

Present: Councillors: K Fenwick (Chairman)
B Haycock (Past-Chairman)
M Hulbert
D Cambray
J Sharp

Clerk: B Carter

There were 10 members of the public present.

1. APOLOGIES

An Apology was received from Cllr Kendall who is unable to attend due to illness. This was accepted.

Following return from the meeting there was an e-mail from Cllr Dyckhoff who offered his apologies as he and his family are on holiday.

2. MINUTES OF PREVIOUS MEETING

The Council adopted the minutes of 29th June 2009.

3. MATTERS ARISING

3.1 Home Farm

It was agreed to monitor the rubbish situation. It will be monitored by the whole Council and problems raised as necessary. It was agreed to drop this item.

3.2 Minute Book

The previous minute books were given to Cllr M Hulbert for lodging with the County archives.

3.3 Bridleway Signs Brackley Lane, Withimer Lane RA46, RA4 and RA27

These have been reported. – Ongoing – This item was first reported in September 2008? Colin Wicks, MGWSP, 01604 883400, is the contact. The Clerk will chase.

3.4 Seat on the Green

Two sealed bids have been received. It was agreed to leave the opening of the bids, and any subsequent order to the [Chairman](#).

3.5 Footpath – Brackley Lane to White Cottage

Issue ongoing – This item was first raised in July 2008 with NCC. It appears that Helen Howard – Highways Manager is dealing. At an earlier site meeting, the feasibility of extending the paving further down Wappenham Road was considered and a Crossing suggested. Further signage was also considered. The Clerk is to chase.

3.6 Site of Old Pump (North Entrance to Church)

This project has been ongoing for a number of months. It was reported that on an old map, this was the site of a well, not a pump. The Green/Blue bricks are still required to repair the existing brickwork, and a water pedestal/spout similar to the existing one on the Green is being sought by Cllr D Cambrey.

3.7 Registration of the Green

Mrs G Coombs, the previous Clerk had given the [Chairman](#) information regarding the registered land. The paperwork related to the ongoing issue of the land parcels that make up The Green. Each of these pieces of land should have a Register Number. A map was presented showing some of these Registered Numbers. It was questioned about the date of the map, and whether it showed the latest information. The Clerk agreed to try to obtain an updated map, together with the Register Numbers of each plot.

3.8 Mini Farm

This item was dealt with under the Planning Application.

3.9 Neighbourhood Watch

It was agreed to call a public meeting to attempt to “revitalise” Neighbourhood Watch after the “holiday period” in September/ October. This item will be placed on the next agenda.

3.10 Maintenance of Telephone Kiosk

An article describing the suggested maintenance of the Kiosk was presented. This was placed in the Circulation File for information.

3.11 Ditch – Stanhill Row

The Clerk had chased Dean Babbington, Building Works Manager, South Northants Homes, for a response. Mr Babbington reported that under the recent changes within South Northants Homes, the issue was now with Chris Cockraham – Grounds Maintenance. Duncan Wigley to provide ownership details. It appears that the original issue was flooding.

3.12 Clerk

Following the circulation of a draft NCALC contract for the new Clerk, the Chairman agreed to reproduce and get signatures. It was questioned how the 2.16 hours per week was obtained. It was explained that this was pro rate of the formula involving number of parishioners and annual financial turnover. .

3.13 Abbey Building

Society

On further investigation, the Clerk was informed that the minimum deposit for the new bonds was £50K.

It was agreed to continue to investigate other higher interest accounts.

3.14 Internet Banking Access.

The Clerk has obtained the relevant form to obtain internet access. The Clerk will submit.

3.15 Change of Address for Bank Statements.

The Clerk has obtained the relevant form to change name and address for the bank statements. The Clerk will

4.0 FINANCE

4.1 Financial Balances

Business Investment Account as 30th July 2009 £10,934.56

Treasurer Account as at 30th July 2009 £822.57

Outstanding Cheques:

<u>Item</u>	<u>Date</u>	<u>Amnt.</u>	<u>Chq No:</u>
BT Kiosk Purchase	30/10/08	£1.00	274
		£1.00	

New payments for approval:

<u>Item</u>	<u>Date</u>	<u>Amnt.</u>	<u>Chq No:</u>
K Fenwick Mower petrol	10/07/09	£12.00	
K Fenwick Oil for mower	10/07/09	£9.48	
SNVB Printing	28/07/09	£33.60	
E-on Abtalk			
E-on Electricity bill	04/07/09	£95.50	
		£150.58	

Treasurers Account less outstanding cheques £670.99

Payments received

	£0.00
Treasurers Account including recent payments	£766.49
<u>Petty Cash</u>	
Cash in hand	£11.91
Stamps: 5 x 1 st Class	
1/7/09 Eon	
1/7/09 Briar Hill Engineering	

4.2 Payments

The following were put forward for payment:

K Fenwick	Mower petrol	£12.00	Chq 302
K Fenwick	Oil for mower	£9.48	Chq 302
SNVB	Printing (July) Abtalk	£33.60	Chq 300
E-on	Electricity bill	£95.50	Chq 301
Total:		£150.58	
Predicted Balance in Treasurers Acct		£860.67	

The Council agreed these payments.

5. PLANNING

5.1 Application

There were two new planning applications

5.1.1. S/2009/0651/P Conversion of stable building to form self-contained annexe.

– **The Grange, Hayes Farm, Abthorpe Road, Silverstone.**

Following debate, the Council agreed that their response would be:-

“No objections provided there are no further changes or extensions to this building”.

5.1.2. S/2009/0657/P Three mobile homes and a toilet block (retrospective) – **Mini Farm, Blakesley Road, Abthorpe.**

The following issues were raised during debate:-

- The site is approx 5 acres, (2 hectares)
- There are a number of water course present on site.
- What type of toilet block is it?
- Proximity of the toilet block to the ditch running along the Blakesley Road.
- Size of the property and its ability to support the family in the manor outlined in the Application.
- The site was well shielded by trees
- If accepted this could set a precedent for others to buy land parcels and set up caravans.
- The “new” fence on the junction of Towcester Road/Blakesley Road is an eyesore.

The **Chairman** read out the Application, Applicants credentials, Design and Access statement and Affidavits.

The meeting was then temporarily halted and members of the public were invited to speak.

The **Chairman** suggested dealing with the issues under three headings:-

- 1) Principle of development on site,
- 2) Safeguards for the future
- 3) Detail problems

During the public debate the following issues were raised:

- The Application is outside planning boundaries. The established and recognised Abthorpe Village envelope was adopted in the local plan adopted in October 1997, and this application is clearly well outside this.
- The design and appearance of the proposed development is not in keeping with the local architecture and general character of dwellings in the district. The majority are built of stone and/or brick and the proposed dwellings would not receive permission if erected on prescribed building land. Why should they be allowed on the proposed site? The Key Principle of Planning Policy Statement 7 – August 2004 (ISBN 0-11-753923-6) states that *“New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government’s overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes. Heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.”*
- There were concerns over the disposal of sewage. There are no public sewers in this area. Septic tanks only collect the solids, they are designed so that in principle, the foul water is allowed to overflow, run off slowly and be filtered as it passes through the ground. The development is approximately 200 metres from the River Tove, towards which the outflow will move. Objections to pollution of the water table were raised over a proposed burial site positioned considerably further from the river. Why is this different?
- How is electricity supplied to the site? From the noise, it is assumed that it is supplied via a generator which is heard in the village of Abthorpe, and hamlet of Foscote.
- There is also an issue with flood lights shining into properties at Foscote.
- Has an Environmental Study been undertaken? There is evidence of crayfish under Oxbridge. Can an investigation be undertaken regarding the Crayfish?
- The site is considered boggy with numerous springs. This will make pollution much more likely. A full survey of the springs and water courses is suggested.
- Combined with the recent building of stables on the other side of Oxbridge, a few yards further up the Blakesley Road, the rural aspect is being eroded. (It was questioned whether anyone was living in the caravan parked at the stables?)

In the hall was the sister-in-law of Mr Fletcher. She listened to the debate, and stated that she would report back to the family. (Mr Fletcher was unable to attend the meeting due to a family bereavement)

The debate was drawn to an end, and the Chairman thanked the public for their input. It was suggested that residents could write to SNC if they wished.

The Council then agreed to oppose the Application and the Clerk and Chairman were delegated to complete the response to the District Council.

5.2 Update

5.2.1 S/2008/1628/P Two storey rear extension, two storey side extension and porch extension. Hayes Farmhouse, Abthorpe Road, Silverstone. The Clerk had check progress with the Planning Department. This application had been approved in January 2009

6. CORRESPONDENCE

The following correspondence was placed in the circulation file.

- 6.1 West Northamptonshire Joint Core Strategy Consultation
- 6.2 Emerging Strategy for the Central Area Action Plan Consultation
- 6.3 Quality Hardwood Shelters
- 6.4 English Heritage – Planning for K6 Kiosk
- 6.5 NCALC update
- 6.6 SNC Housing 4U
- 6.7 SNC The way ahead

7. ANY OTHER BUSINESS

Parish Enhancement Gang

Following the announcement at the last Parish Council meetings of the existence of this Gang, the Chairman asked if there was any work that could be put forward for consideration.

- 1) Bluebell Hill – there appears to be a blocked grip.
- 2) The 30mph sign as you approach the village from Wappenham requires the bushes trimmed to provide clear line of site.
- 3) The footpath (behind Leeson House) used by numerous hiker, has a broken/dangerous style. Cllr B Haycock agreed to look into this.

There being not other business the meeting closed at 9.15 pm.

*Please note: The next regular **Parish Council Meeting** is to be held on Monday 21st September 2009 in the Old School, Abthorpe.*

*Future Meetings:
Monday, 2nd November 2009
Monday, 14th December 2009*

Change Control

Issue No	Date	Changes
Draft	11/08/09	

Appendix: Response to District Council on Planning Application S/2009/0675/P - Mini Farm, Blakesley Road, Abthorpe.

The Parish Council objects to this application both in principle and in detail.

Objections in Principle;

1. The development is on a green field site, outside the village envelope, contrary to the Key Principle of Planning Policy Statement 7 – August 2004.
2. The applicant has given evidence of agricultural use, but the size of the site, approx 2 hectares, is insufficient to support one person. The application is for accommodation for 3 families.
3. The design and appearance of the proposed development is not in keeping with the local architecture and general character of dwellings in the district.
4. While appreciating the undertakings given by the applicant that no further development is planned, experience has shown that any safeguards built in to planning approvals are difficult if not impossible to enforce.
5. This application, if granted, could set a precedent for other similar applications on small parcels of land throughout the area.

Objections in Detail

1. The site is close to the River Tove with several water courses and springs. No Environmental Study appears to have been undertaken. For comparison, when the Parish Council applied for permission for a burial ground higher up the road towards Silverstone, contamination of the water course was a major concern and an Environmental Study had to be carried out.
2. There is no clear indication as to what happens to the outflow from the toilet block and to other waste water from the site. There are no public sewers in this area. Septic tanks only collect the solids; they are designed so that in principle, the foul water is allowed to overflow, run off slowly and be filtered as it passes through the ground. The development is approximately 200 metres from the River Tove, towards which the outflow will move.
3. Electricity supply is by a generator on site. This can be heard in both Abthorpe and Fosote.
4. The “new” fence on the junction of Towcester Road/Blakesley Road is an eyesore. This should be removed and the hedge replanted.
5. There is flood lighting on the site which can be seen in Abthorpe and Fosote.