

Glaphorn Parish Council

Parish Clerk: Liz Holland 20, Gordon Road, Oundle, PE8 4LD
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MINUTES OF THE ANNUAL PARISH MEETING

Wednesday 26th May 2021 7.30 pm.

Present: Cllrs Moss (Chair), Buchanan, Cashmore, Chapple, Knowles, Stark

In attendance: Liz Holland (clerk)

Apologies: Unitary Cllr A de Capell-Brooke

1. The Chair welcomed everyone to the meeting and said he was not too surprised that it was poorly attended by residents due to the impact of Covid restrictions.

2. The clerk noted reports received from the following local organisations and these are added as appendices to these minutes.
 - 2.1. Southwick and Glaphorn Village Show pg2
 - 2.2. Glaphorn Allotment Gardener's Association pg3
 - 2.3. Glaphorn WI pg4
 - 2.4. Glaphorn Parish Council pg5
 - 2.5. Glaphorn Village Hall pg6
 - 2.6. Glaphorn C of E Primary School pg7
 - 2.7. Windy Spire pg8
 - 2.8. Glaphorn Neighbourhood Plan pg9

3. AOB: Cllr Chapple asked that the council consider having a similar event later in the year when all restrictions have been lifted and local organisations will have a clearer view of their future plans. **ALL AGREED** to add to a future GPC agenda. **ACTION: clerk**

Southwick and Glapthorn Village Show – report for 2021 Annual Parish meeting

In 2020 the Show could not go ahead. In its place we had a most enjoyable exhibition of produce and crafts in the Church Cottage garden and £370.93 was raised for the Cransley Hospice.

We are now looking forward to the 57th Show on Saturday 17th July in Glapthorn Village Hall.

The schedule is ready to go to the printers and will soon be delivered to every house in both villages. Entries can be submitted by all village residents, children at Glapthorn School and their families, WI and GAGA members.

We are grateful for the time and professionalism of the judges, who this year are:

Nicholas Warliker – fruit, vegetables and flowers

Cherrill Sands – flower arrangements

Christine Marsters – handicrafts and children's entries

Sian Fox – cookery

Michal Lee – photographs

The Show committee has members from both villages: Julie Hyne (Chair), Monica Crosby, Pauline Davidson, Joy Eastland, Paul Grandidge, Mary Schofield, Ursula Wide, Janet Luttrell.

Our AGM will be held on Thursday 23rd September at 7.30 pm in The Shuckburgh Arms – please come along.

Glaphorn Allotment Gardeners' Association (GAGA)

c/o The Secretary Heather Ball The Cottage Glaphorn Oundle Peterborough PE8 5BQ

Telephone: 01832 273601 or 07962 085 720

Email: ball771@btinternet.com or gaga@glaphorn.org.uk

Report for the Glaphorn Annual Parish Meeting to be held on 26th May 2021 via zoom

The allotments have provided a welcome distraction from the concerns regarding the Covid 19 pandemic. Our ploholders have been able to work on their plots in safety – we received useful and welcome guidance from The National Allotment Society which enabled us to manage our allotments to keep members safe from infection.

Our two grass cutting mowers were dedicated to two individuals with each person having sole use of one mower each. We are very grateful to Ronnie Faiers and Graham Ball for managing all the grass cutting between them.

All our plots are taken and we have a waiting list.

We are very grateful to everyone who has supported us over the year – the site is in good order with everyone doing their bit. We had a window of opportunity when Chris Crosby filled up the manure container and emptied the rubbish bags. Thank you to Chris and also to Graham for helping with this.

Our allotments are a real asset to the village and although currently we cannot invite non-ploholders to come in, we hope before too long, we will be able to invite villagers to enjoy a walk around the Glaphorn Allotment Gardeners' Association (GAGA) site again.

To conclude, GAGA continues to be a great success thanks to all the help, support and interest of those involved.

For more information about GAGA please contact The Secretary as below.

Heather Ball
Secretary of Glaphorn Allotment Gardeners' Association
01832 273601
07962 085 720
Ball771@btinternet.com

GAGA.Parish Council.AGM Report.23.05.2021



Report to the Parish Council May 27 2021

Until March 2020 the WI was meeting as normal with an interesting variety of speakers and Christmas and New Year get-togethers. In September 2019 we invited members of other local WIs to join us to make up the jury at the Coronor's court with the subject being Emily Wilding Davidson, the suffragette who threw herself under the King's horse in 1913. After March 2020 everything changed as a result of lockdown and the committee was facing a new set of challenges. A weekly newsletter was introduced in May as a way of keeping members in touch and this is still continuing although now on a fortnightly basis. In September 2020 we had our first Zoom meeting! A steep learning curve for all of us. Our first speaker was a Northamptonshire novelist, Jane Isaacs. We realised that it didn't have to be a local speaker, our speakers could be anywhere in the country so we have had speakers from South Yorkshire, from Wales and a speaker who works at Hampton Court. Then we had the Peterborough Morris Dancers. I have a lovely mental picture of members dancing round their computers or laptops! At Christmas we had a Zoom Cocktail Evening and at Easter, a Cheese and Wine. We have now around 31 members, slightly down on last year but many of our members have responded to the technology of Zoom with enthusiasm, albeit with a mixture of wariness and apprehension. Knit and Natter is continuing on Zoom, with a new project - knitting for the Maternity Unit at Peterborough Hospital. A Book Club has been introduced and a wide variety of books chosen from different genres, have been interesting and stimulated enthusiastic and thoughtful discussions. Yes, it has not been an easy 15 months but our horizons have widened [and who would think that] and we look forward to being able to resume meetings in the village hall when this is permitted.

GLAPTHORN PARISH COUNCIL

The work of the Parish Council continued unabated during the pandemic lockdowns with all the proscribed meetings being held in 2020, albeit on Zoom. A councillor stepped down during the year but so far the vacancy has not been filled.

We had our new Clerk, Liz Holland, join us and she did a sterling job getting us back to normal after several months without a Clerk.

The efforts of the Council in raising funds culminated in the purchase of the land for the playing field project and work started on the project in April 2020, despite Covid restrictions.

Since then, the car park has been finished and opened; the basic work on the playing pitch has been completed, as has the development of a children's play area and an outdoor gym. These latter installations were completed during the wettest winter for many years.

Indeed, the very wet weather this Spring has delayed the finishing work on the playing pitch (secondary drainage), but it is hoped that this will be completed soon and the field available for use later this summer.

The project has been warmly welcomed by the school and the school parents who are most grateful for a safe the safe environment of the car park to drop off/pick up their children. The play area has also proved hugely popular.

This was a huge project for a small village such as Glapthorn to take on and would not have been successful were it not for the diligence and rigorous financial management exercised by councillors.

Emergency Plan

The Parish Council has just carried out its annual review of the village emergency plan and is looking to improve it by the addition of more equipment and volunteers. These would only be called upon in an emergency, when the normal emergency services are not available, or their services are not applicable. The Council is particularly looking for the following :

1. Emergency equipment- e.g. Petrol Chainsaws, 240V generators, Snow plough and Tractor; and the skills to use them!
2. Volunteers- e.g. Trained First Aiders, Doctors , Nurses and Fire Fighters.

If you have any other suggestions or would like to volunteer your kit or services please contact one of the Parish Councillors or Roy Kerr on 07908 543979.

The Emergency Plan it is available for viewing on the Glapthorn Parish Council website. The emergency plan is visible to the County Council Emergency Coordinator and will be activated by her or by one of the Parish Councillors in the event of an emergency.

Parish Council Meetings

With the easing of restrictions, Parish Council meetings have returned the Village Hall and are held on the third Wednesday of each month. The full schedule of 2021/22 meetings is available on the Glapthorn Website; the next meeting being on Wednesday 17th June.

Hello All,

As with everyone else, this year has been a very disrupted year due to the covid pandemic and the Village Hall has remained closed over this period. After the first lockdown we followed government guidelines and were poised to reopen with heavy restrictions including a one way system and sanitising stations for hands etc but were scuppered from reopening due to second wave. This resulted in the Village Hall remaining closed. We hope for a better year next year.

Best Regards
Nick Knowles

Chairman – Glapthorn Village Hall

We are proud of what we have achieved over the past 12+ months, and believe our pupils and families were well supported through the pandemic. We have had overwhelmingly positive feedback from parents, and the children have continued to make progress in very limiting circumstances! Staff are COVID exhausted, but we are all looking forward to a much brighter future ahead.

We feel hugely grateful, now more than ever, to have the support of such a fantastic community and school family, and believe that we will come out of the pandemic stronger and more positive than ever! We are really excited about having the use of the village field for sports and larger events next academic year. What a fabulous asset - thanks to all involved!

This term, we are hoping to be a part of an inter -school sports competition and whilst we won't be able to invite parents in to school for an end of term performance, we do hope to welcome the whole school community for an outdoor, end of year celebration of some description in the playground.

I hope this is OK - all the best,

Lou Coulthard
Head

WINDY SPIRE

Winter 2019 into Spring 2020 saw the completion of the ground works, fencing and planting at Windy Spire; the project being backed by funding from the local community, the Conservation Trust, the Woodland Trust and East Northants Community Facilities Fund. The project was also enhanced in Spring 2020 with the installation of the two benches, recognising Glapthorn's recent awards for "Northamptonshire Council of the Year 2018" and "Best Overall Northamptonshire Village 2019".

In spite of the extraordinarily wet weather when planting, followed by an equally extraordinarily dry period, the new trees and hedging have developed very well and the donation from Mr & Mrs Barnish provided the funds for Spring flowering bulb planting in Autumn. Throughout the year the regular lawn cutting has been done by Alan Hunt for which the Windy Spire committee are extremely grateful..

Flooding in December saw much of Windy Spire under water. Luckily the vegetation survived the deluge and the damage was broadly cosmetic. The Windy Spire committee are thankful to the local community for their help in the recovery from the flood and the much needed supply of replacement bark chipping provided by James Rowlett Tree Care.

Windy Spire's planting is intentionally low maintenance, so Spring 2021 just saw some pruning and maintenance of the hedging to fill out the growth.

It is clear that Windy Spire has seen regular visitors throughout the year as the pandemic saw regular walkers around the village. And a year on from the original planting we now expect Windy Spire to flourish.

David Cashmore

MONITORING THE GLAPTHORN NEIGHBOURHOOD PLAN (GNP) 2021

1. Context and Introduction

The GNP was compiled between 2016 and 2018 with extensive community involvement and consultation and was submitted to local referendum. The question posed at the Referendum was: "**Do you want East Northamptonshire District Council to use the Neighbourhood Plan for Glapthorn to help it decide planning applications in the neighbourhood area?**"

88% of votes cast were in favour of **Yes** and 12% were in favour of **No**. Turnout was **61%**. The GNP was "made" (adopted) by East Northamptonshire Council on 30th July 2018.

2. Monitoring the Neighbourhood Plan

The Neighbourhood Plan provides that the Parish Council will monitor the Plan by "*considering conformity to Plan policies of all relevant planning applications, and as a statutory consultee make representations as necessary to the development control authority (East Northamptonshire Council), receive annual reports on the implementation of the Plan and consider what actions if any are required.*" The Plan states that "*It is expected that a thorough review of the GNP will be appropriate mid-way through the Plan period.*"

This is the second such monitoring report and was delayed as a result of the covid pandemic. Annual reports will usually be prepared and be available each year for the Annual Parish Meeting.

3. Key Matters for the Monitoring of the GNP in 2021

The GNP, in addition to the Vision, contains 14 Objectives and 12 Policies. All are important and many are inter-dependant. However the key matters upon which this monitoring report concentrates are:

Key policy intentions for Glapthorn in the GNP:

- Appropriate housing in appropriate locations in Glapthorn village
- Encourage design of new houses to reflect local materials
- Ensure area of separation between village of Glapthorn and Oundle is maintained in both physical and visual terms
- Ensure rural character of the Parish is maintained
- Promote recreational facilities including provision of a new playing field
- Protect public safety through appropriate measures for traffic calming and provision of parking.

Key actions of others with significant impact on Glapthorn;

- Attention paid to GNP by the Development Control Authority when considering planning applications
- Policies in the Draft Local Plan (Part 2) which both re-inforce and undermine the GNP Policies
- The granting of outline planning permission for a large development of 130 dwellings off Cotterstock Road in Oundle part of which site is located within the parish of Glapthorn
- Progress on the development of Tresham Garden Village

The Oundle Neighbourhood Plan failed at public examination and Oundle Town Council has, for the moment at least, decided not to continue with the preparation of a neighbourhood plan.

East Northamptonshire Council ceased to exist on the 1st April 2021 being replaced by the North Northamptonshire unitary council which has become the development control authority.

4. Housing Development in Glapthorn

The GNP provides that if all the allocated sites are developed then the additions to the housing stock over the full Plan period 2011 to 2031 would be 38.

The Draft East Northamptonshire Local Plan Part 2 does not prescribe housing requirements in the rural area as such but gives an indicative number for Glapthorn of 20. The Joint Core Strategy sets a rural housing requirement across the district of 820 but the draft Local Plan indicates that at its submission this total had already been exceeded. The draft Local Plan defines Glapthorn as a small freestanding village with a close functional relationship with an urban area (Oundle) and refers to the GNP as having policies to avoid coalescence with the adjoining urban area and the need to direct development to the nearby urban area. The JCS refers to development in the rural areas “being limited to that required to support a prosperous rural economy or to meet a locally arising need which cannot be met more sustainably at a nearby larger settlement”.

Between 2011 and July 2018 planning permission was granted for a net 16 new dwellings in Glapthorn (18 with 2 demolitions). Since then the following planning applications for additional dwellings have been determined:

17/02358/OUT – White Cottage Main Street 18/1/18
1 x new 4 bed dwelling REFUSED

17/02437/OUT – land adjacent to the Cottage Benefield Road 9/2/18
Erection of a terrace of 3 new dwellings (2 x 3 bed and 1 x 1 bed) GRANTED

18/01496/FUL – land adjacent to the Cottage Benefield Road 2/8/18
2 x new 4 bed dwellings GRANTED

18/00895/FUL and 00896/LBC – Manor Farm Cotterstock Road 28/6/18
Conversion of agricultural buildings to 4 residential dwellings GRANTED

20/00148/FUL – Manor Farm Cotterstock Road
Removal of agricultural building and construction of 1 x 3 bed residential dwelling
GRANTED

19/02055/FUL – Leverton Oundle Road 31/1/19
1 x new 3 bed dwelling GRANTED

20/01283/FUL – Meadow View off Main Street
Demolition of existing bungalow and 2 detached dwellings GRANTED

An application for 2 x 3 bed and 3 x 2 bed dwellings at Manor Farm Cotterstock Road (21/00139/FUL) was withdrawn on 26/3/21 but a revised application is anticipated.

An application for outline planning permission for 130 dwellings on former agricultural land off Cotterstock Road, Oundle (19/01327/FUL) has been granted. It is anticipated that approximately 60 dwellings will be constructed on that part of the site that lies in Glapthorn parish.

5. **Commentary on Planning Applications and Decisions**

Excluding the outline planning permission for the site off Cotterstock Road, Oundle the above are broadly in conformity with the GNP except for 18/01496/FUL with permission granted for two four bed houses rather than for smaller units.

The grant of outline planning permission where substantial residential development will take place within the parish but in a location immediately adjacent to the parish of Oundle and wholly detached from the existing built environment of the village is not considered to be in line with the GNP and its aspirations. It represents a further residential development in the parish which is immediately bordering the parish of Oundle, the other being Old Farm Close, which is seen as representing an unacceptable degree of coalescence.

The style of new dwellings in recent years and the materials used have generally been consistent with the Neighbourhood Plan Policy 10 – Design Principles with the result that the new building stock has enhanced the Parish. However there is a very noticeable preference amongst developers for larger dwellings (4 bedroom plus) which is contrary to the NNJCS assessment of housing need and not in accordance with the GNP Policy 3 that *“proposals must demonstrate how they respond to the particular need for smaller properties and those suitable for retired villagers.”*

The Glapthorn Neighbourhood Plan expressed concerns about the potential pace of development in the Parish. The development control authority has made decisions both consistent with and inconsistent with GNP policies and there are real concerns about the weight given to Neighbourhood Plan Policies. The Parish Council will need to be vigilant in seeking adherence to the Plan in the future.

6. **Matters of Concern with Regard to Planning Decisions**

Glapthorn Parish Council is, of course, only a consultee in the consideration of planning applications. The Parish Council has to rely upon the development control authority (or the Planning Inspectorate in the case of appeals) to adhere to the policies of the GNP. The Parish Council has very limited options available to it should NNC or the Planning Inspectorate not apply GNP Policies as intended.

Experience during the period of producing the Neighbourhood Plan and then post the adoption of the Plan in July 2018, has prompted the Parish Council to express concerns to the development control authority which have so far gone unanswered

7. **Consultations on East Northamptonshire Draft Local Plan Part 2**

The Draft East Northamptonshire Local Plan Part 2 was submitted to the Secretary of State for Housing Communities and Local Government (Planning Inspectorate) on the 29th March 2021. There are two key issues of concern:

- The Draft Plan allocates 130 dwellings to the site off Cotterstock Road. This site spans the Glapthorn / Oundle boundary. The Parish Council has strong reservations about this policy and its impact upon both Oundle and Glapthorn.
- The Local Plan does not adequately address the infrastructure implications especially for rural areas.

8. GNP Policy on a Playing Field for Glapthorn

GNP Policy 12 and Objective 13 (*to promote recreational facilities including provision of a new playing field in conjunction with the school and a children's play area ...*) showed that the community wanted the Neighbourhood Plan to be about more than just housing numbers. Since the Neighbourhood Plan was "made" in July 2018 planning permission has been obtained for the playing field which is now open and also features a children's play area and adult outdoor gym and for a car park which is open to all.

In addition the Windy Spire pocket park has been created off Main Street..

9. Overall Conclusions from Monitoring of the Glapthorn Neighbourhood Plan

The Glapthorn Neighbourhood Plan has clearly provided an important policy context for the consideration of planning applications and has facilitated bringing forward development proposals on suitable sites thereby contributing towards meeting the housing needs in the Parish and wider district. The Neighbourhood Plan has set out a clear set of principles in the Policies for site location, relationship of development to the existing built form of the village and respect for the current extent of separation from Oundle.

There are some matters of serious concern, notably:

- ensuring that planning decisions properly reflect Policy 11 on mitigating traffic and road safety issues
- the need for NNC to adopt schemes to adequately address infrastructure needs arising from both development within the rural areas (particularly in relation to the proposed development of Tresham Village) and from traffic arising from major developments in urban centres
- the draft East Northamptonshire Local Plan Part 2 policy allocating land off Cotterstock Road, Oundle for residential development notwithstanding that a significant part of the site is in Glapthorn parish and yet wholly detached from the built environment of the village.

The Parish Council will continue to respond in detail to all planning applications and relate its comments (in support or objection as appropriate) to the relevant Neighbourhood Plan Policies. It will continue to monitor the attention paid and weight given to GNP Policies by the development control authority when determining planning applications.
