

GLAPTHORN PARISH COUNCIL

Parish Clerk: Alan Tresadern 30 Lytham Park, Oundle PE8 4FB
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Minutes of an Ordinary Parish Council Meeting held at the Village Hall, Main Street on Thursday 20 July 2017 at 7.30 pm - (SECOND DRAFT)

Present: Cllr. Malcolm Moss (Chairman); Cllr. Roy Kerr; Cllr. Nick Knowles; Cllr. Liz Wilkinson; and Cllr. Tim Hunt.

In attendance: Alan Tresadern (Clerk) and 8 members of the public.

1. Apologies:
County Councillor Heather Smith (NCC Oundle Ward) and District Councillor Annabel De Capel Brooke (Prebendal Ward) were unable to attend due to other commitments. Parish Councillor candidate, Ian Hood, was also unable to attend due to a prior commitment.
2. Declaration of interest:
Cllr. Knowles declared a personal interest in item 13 as he is Chairman of the Village Hall Committee. Cllr. Moss declared a personal interest in item 10 as he has land under consideration as 'local green space'. Cllr. Wilkinson declared an interest in item 10, as her family own land which they have put forward for inclusion in the Neighbourhood Plan. Cllr. Wilkinson also declared an interest in item 11, as her family has land under consideration as a 'recreational space'.
3. Report from County Councillor:
Nothing to report.
4. Report from District Councillor:
Nothing to report.
5. Resignation of Parish Councillors:
The Chairman reported the resignation of Parish Councillors Bob Stone and Nerissa Buchanan (formerly Nerissa Belcher); Nerissa had served the community in her role for over five years and Bob had been a councillor for nearly twelve years. The Chairman thanked both for their service to the village.
Cllr. Liz Wilkinson said she was disappointed that Nerissa had felt it necessary to resign over a planning matter.
6. Co-option of Parish Councillors:
There were two nominations for the two vacant posts – Messrs. Mike Newton and Ian Hood. (Ian Hood was unable to attend the meeting due to a prior arrangement).
There being no questions to the candidates, it was resolved to co-opt Mike Newton and Ian Hood as Parish Councillors. The Clerk received Mike Newton's Declaration of Acceptance of Office and the Chairman welcomed Cllr. Newton to the meeting.
7. Minutes of the previous Planning meeting:
The minutes of the Parish Council meeting held on 15th June 2017 were approved and signed as a correct record. There were no matters arising from the minutes.
8. Public forum:
All public comment was in relation to Planning Application 17/01086/REM – AKA Roger Bettley's land.
Ian Davidson (ID) said, he supported the development in principle and welcomed the eleventh-hour change to the height of the ridge line on the two detached-houses. However, he still believes a ridge line, similar to his own property, Leverton, should be maintained across all three of the new buildings. ID maintained any break in the ridge line will spoil the view to the entrance of the village.
Colin Morris (CM) cited recent responses to the emerging Neighbourhood Plan when many people in the village said how trees are an important part of the Glapthorn landscape. CM asked

that all of the trees on 'Roger's' site be retained and if necessary, consideration be given to TPO's.

Furthermore, CM said he would prefer to see the houses built from a re-claimed stone rather than the proposed Stamford Stone which will undoubtedly take decades to weather.

In reply, Roger Bettley (RB) reminded those present that he had already built a number of houses in a similar stone to that being proposed and he has not previously had any objections raised. RB said there has been an extensive tree report completed and he intends to retain all of the existing major trees with the exception of a silver birch that has a significant lean.

ENC have encouraged RB to use Stamford Stone as it suits existing Rural Policies. RB said, reclaimed stone comes in so many different shapes, sizes and quality that it would be very difficult to provide a quality build. Stamford Stone, Greetham style, weathers well and will 'grey' more quickly than most. It is natural limestone.

Concerning ridge heights, RB said he had, so far, put forward six variations of a design for this site and most of the time most of the people seemed happy. He had accepted early representations about the ridge height and made a design change. However, to go any lower, according to RB, would prevent him building what he called 'homes for the future'. He also commented that if we always follow what went before this will hinder progress, and finally, he said the properties will be set back from the existing building line; that he will be planting more trees to the front, and build a stone wall, all of which should enhance the street scene.

9. Planning matters:

9.1. The council considered the following new planning application:

- 9.1.1. 17/01086/REM – Reserved matters: Access - New vehicular/Pedestrian access from Southwick Road, including visibility splays, footpath. Appearance - External appearance of each of the 4 houses including garages and surroundings. Landscaping - Boundary treatments, garden areas. Layout - Position of each dwelling, space between dwellings and movement of cars within site. Scale - Amount of development, size of buildings in relation to their surroundings pursuant to planning permission 16/01734/OUT dated 21.12.16 | Land Rear Of 3 Main Street Glapthorn Northamptonshire.

The members considered the public comments and asked Roger Bettley for some clarity on a couple of points. It was resolved to authorise the Clerk to submit the following response:

Access - No comment

Appearance - The council believe the proposed lowering of the ridge height, associated with the current site plan, with the properties set-back from the road, is satisfactory. Stamford stone, Greetham brand is agreed.

Landscaping - No comment.

Scale - see comment on appearance.

- 9.1.2. Proposal: 17/01067/FUL | Replace windows standardising on a single type of cottage window, 3 lights per casement created by 2 horizontal bars. They are in keeping with the traditional / original style of the cottage. Replace patio doors in rear extension from 4 doors to 3 doors making them more wheelchair accessible. Also changing the style to match that of the windows. i.e 3 lights per door | Melton Cottage Main Street Glapthorn Peterborough Northamptonshire PE8 5BE

The members considered the application. It was resolved to authorise the Clerk to submit the following response:

No comment

9.2. Decisions have been reached on Previous Planning Applications, as follows:

- 9.2.1. 17/00889/FUL and 17/00890/LBC – To replace an existing UPVC door and fit a skylight at The Hayloft, 6 Lower Farm, Main Street.
Permission granted.

10. Report from the Glapthorn Neighbourhood Planning Group (GNPG).
Cllr. Malcolm Moss presented a report on the activity of the GNPG, in which he explained the Draft NP will be placed before the council to approve on 17th August. *The full GNPG report may be read on the village website.*
11. Report from Recreational Land Procurement Group (RLPG)
Cllr. Nick Knowles presented a report on the activity of the RLPG. *The full RLPG report may be read on the village website.*
12. Report on upgrading the street lights including a resolution to issue an instruction for the work
The Clerk presented a report in which he reminded members that in 2013 there was an announcement that under an EU directive the sale of mercury street lamps would be banned in 2015. Consequently, for the past four years the council has accrued funds in readiness for a replacement programme, with LED lamps (estimated cost in 2013 was £9,000); the reserve now stands at £6,250.

Today, the cost of LED lighting is less than it was in 2013. Furthermore, 0% interest loans are now available from the Government for energy saving schemes. When considering these facts, and the money in the reserve, the Parish Council is now in a position to issue a contract for the replacement of all of the village street lamps, without further delay.

The Clerk gave details of three quotations obtained for the work, saying that with a contingency sum added the project will cost no more than £6,534.

The energy savings from the new LED lamps (Qty 13) will be £765 per year, therefore, the Clerk recommended members consider part funding the project from a loan, taking advantage of the 0% rate. A £3,000 loan would be re-paid, interest free, by ten six-monthly instalments of £300 (£600 a year). Therefore, the project may be funded from our current reserves, plus a loan, thereby leaving reserves in place for other projects.

It was resolved to seek permission from the Department for Communities and Local Government (DCLG) to apply for a loan of £3,000 from SALIX and upon approval, to place an order for the replacement lights with Contractor A for the sum of £5,940 + VAT.

It was further resolved to budget for a 10% contingency sum, in case of overspend, and authority was delegated to the Clerk to manage the contract; thus, bringing the possible total project cost to £6,534.00 + VAT.

Proposed by Cllr. Roy Kerr and seconded by Cllr. Nick Knowles and approved unanimously.

13. Request from Village Hall for financial support
The Village Hall in Glapthorn is run independently by a management committee, for the community, and not supported in anyway by the Parish Council.
An on-going project, to replace the kitchen and ancillary equipment has been funded by a grant and is progressing well. However, to complete the project more fully the VH committee wish to replace the kitchen utensils, crockery and cutlery for an estimated sum of £1,000 and they have asked the Parish Council for financial assistance.
After a short debate, it was agreed to discuss the matter in more detail with the village hall committee and bring the request back to the council at the next meeting.
14. Projector and Screen for Council Meetings and other events.
It was noted that under item 9 above a number of documents and drawings were referenced but not available as paper copies as these are no longer issued by ENC. This is now common practice.
It was resolved to investigate the purchase of a projector and screen for use at council meetings and other events. This will be used to display documents and drawings. The estimated cost is around £400. Mrs. S. Bettley offered her superfluous equipment to the Council and it was agreed that this should be followed up. It was agreed to provide the equipment to the Village Hall for other community use as well.
Proposed by Cllr. Tim Hunt, seconded by Cllr. Nick Knowles.
15. General report from the Clerk:
The Clerk's report, which had previously been circulated, was noted.
16. Correspondence:
The Clerk reported that since the date of the last meeting all items of correspondence that

required the attention of Councillors had been forwarded by email and further action had not been requested by any of the Councillors.

17. Finance:

17.1. The financial position as at 30th June 2017 was reported as:

Opening balance (as at 1st May)	£16,987.45
Receipts during period	£ 1,200.29
Payments during period	<u>£ 1,878.31</u>
Balance as per Cash Book	£16,309.43

17.2. The bank reconciliation as at 30th June 2017 was:

Balance per bank statement	£ 16,309.43
Less un-presented cheques	<u>£ 0.00</u>
Net balance	£ 16,309.43

17.3. The performance of the accounts against the budget was noted. As at 30th June 2017 - an **underspend of £292.88**

17.4. The following receipts and payments were approved:

Receipts:

Date	Payer	Details	Amount
21 June	E.on	Energy overcharge repayment	93.66

Payments:

Date	Cheque OTR/SO/DD	Payee	Details	Amount £
16-Jun	OTR	Alan Barnish	GNPG Expenses	22.75
29-Jun	OTR	Updraft Ltd	Website backup software	54.00
29-Jun	OTR	E.on	Street light maintenance	43.56
01-Jul	SO	County Life Ltd	NVN delivery	23.84
11-Jul	DD	E.on	Energy supply for street lights	198.96
12-Jul	OTR	HMRC	Tax for period Apr to Jun	126.60
12-Jul	OTR	Colemans	Stationery	87.92
20-Jul	OTR	Adam Curtis	Website software installation	120.00

18. Matters for future consideration. (AOB):

It was noted that footpath MZ6 from the village hall to the brook, is badly overgrown. The Clerk is to contact the landowners.

19. Dates for forthcoming meetings:

19.1. Extra-Ordinary Meeting and Planning Meeting, to be held on 17th August

19.2. Ordinary PC Meeting to be held on 21st September

Both meetings to be held in the Village Hall at 7.30pm.

20. Closure

There being no further business the Chairman closed the Meeting at 9.05 pm.

Signed..... (Chairman)

Date.....

NB: Copies of full reports are available on the village website, www.glaphorn.org.uk, or from the Clerk, by arrangement.