

Old Stratford Parish Council

MINUTES OF THE OLD STRATFORD PARISH COUNCIL MEETING

Held on 10th June 2008 at the Memorial Hall, 2 Deanshanger Road

Present:

Cllrs Mr R Whittaker (in the chair), Mrs P Bowdidge, Mrs B Bucknell, Mrs S Harris, Mr D MacDonald, Mr A Pateman, Mr P Plummer, Mr T Searle & Mrs L Ward; Also present were 2 members of the public

1. Apologies for Absence

Cllrs Mr B Clayton (work commitments)

2 Members Declaration of Interest (for items on the Agenda)

None

3. To Sign and Approve Minutes of the Meeting dated 13th May 2008

Minutes of the meeting held 13th May were signed as a correct record

4. Matters Arising from the Minutes (for information only)

(a) Parking Towcester Road Minute 10

Issues update - still awaits policy on enforcement (despite E-mails) > Cllr Walker (NCC)

(b) HM Revenue & Customs Minute 14(a)

Local Authority Event Questionnaire > Cllr Pateman considered relevance – NFA agreed

(c) Big Lottery Fund Minute 14(f)

Funding roll-out for East Midlands > application for SBR Rebuild etc. by Cllr Clayton awaits (To include SIDs)

(d) PL Energy Minute 15(c)

Street lamp energy costs increase justified by E.ON (previous company had undercharged)

(e) Cold Calling Area Minute 17(a)

New signage to be installed at £200 cost (Signage Fund)

(f) Allotments outstanding

Further detailed approach to CEMEX (to be reappraised at next Gravel Liaison meeting)

5. Public Speaking Time

Meeting closed for this item

6. District and County Councillor Reports

(a) Cllr Mobaraki

(b) Cllr Walker

* Neither present (although late apology from Cllr Mobaraki received after clerk left H/A)

7. Planning

(a) Applications Received

S/2008/0449/PO 3 No. detached dwellings (outline). Site adjacent 47 Towcester Road

* **OBJECTION** The application is contrary to PPS 3 and policies GS4 and H3 of the County Structure Plan and policies G2 and H6 of the SNC Local Plan which in this instance constitutes an unjustified and undesirable intrusion into the open countryside beyond the village confines to the detriment of the character and appearance of the area. It is also unneighbourly and a cramped subdivision of the proposed site and any access has now been compromised by the new spine road contouring for Falcon Drive opposite and Autorama which is currently undergoing expansion

S/2008/0665/P Loft conversion etc (new accurate plans). 27 The Meadows

* Whilst we have no objection in principal, the roof line of the dormer windows is too high and not in keeping with the remainder of the development and should be amended

S/2008/0704/P Garage conversion to habitable room. 31 Dickens Drive

* This application is retrospective and as precedence in the area already exists. No objection

S/2008/0707/PO Residential development for 35 dwellings (outline) land off The Meadows (East of Deanshanger Road) (Voting protocol discussed - 9 Cllrs present 8 voted to Object)

* **OBJECTION** This is a major development and should be accompanied by a detailed planning application due to sustainability issues. Old Stratford has doubled its housing stock since 1997 and more than fulfilled its roll as a LDV under the current plan period. We no longer have a Post Office and the new owners of the last remaining shop is opening longer hours due to viability. The County Primary School is over subscribed and Deanshanger and Cosgrove Primary Schools are being used to cater for this oversubscription. Whilst the Parish Council has voiced this concern previously it is unsustainable for village children to be catered for elsewhere.

The application appears contrary to PPS 3: As this is outside the village confines in the open countryside and is unused agricultural land and not as the applicant describes. Despite the assertion by the applicant that it is a justifiable windfall site and sustainable because SNC does not have a five year land bank, it is in our view unwarranted and unsustainable and does not cater for local needs. There are a number of new empty properties and many houses for sale.

The proposal is therefore contrary MKSM Northamptonshire Policy 1 where in rural hinterlands the emphasis of development should be to meet local needs. The supporting statements have failed to consider this and rely only on the land bank issue.

It is also contrary to policies GS4 and H3 of the County Structure Plan and policies G2 and H6 of the SNC Local Plan which in this instance constitutes an unjustified and undesirable intrusion into the open countryside beyond the village confines to the detriment and character and appearance of the area especially when viewed from the public footpaths. No exceptional circumstances have been demonstrated to override these policies.

We have looked at the draft s106 which should be accompanied by detailed plans as all the sustainability issues should be looked at again.

The application in its current form should therefore be refused.

(b) Permission Granted / Refused

Permit – Externally illuminated fascia sign (retrospective) Unit C Local Centre Falcon Drive

(c) Enforcement / Appeals

(d) Press Notices

None

8. Correspondence (list at meeting)

* **(a) SNVB**

Extended Schools Event at Empress Suite - Towcester Racecourse Thur 26 June 2 – 6pm

* NFA

*** (b) Green Thumb**

Football pitches – proposed treatment @ £968 per treatment either summer &/or autumn to be agreed

* Summer feed agreed to gauge on previous year

(c) NCC Head of Finance

Changes to the Council's Ordering and Invoice Payment Process > noted

*** (d) NCC Pocket Parks**

Pocket Parks Summer Sortie 22 June 10 – 4pm. Visiting locations to be discussed

*** (e) SNC Building Control Manager**

Towcester Road development (former No.40) Street Naming required

* Cedar Close preferred > copy to Cllr Mobaraki

(f) SNC Policy & Performance Manager

Anonymous letter of complaint with 7 issues > all under review and actioned – NFA > SNC

*** (g) NCC Chair Local Area Agreement Board**

Executive Summary for comment > Clerk to deal

(h) SNC Electoral Services

Casual Vacancy for co-option next meeting

*** (i) SNC Strategic Housing Manager**

Homeless Strategy – Invitation to Stakeholders meeting Tuesday 24 June@ SNC (no time)

+ Stakeholders Questionnaire > Cllr Plummer deals

9. Finance

(a) The Council to approve budgetary controls to date (Attached to the Agenda)

* **RESOLVED** to approve

(b) To Approve Current State of (Excluding Commuted Sums and Nationwide a/c's)

Treasurer's a/c:	£79.19
Business Call a/c:	£30,550.17
Earmarked Reserves:	£20,381.32 (includes MH income)
Available Capital	= £10,248.04

(c) Approved payment of outstanding accounts listed below

0014 73	Clerks Stipend:	£630.00
0014 74	HM Revenue & Customs:	£394.08 (Income Tax + NIC 2/12s)
001475	Petty Cash:	£23.44
001476	Cleaner:	£85.00 (MH / RG litter pick)
001477	AH Contracts:	£82.02 (POS Dog Bins > Bloor Homes invoiced)
001478	ACS Cleaning:	£20.00 (MH Windows)
001479	NJ Blackwell:	£370.48 (Mowing)
001480	Anglian Water:	£54.01 (MH Water Rates)
001481	British Gas:	£91.30 (MH Gas)
001482	M Davies:	£1,964.13 (MH D/Toilet upgrade + additional)

10. Street Lighting

(a) PL3 Manorfields Road (ooo)

(b) PL8 Mounthill Ave (Bet 36/38) still out

11. Highways

(a) Falcon Drive issue re vehicle storage

(b) Mounthill Ave o/s 13/15 subsidence remains

(c) Cosgrove Road / RS15 flooding regular despite new drainage

(d) Towcester Road issues

12. Councillor Questions and Items for Next Agenda

(a) Speed Indicators devices positioning

(b) Lodge disappointment of Kingsbrook College OFSTED Grade 4 rating (poor) > Cllr Walker

(c) Newsletter format by Tim

13. Date of Next Meeting

8th July 2008 commencing at 7.30pm

With no other business the meeting closed at 9.38pm