road. Remains pending.
- 17/00650/TCA – Tangleweed, Banbury Lane. New.

- **Grass Cutting.** The Clerk reported there had been an unacceptable six week gap between the cuts, in contradiction to the contracted 3 weekly intervals. This had been raised with the contractors, 4 Counties, who had said they had machinery problems and have since visited.

91/17. Police, Community and Heritage Matters

- **Police Liaison.** Cllr Johnston said she had not yet received the contact details for the local police neighbourhood team and would follow up with Mrs Clarke. **Action: Cllr Johnston**

92/17. Neighbourhood Plan.

The Chairman said that the Neighbourhood Plan and supporting documents are now with the independent examiner. Once the examiner's comments, (if any!), have been incorporated into the draft plan, the final stage will be the Village Referendum, most likely in September.

93/17. Village Peregrination – Health and Safety audit.

The Chairman reported that the village peregrination had taken place as planned on Monday 5th June; unfortunately a very wet evening. The following points had been noted:

- Dog Fouling stencils. These had now been renewed, though some additional ones might be required.
- Water leak opposite 12 Stockerston Road. Anglian Water to be contacted. **Action: Clerk**
- Notice Board. The repair of the notice board is now urgent. **Action: Clerk**
- Overgrown foliage at Church barn on Vicarage lane. Owners to be contacted.
- Moulds lane. Apart from concerns about the paddock wall, the foilage along the pedestrian lane is making passage difficult and requires to be cut back. Cllr Murdock agreed to contact the landowners. **Action: Cllr Murdock**
- Loose concrete slabs at Church bank. The slabs require to be refixed.
- Railings at Brook Lane. These require repainting. The Clerk undertook to establish ownership. **Action: Clerk**

- Drains. A number of drains require to be cleared. These need to be specified when contacting Highways. **Action: Clerk**
- Work party. The value of forming a village work party to carry out some of the more minor work will be considered.

94/17. Poor's Charity

The Chairman said that the planned amalgamation of Poor's Charity with the Valentine Goodman Estate Charity is now ready to proceed. **Action : Chairman/Clerk**
Mr Drummond queried whether Clerke's Field should also be included as historically the records show it was allotted to the Clerk of the Parish.

Afternote: Under the Inclosure Act of 1810, which precedes the formation of the Parish Council, the Clerk's land was allotted to the Vestry Clerk. This appears to affirm that income from Clerk's Field should continue to be received by the Church in accordance with the present arrangements.

95/17. Parish Council Website.

Nothing further to report.

96/17. AOB

- **PC Standing Orders.** The Chairman requested agreement that the new Standing Orders, which reflect how the Parish Council conducts its business, should be adopted. This was agreed, noting that they can be amended as required. They will be placed on the website. **Action: Cllr Walsh**
- **Magazine.** The Chairman said he would circulate a draft for the next issue of the village magazine.

97/17. Date of next meeting: Mon 10th July 2017 at 7.30 in the Village Hall.

DAC Gibley
(Clerk)

Cllr P Long
(Chairman)