

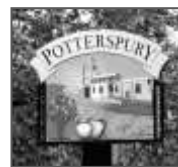
# Potterspurvy Parish Council

Chairman of the Council: Dr Steve Parkin

Clerk: Mrs Jane Spence

clerk@potterspurvy.org

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## MINUTES of the meeting of Potterspurvy Parish Council held on Wednesday 9 February 2022 at 7:30pm in Potterspurvy Village Hall.

**Councillors present:** Dr S Parkin (Chair), Mrs J Millidge, Mr F Giblin, Mrs J Blunden, Mr S Norris, Mr G Lucas, Mrs Z Peasland, Mr S Peasland.

**Parish Clerk:** Mrs J Spence.

**Apologies:** Cllr Dring (away), Cllr Holland (maternity leave), Cllr Capps (unwell), Cllr Silvester (long-term absence), Mrs A Ruck (Covid contact isolation).

Apologies also received from Mr Craig Coppin – NHW Coordinator & Police Liaison Rep.

**Also present:** WNC Cllr W Barter, 4 members of the public.

6099	<b>APOLOGIES:</b> <i>It was resolved to approve the apologies for absence from Cllrs Dring, Holland, Capps, Silvester and Ruck.</i>	
6100	<b>MINUTES:</b> (i) <i>It was resolved to approve as a true record the Minutes of Potterspurvy Recreation Ground Charity meeting held on 12 January 2022, which were duly signed by the Chair.</i> (ii) <i>It was resolved to approve as a true record the Minutes of the Parish Council Meeting held on 12 January 2022, which were duly signed by the Chair.</i>	
6101	<b>MATTERS ARISING:</b> None.	
6102	<b>DECLARATION OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT:</b> Cllr J Millidge – receipt of payment TR222 £19.38 reimbursement of expenditure on behalf of PC – Minute 6108(ix).	
6103	<b>MINUTES ACTION REPORT:</b> Noted.	
6104	<b>PUBLIC FORUM:</b> (i) Mr Coppin, NHW Coordinator and Police Liaison Rep provided a report by email. Crime figures: December 2021 – SN 191 (Potterspurvy 5). Working in partnership with Elizabeth Woodville School's Senior Leadership Team Police Neighbourhood Team conducted unannounced Knife Arch Operation (part of force wide operation on knife crime in several schools in the area) – no knives were found on any students at EWS. Children who have concerns or questions about knife crime can visit <a href="http://www.fearless.org">www.fearless.org</a> anonymously. SN Neighbourhood Police Team continue to focus on locally identified priorities – road safety, drugs and acquisitive crime, e.g. burglary, shoplifting, theft and robbery. Rise in theft of tools from vans across the county. Email and text scams continue. (ii) Four residents from Mansion Gardens expressed concerns and objections to planning application WNS/2022/0148/PIP – 5/6 custom/self-build dwellings – land east of allotments Poundfield Road and wished to hear the PC's opinion and response to the application.	
6105	<b>REPORT FROM WNC COUNCILLOR: Cllr William Barter</b> "Very significant" number of responses to the WN Strategic Plan Spatial Options Consultation – approaching 2,000. The green waste bin charge of £42 has been confirmed and will commence in April. Cllr Barter's Covid grant funding used to support Towcester Community Larder with breakfast boxes issued to John Hellins Primary School. £700 still available.	
6106	<b>PLANNING</b> (i) <b>PLANNING APPLICATIONS:</b> <b>WNS/2022/0148/PIP</b> Application for permission in principle for development of 5-6 custom/self-build dwellings. Land east of allotments Poundfield Road. Cllr Barter will call it in. <i>It was resolved to submit a response to WNC Planning of objection to the application of the following grounds:</i>	

1. The land is outside the village framework and is in open countryside.
2. This land formed part of an application that was dismissed on appeal in February 2015. (APP/Z2830/A/14/2224285). In his decision letter the inspector noted that this area is a gateway to the village and that developments here could “erode the rural setting of the village”. We consider that this development would be another step in that direction.
3. Whilst we understand the broad details of the legal framework behind the application, our view is this extension to our village into the open countryside on a piecemeal basis will degrade the visual amenity of our village by eroding its rural setting.
4. The earlier application WNS/2021/1661/PIP showed plots with an access road that clearly allowed for further development. This application removes this detail. However, it clearly facilitates further development towards the south and even more erosion of our rural setting – possible development creep.
5. The use of self-build will extend the period of planning and construction and cause uncertainty in terms of what housing will be provided by this site. The site may be relatively modest but disruption around the site during development could be extensive and highly visible being at the main entrance to our village. This could extend for some time.
6. Potterspurvy Parish Council have in the past been prepared to support the construction of affordable housing but the housing mix on the site will not be controlled and it is clear that the local need for affordable housing will not be mitigated by this proposal.
7. The last affordable housing project in the village, which is adjacent to the site and became known as Drovers Way, was only able to be facilitated because of the use of agricultural land outside the village framework. It was available only through an exception site. That development was controlled by a social housing association where delivery of social housing for local people was the overriding motive, not profit. We note that the Planning Statement by the applicant fails to mention (Section 1.4) that both Drovers Way and Mansion Gardens were exception sites.
8. We cannot see any significant community benefit to the village from this development. The alleged benefits from “growing areas” are minor. Allotments are already provided by the Parish Council and we monitor local housing need.
9. If permission in principle is given to this particular proposal, then any dwelling on the site would need to match the style adopted at nearby Mansion Gardens. We note that the applicant claims that a design code is not required and worry that the style of properties built may not be appropriate. We would expect conditions to be placed regulating this aspect.
10. We welcome the statement that the road within the site will be built to a high standard, but we consider it to have little value given the piecemeal nature of the development and the uncertainty regarding planning detail.
11. When Drovers Way was constructed, it required specialist infrastructure to provide a sewage system. How will this be facilitated here with individual plots requiring connections at different times? We consider this to be an inappropriate site for self-build because existing infrastructure needs to be planned and built before the individual plots are offered for development.
12. We cannot understand how the applicant states that no new road access is required. All that currently exists is a field gate which has been widened over the years to form access to the allotments. Any changes by constructing a carriageway into the site will form a new road access onto Poundfield Road.
13. Poundfield Road is a rat-run between the A508 and A5 for those seeking to avoid congestion at the Old Stratford roundabout. Any access to this site would require vision splays.

(ii)  
(a)

**PLANNING DECISIONS:**

**WNS/2021/1970/SCR** Screening Opinion for Solar Farm. Land south of Church End Potterspurvy. Decision: Environmental Impact Assessment not required 07/01/22.

***The PC is very surprised and disappointed at this unexpected decision by WNC Planning.***

<p>(b)</p> <p>(iii)</p> <p>(a)</p> <p>(b)</p>	<p><b>WNS/2021/2120/NMA</b> Non-Material Amendment. Non-material amendment to WNS/2021/0562/FUL (New link building and library). The proposed roof height and pitch is being reduced. Some of the external windows have been reduced in size and slightly repositioned. John Hellins Primary School. Approval: 13/01/22. <b>Noted.</b></p> <p><b>OTHER PLANNING MATTERS:</b></p> <p><b>WNS/2021/1985/SCO Scoping Opinion.</b> Proposed development comprising 9 no. employment units. Land at the former Furtho Pit, Old Stratford. Decision: EIA Scoping Opinion Given 21/01/2022. It was noted that Deanshanger PC had submitted a good response to WNC Planning. <b>It was resolved the PC will also submit a similar response.</b></p> <p><b>Email from Roade PC</b> - copy of correspondence to Stuart Timmiss (Planning) and Fiona Unett (Highways) re WNS/2021/1628/SCR Land at Furtho Pit, Old Stratford/Cosgrove for 9 Warehouses &amp; WNS/2021/1819/EIA Land north of the Bell Plantation, Towcester. <b>It was resolved the PC will also submit a similar response to both, after checking current status of land north of Bell Plantation.</b></p>	<p></p> <p>JS</p> <p>JS</p>																																													
<p>6107</p> <p>(i)</p> <p>(a)</p> <p>(b)</p> <p>(ii)</p> <p>(a)</p> <p>(b)</p>	<p><b>PLAY AREAS:</b></p> <p><b>Inspection Reports January-February:</b></p> <p><b>Meadow View</b> – Cllr Dring inspected and will submit report by email upon his return.</p> <p><b>Mays Way, Blackwell End &amp; Village Hall</b> – Cllr Lucas submitted a report.</p> <p><b>Inspection Rota February-March:</b></p> <p>Meadow View: Cllr Capps.</p> <p>Mays Way, Blackwell End, Village Hall: Cllr Norris.</p>	<p>SD</p>																																													
<p>6108</p> <p>(i)</p> <p>(ii)</p> <p>(iii)</p> <p>(a)</p> <p>(b)</p> <p>(iv)</p> <p>(a)</p> <p>(b)</p> <p>(c)</p> <p>(v)</p> <p>(vi)</p> <p>(vii)</p> <p>(viii)</p> <p>(ix)</p>	<p><b>FINANCE</b></p> <p><b>Budget Report: It was resolved to approve the Budget Report.</b></p> <p><b>Reserves: It was resolved to transfer £6262.00 from General Reserves to Churchyard Reserves 700/4.</b></p> <p><b>Bank Balances: TOTAL £47,276.23 (31/01/22).</b></p> <p><b>Lloyds Current: £36,417.62 (31/01/22).</b></p> <p><b>Lloyds Deposit: £10,858.61 (31/01/22).</b></p> <p><b>Receipts:</b></p> <p>Lloyds Deposit – January interest: £0.31.</p> <p>PSSC Half year rent 01/12/21-31/05/22: £250.00.</p> <p>PRG Charity Allotments’ admin fee: £75.00.</p> <p><b>Clerk Annual Salary Award 2021/22:</b> Deferred to March meeting.</p> <p><b>Potterspurty Litter Picking Service: It was resolved to purchase 5 litter pickers for use by Andrew Stockton and helpers.</b></p> <p><b>Southern boundary of Churchyard Wall: It was resolved to accept the quotation from Underwood &amp; Weston to rebuild the fallen section £3,760.00 + VAT.</b></p> <p>Cllr Lucas will inspect tree to establish if needs removing before rebuilding work, and Clerk will obtain quote.</p> <p><b>Meadow View Picket Fence:</b> Further inspections have been undertaken and it was agreed that a replacement fence is not required.</p> <p><b>Payments: It was resolved to approve payments as listed (including one correction – TR223) checked by IFCC Cllr Giblin, to be authorised online by Cllr Millidge and Cllr Norris.</b></p> <table border="1" data-bbox="261 1597 1401 1980"> <thead> <tr> <th>TR no</th> <th>PAYEE</th> <th>Net £</th> <th>VAT £</th> <th>Total £</th> </tr> </thead> <tbody> <tr> <td>217</td> <td>J Spence: Clerk salary January £764.15, mileage £20.25, office £16.00, car park £1.00</td> <td>801.23</td> <td>0.17</td> <td>801.40</td> </tr> <tr> <td>218</td> <td>HMRC: Clerk PAYE £191.20, Employer NI £30.13</td> <td>221.33</td> <td>0.00</td> <td>221.33</td> </tr> <tr> <td>219</td> <td>A Stockton: Litter picking January</td> <td>100.00</td> <td>0.00</td> <td>100.00</td> </tr> <tr> <td>220</td> <td>R Phillips: Handyman Labour £234.60, materials £111.31</td> <td>327.36</td> <td>18.55</td> <td>345.91</td> </tr> <tr> <td>221</td> <td>DNH Contracts: Dog bins January</td> <td>96.84</td> <td>19.37</td> <td>116.21</td> </tr> <tr> <td>222</td> <td>Viking Signs: Safety sign Right of Way bog (J Millidge)</td> <td>16.15</td> <td>3.23</td> <td>19.38</td> </tr> <tr> <td>223</td> <td>E.ON: Streetlight electricity December – replacement invoice - <b>CORRECTION</b></td> <td>162.07</td> <td>8.09</td> <td>170.16</td> </tr> <tr> <td></td> <td></td> <td><b>1724.98</b></td> <td><b>49.41</b></td> <td><b>1774.39</b></td> </tr> </tbody> </table>	TR no	PAYEE	Net £	VAT £	Total £	217	J Spence: Clerk salary January £764.15, mileage £20.25, office £16.00, car park £1.00	801.23	0.17	801.40	218	HMRC: Clerk PAYE £191.20, Employer NI £30.13	221.33	0.00	221.33	219	A Stockton: Litter picking January	100.00	0.00	100.00	220	R Phillips: Handyman Labour £234.60, materials £111.31	327.36	18.55	345.91	221	DNH Contracts: Dog bins January	96.84	19.37	116.21	222	Viking Signs: Safety sign Right of Way bog (J Millidge)	16.15	3.23	19.38	223	E.ON: Streetlight electricity December – replacement invoice - <b>CORRECTION</b>	162.07	8.09	170.16			<b>1724.98</b>	<b>49.41</b>	<b>1774.39</b>	<p>JS</p> <p>JS</p> <p>JS</p> <p>GL</p> <p>JS</p>
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<p>6109</p> <p>(i)</p>	<p><b>PARISH COUNCIL MATTERS:</b></p> <p><b>Parish Plan Review:</b> The Parish Plan WG met via Teams on 31/01/22. The report and action plan are near completion and will be ready to review at March PC meeting.</p>	<p>JM</p> <p>TH</p>																																													

(ii)	<b>Northants CALC Asset Mapping Project (AMP):</b>	
(a)	<i>It was resolved to appoint members of AMP Working Group - Cllr Parkin, Cllr Z Peasland and Clerk, Jane Spence.</i>	JS
(b)	<i>It was resolved to approve the AMPWG Terms of Reference, signed by the Chair, Cllr Parkin.</i>	JS
(iii)	<b>Streetlight Coordinator:</b> <i>It was resolved to appoint Cllr S Peasland.</i>	
(iv)	<b>Public Transport Coordinator:</b> <i>It was resolved to defer to Annual Meeting on 11/05/22.</i>	
(v)	<b>A5 Parish Council Alliance:</b> Cllr Parkin reported the alliance is very useful for sharing information and intelligence and adds weight to correspondence, e.g. MP.	
6110	<b>VILLAGE MATTERS</b>	
(i)	<b>Mill Pond Conservation Area:</b> Quotes for the interpretation board have been obtained but decision required on size. Cllr Holland will be approached regarding artwork design. Cllr Lucas will prepare history of the area.	JM TH GL
(ii)	<b>Defibrillator Monthly Check:</b> Cllr Parkin advised in working order.	
(iii)	<b>CCTV Monthly Check:</b> No report as Cllr Capps absent.	
(iv)	<b>Streetlight Mays Way – Column 28:</b> Clerk to write again to resident and ask to contact Cllr Parkin.	JS
(v)	<b>Guinness Partnership – Mansion Gardens:</b> The PC agree with the findings of Guinness Partnership Customer Liaison Officer on responsibility for grounds.	JS
(vi)	<b>Queen’s Jubilee Celebrations:</b> The Village Hall Committee have invited the PC, PSSC, St Nicholas PCC and the WI to join forces.	
(vii)	<b>Queen’s Green Canopy:</b> <i>It was resolved to purchase a tree plaque from RBLI £120.82 + VAT, to place near Walnut tree in Poundsfield Road.</i>	JS
6111	<b>CONSULTATIONS:</b>	
(i)	<b>Solar2 – Proposed Solar Panel Farm:</b> The PC again requested Solar2 to arrange a visit to similar site(s) but there seems to be some delay by Solar2 to finalise. <i>It was resolved that Cllr Parkin, Cllr Millidge and Cllr Norris will be the contacts.</i>	JS
(ii)	<b>WN Strategic Plan Spatial Options Consultation:</b> Nothing to report.	
(iii)	<b>WNC Enhanced Bus Partnership Plan &amp; Scheme:</b> Noted.	
6112	<b>CORRESPONDENCE:</b>	
(i)	<b>Email 10/01/22:</b> Save Towcester Now Campaign. <i>It was resolved that the PC support this campaign.</i>	JS
(ii)	<b>Email 16/01/22:</b> Complaint from YG resident on restricted bus service. <i>It was resolved to respond that PPC understand their frustration but has no powers to change or improve the bus service.</i>	JS
6113	<b>UPDATES (for information only):</b>	
(i)	<b>Public Footpath RV27:</b> Northants Highways has temporarily closed whole footpath for six months from 04/02/2022 – H&S due to unsafe surface conditions (boggy land).	
(ii)	<b>Single track road from A5 to Puxley:</b> HGV’s are using this road instead of suitable road to Puxley opposite High Street, causing damage to farmer’s fields and crops, and one got stuck 08/02/22 in the field and blocked the road whilst it was pulled out. Clerk to contact Northants Highways.	JS
(iii)	Vegetation near 1 High Street blocking sign.	JS
6114	The meeting was closed to the public and confidential matters concerning Operation London Bridge were discussed.	JS
6115	<b>Next Parish Council Meeting:</b> Wednesday 9 March 2022 – 7:30pm – Potterspurly Village Hall.	
		JES 02/03/2022

Signed \_\_\_\_\_ Date \_\_\_\_\_