

Present:	Councillors:	K Fenwick (Chairman) B Haycock J Sharp I Dykehoff M Hulbert D Cambrey
	Clerk:	B Carter
	Invited	Laura Welch Strategic Housing Officer Joanne Richardson Northants Rural Housing Association

There were five members of the public present.

1. **APOLOGIES**

An apology from Cllr W Kendall was accepted due to his illness.

2. **Potential Affordable Housing for Abthorpe.**

The chairman introduced Laura Welch and Joanne Richardson who had come to explain further the proposed Affordable Housing Scheme for Abthorpe.

Laura gave a brief résumé of the meeting on 2nd November 2009 where she presented to the Council a sketch of a possible development in Brackley Road, Abthorpe. This sketch has been rejected by the SNC Planning Dept. Consequently, Joanne had spoken to the architects and they have produced two potential revised sketches.

Laura Welch opened by answering the question raised at the meeting on the 2nd November 2009.. *Had there been any further decision made about the demolition of the garages in Brackley Lane and the utilisation of this land and an adjacent "allotment" to build further housing?* Laura Welsh was unaware of any plans. She had also looked back over previous planning applications for the site in question and she found an application dated 1974 to build four dwellings, but this had been refused permission. A further application was refused in 1977 for one dwelling. None of these refusals mentioned lack of sewage capacity.

Joanne Richardson presented the two revised sketches of the proposed development. The first showed the ten proposed dwellings in four blocks. These would consist of two, two bedroom houses, four, two bedroom bungalows and four "flats". Each dwelling would have two parking spaces. It was pointed out that there was a piece of "spare land" available along the northern boundary that could be use as a play area. She emphasised that as many of the existing trees and hedges would be kept "where possible".

Comments.

1. It was noted that in the revised sketches the proposed entrance to the development had been moved further south down the Brackley Lane, and was no longer opposite the existing garages. This was the main concern.
2. It was reiterated that the existing hedge along Brackley lane should be cut back to a reasonable height.
3. It was questioned about the ground height of the proposed site. It was agreed that this may be higher than the road level but it was not intended to be dug out.
4. It was pointed out that the hedge along the east of the development was not part of the proposed development field and belonged to a different land owner.

The second sketch showed similar features to the first but showed one of the blocks, (the four maisonettes), turned 90^o

Comments.

1. Had other sites in other villages considered and if so why were these not considered suitable? Laura stated that other sites had been considered but were discounted because land owners were not interested in selling or the SNC Planning Dept did not consider them suitable for development.

2. Some parking spaces were shown in tandem not parallel. This could mean that the back space was not used, which could result in on-street parking.
3. If the ground level is higher on site than the road, it was suggested that the bungalows should be built adjacent to the Brackley Lane? Joanne agreed to speak to the architects.
4. Why is the northern boundary dog legged? Possible taken from the OS Map.
5. How soon until the Village is consulted? This could be weeks or months dependant on the submission of the Planning Application. It was thought that the development could take at least ten months to build.
6. How sure is SNC that the housing survey reflects current requirements? Laura explained that SNC was constantly reviewing the housing needs.

Joanne asked if there were any specific requirement for building materials in the village? It was explained that there were a multitude of varying materials that had been used around the village. She also asked what was the purpose of the play area?. Was it just to kick a ball or make formal play area with equipment? It was thought that an area to kick a ball would suffice. Would the Parish Council take ownership of any play area? It was suggested that it would.

Further Comments

1. Why was the Parish Council considering the proposal without a full village consultation? It was pointed out that the Parish Council was being asked for initial comments only. Once a Planning Application had been submitted, a full Village Consultation would be set up. This would take place during a late afternoon and evening to allow access to all villagers. The usual format for the consultation was a display showing the history of the housing needs survey, plans of other sites considered, proposed plans for the development, drainage plans. The villagers would be asked for their comments on the development and be given an opportunity to acquire an application form.
2. Are all of the dwellings for rent? Almost certainly yes. There is a chance that some could be sold under shared ownership terms, (80%).
3. Would priority be given to the older people currently living in local houses but now requiring smaller bungalows, as they currently come under different housing associations? All applications would be considered on merit.
4. What is the rationale for the flats? Abthorpe is not a “flats” village. The “flats” would be maisonettes and be designed to look like houses.
5. Will the dwellings be limited to those with “a local connection”? Yes, there will be a covenant for in perpetuity for local people. Can other “Cluster” developments be seen within the County? Yes – Blisworth, Courteenhall Road; Nether Heyford – Ridgeway Furlong; Norton by Daventry and Ravensthorpe.

She was asked about younger people with no local connection being given older peoples dwellings in Cadogen Place. She was unable to answer specifically about this issue.

The Chairman thanked Laura and Joanne for attending. They left at 8:40 along with two of the members of the public.

3. MINUTES OF PREVIOUS MEETING

Although the minutes of the meeting on November 2nd had been distributed by e-mail, Councillor’s asked that in the future they would prefer to receive a hard copy. Cllr Haycock, not having e-mail had not received a copy. The Clerk agreed to resend a hard copy to all councillors. It was agreed to review the minutes of 2nd November 2009 at the next meeting.

4 MATTERS ARISING

4.1 Bridleway Signs Brackley Lane, Withimer Lane RA46, RA4 and RA27 These have been reported. – Ongoing – Colin Wicks is now on long term sick leave. Max Lang is now dealing. Max has sent a letter giving	Clerk
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details of intended changes to signs. Letter received on 27th October.	
4.2 Footpath – Brackley Lane to White Cottage Issue ongoing – This item was first raised in July 2008 with NCC. It appears that Helen Howard (01604 654334) – Highways Manager is dealing. Further signage is proposed . A letter has been received from Helen Howard giving details of proposed work.	Clerk
4.3 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. Still looking for a pedestal. Reminded about bricks.	DC
4.4 Neighbourhood Watch It was agreed to call a public meeting to attempt to “revitalise” Neighbourhood Watch after the “holiday period” in September/ October. Cllr Fenwick will look into a meeting. To be arranged through next Abtalk	KF
4.5 Maintenance of Telephone Kiosk Cllr Dykehoff presented a written quote from Mr John Underwood. The Clerk agreed to obtain a second quote. Unable to find a 2nd quote. To be considered in Jan	Clerk
4.6 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. Chased, but Chris Cockraham (0845 460688) is on leave. Now causing damage to garage roof	Clerk
4.7 Investment Bond It was agreed to continue to investigate a higher interest accounts. – Unable to find suitable bond.	Dropped
4.8 Parish Enhancement Gang The issues reported were:- 1) Bluebell Hill – there appears to be a blocked grip. Mark Gatland requested location of Bluebell Hill – this has been provided. 2) The 30mph sign as you approach the village from Wappenham requires the bushes trimmed to provide clear line of site.	Clerk to chase
4.9 The Dog Fouling signs were removed from BT poles to avoid paying £120 per sign. When new signs available, should be fixed to lamp posts. A/W SNC to order new signs	Clerk
4.10 The Clerk was asked to write to the Highways Agency regarding the disappearance of the white lines at the MacDonald’s Roundabout. It was also suggested that a “Keep Clear” box be added to aid traffic flow out of the Abthorpe Road when traffic is heavy on the A42 from Silverstone Reported to NCC Highways Agents	Clerk

5. Report on meeting with NCC regarding Silverstone Crossroads

The Clerk had distributed a report of the meeting with NCC held on Wednesday, 25th November 2009 by e-mail, and by hard copy to Cllr Haycock). There was concern raised that NCC appeared unaware of several incidents that did not involve injury, even though the police were involved. The visibility on the approach from Braden was of concern. It was welcomed that NCC intend to improve the signage at the approaches to the junction.

6. PLANNING

6.1 Application

Application No: S/2009/1190/FUL
 Proposal: Erection of 6 stables, tack room, feed store and general store plus ménage. To include change of use of adjoining land for equestrian use.
 Location: Silverthorpe, Abthorpe Road, Silverstone

Following discussion it was agreed to make the following observation:- **The site should only be used for personal use and not for hire or rent.**

5.2 Update

5.2.1. Cedar Cottage, Main Street, Abthorpe S/2009/0926/FUL & S/2009/0925/LBC It was reported that this application had been approved although the Parish Council had not yet received official notification.

6.2.2. The Old Bakehouse, The Green, Abthorpe. S/2009/0910/FUL & S/2009/0872/LBC The Parish Council had received notification that this application had been refused.

6.2.3. 5.2.3. Mini Farm, Blakesley Road, Abthorpe S/2009/0657/P

Following a telephone call to SNC the Clerk was informed that this application is still pending.

6.0 FINANCE

6.1 Financial Balances

<u>Business Investment Account as 30th September 2009</u>	£10,935.50	
Interest 9 th October 2009	£0.45	
Interest 9 th November 2009	£0.46	
<u>Business Investment Account as 9th November 2009</u>	£10,936.41	
		Chq No
<u>Treasurer Account as at 30th September 2009</u>	£2,162.98	
02/10/09 Eon Maintenance Bill quarter ending Sept 2009	£74.31	304
06/11/09 N Duffy – Bench Installation	£287.50	307
13/11/09 BDO Stoy Hayward - Audit	£57.50	305
13/11/09 Eon Electricity Bill	£95.50	306
<u>Outstanding Cheques</u>		
30/10/08 BT - Kiosk Purchase	£1.00	274
<u>New Payments for Approval</u>		
05/11/09 SNVB – Abtalk printing	£44.80	308
09/11/09 Clerks expenses	£29.38	309
02/12/09 Eon – Maintenance Bill quarter ending Dec 2009	£74.31	310
<u>Income</u>	£0.00	
<u>Treasurers Account including recent payments</u>	£1,572.99	
<u>Petty Cash</u>		
Cash in hand (02/11/09) Colemans Folder	£5.98	
Cash in hand (14/12/09)	£5.98	
Stamps: 14 x 1 st Class 12 x 2 nd Class		
Power Cards x 10		

The Council agreed the new payments.

6. CORRESPONDENCE

The following correspondence was raised and distributed.

- 6.1 Rural Link Bus Times – from 2nd November 2009
- 6.2 Eon Highways Lighting Customer Bulletin
- 6.3 The Pocketeer Autumn/Winter 2009
- 6.4 My County Council – Spotlight
- 6.5 My County Council – Safer Winter Driving
- 6.6 Clerks & Councils Direct – November 2009
- 6.7 South Northamptonshire Economic Development Strategy
- 6.8 NHS – Health & Wellbeing in Daventry
- 6.9 ACRE – Village Viewpoint – Winter 2009
- 6.10 South Northants Homes – Major Works Briefing Paper = November 2009
- 6.11 CPRE – Stop the Drop Campaign 2009
- 6.12 NALC – Update – November/December 2009
- 6.13 Abthorpe Parish Council Financial Control and Risks – December 2009
- 6.14 Draft Budget Abthorpe Parish Council 2010/211
- 6.15 Dates of Future Parish Council Meetings

7. ANY OTHER BUSINESS

The TRO Sign at Brackley Lane/Withimer Lane has been knocked over	Clerk to report to Colin Wicks/ Max Lang
The NALC newsletter was missing from the last distribution folder.	Clerk to ensure December issue is distributed.
There appears to have been vehicles driven over the village green. It was reported that this was probably due to the inconsiderate parking by visitors to the Nurseries Nativity Play in the Old School.	Clerk to write to Jan Walsh asking for parents and visitors not to cause obstruction and to park considerately.
There was a complaint about cars parking on the pavement in Wappenham Road, outside the four new houses and up to Main Street.	Clerk to write to householders.
A further observation of a car parking on the corner of Main Street / Wappenham Road was also raised.	Clerk to write to owner of car
The Chairman reported that he had attended a meeting of the Beat Community Panel on Tuesday, 8 th December. He reported that we are awaiting the results of the speed measurements. He also stated that there was a Road Safety Initiative with the local schools, and there was now a home security kit available using Smart Water	
The Clerk reported a meeting with the NALC Auditor. He had reminded the Clerk of the need for a Risk Assessment. He gave a copy of another village Risk Assessment for use as a template. The Clerk and Chairman had edited this document to reflect Abthorpe's issues.	Clerk to distribute the document for comments.
A list of dates for future meetings was raised.	Distributed for comments
Draft budget for 2010/2011	Distributed for comments

There being not other business the meeting closed at 9.30pm.

*Please note: The next regular **Parish Council Meeting** is to be held on Monday 25^h January 2010 in the Old School, Abthorpe.*

Change Control

Issue No	Date	Changes
Draft	15/12/09	
Issue 1	17/12/09	Small additions to Affordable Housing report by KF
Issue 2	27/01/10	Correct text following meeting on 26 th January 2010