

# MINUTES OF YARDLEY GOBION PARISH COUNCIL MEETING HELD 6<sup>th</sup> December 2022

- Present** Cllrs L Stephenson (Chair), N Wickens, R Weston, T Robinson, J Hill, J Thorne, L Llewellyn & I McCord & residents Mr, Mrs & Ms Godden.
- 4963** **1. Apologies for Absence:** Cllr A Curtis
- 4964** **2. COUNCIL MATTERS**
- a)** **Declaration of Interest:** Cllr Weston declared an interest in Agenda item 7.4a)
- b)** Training statement of Intent – NCALC had advised that all Parish Council must have a Statement of Intent, a Training Plan and a Training Record. Cllr Wickens considered a training plan was anti-democratic and filtered out those residents who were unable to undertake training from becoming Councillors. He felt the idea was a reaction to previous social media and should not be endorsed. Councillors were volunteers and if they were not carrying out their duties properly residents could complain. Cllrs Hill and Robinson agreed. Cllr Llewellyn agreed with the principle of training and would support anyone who wanted to attend a course. Cllrs Stephenson and Weston supported this view.
- 4965** **3. Previous Meeting:**
- 3.1** Agreement as a true record: The Minutes of Meeting held 1.11.22 were approved by all Cllrs, and agreed/signed as a correct record.
- 4966** **4. PUBLIC OPEN SESSION:** Opened 7.24pm. Notes attached. Closed 7.27pm.
- 4967** **5. Community Items:**
- a)** Biodiversity Policy – As it is a Government requirement that Parish Councils have a Biodiversity Policy, after discussion Cllr Stephenson proposed that this be accepted. Seconded by Cllr McCord. Cllrs Hill & Wickens objected and Cllr Robinson abstained. All others in favour.
- b)** Bus Service – The Council had been asked to contribute to the West Northamptonshire Bus Network Review, and had consulted with residents before forwarding their response.
- c)** On-street residential electric vehicle charging. Char.gy had suggested that EV chargers could be installed on the street lights to generate revenue. This was noted, and required further discussion at a future date.
- 4968** **6. New Projects:** Cllr Wickens shared Wicksteed's design for the play area. The cost of the three designs ranged from £84,000 - £130,000. Cllr Wickens proposed a public consultation (with associated costs) as to what equipment/layout was required and suggested a Saturday afternoon at the end of January in the Village Hall, when residents could have the opportunity to look at, and comment on, the designs. When applying for grant funding a public consultation is necessary. Seconded by Cllr Llewellyn. All in favour.
- 4969** **7. PLANNING MATTERS**
- 7.1** Applications received:  
Cllrs agreed this application be discussed first.
- a)** WNS/2022/2287/FUL & WNS/2022/2288/LBC – The Old Pack Horse. Extension & alterations, conversion of existing barn, conversion of existing garage, extension to garage, new boundary treatment & replace section of pavement with planter & grass verge. Cllrs commented as follows "Councillors note that the application shows only 2 parking spaces and are concerned that these will not be adequate for 2 x 3-bedroom dwellings. They would request that the residential annexe should be used solely as ancillary accommodation to the existing dwelling house, currently known as The Old Packhorse, Yardley Gobion and as such should not be sold, leased, let, sub-let or used as an independent dwelling unit. Additionally, they request that any concerns raised by neighbours be taken into account when determining the application."
- b)** WNS/2022/1741/EIA – Furtho Pits, Old Cosgrove Road. Erection of 9 x employment units comprising circa 69,744 sqm GIA of floorspace within Class B2 or B8 Uses, with ancillary class E (g) (i) offices and E (g) (ii) research and development, together with country park, ground re-profiling in the country park, new vehicular access from the A508 and associated site infrastructure, including lorry parking. The response date had been put back until January, and Cllr McCord indicated that the Ward Cllrs were going to prepare their own response, so it was agreed that their views would be awaited prior to the PC response to the application being formulated.
- c)** WNS/2022/2264/FUL – 69 Eastfield Crescent. 2 storey side extension and 1<sup>st</sup> floor extension above existing rear single storey extension. Cllrs responded as follows "Councillors are concerned that this application will create a 4-house terrace, which affects the street scene in a road of semi-detached houses. They are also concerned that it will affect the neighbouring property adversely and would therefore respectfully request that any concerns raised by neighbours would be taken into account when the application is determined."
- d)** WNS/2022/2098/ADV – Coffee Pot Tavern. Installation of replacement illuminated & non-illuminated signs to the exterior of the building. Cllrs objected as follows "Councillors consider that the proposed signage and illumination is excessive within the village Conservation Area and more suited to a town environment. We also note the proximity of the building to the Grade 2 listed buildings at Manor Farm, and consider that the new exterior paint colour which is not mentioned in the application, is not sympathetic to the building itself, and furthermore not appropriate in a rural setting. Councillors support and endorse the views of the WNC Heritage Officer as expressed. Councillors also request that any concerns raised by neighbours and village residents be addressed when the application is determined." Cllr Robinson abstained on this vote.
- e)** WNS/2022/2196/OUT – Moorgate Farm. Outline planning permission for a farm manager's dwelling and associated development. Cllrs objected as follows "Unfortunately, there is

insufficient information to enable Councillors to make an informed response to the proposal. Additionally, the application mentions ‘associated development’ and there are no details concerning this. Councillors are concerned by comments in the Planning Statement, notably about existing residential accommodation – page 8, paragraph 3.6. “Mr Gorst (Snr) and Mrs Gorst have had to reside in a motor home on site. As Freddie Gorst began to take increased responsibility in the farm, he developed accommodation within the unused area of roof space of one of the barns.” Councillors are assuming that this accommodation is no longer in use as it is an unregulated building where no Council Tax is being paid. Furthermore, it is considered that the farm is close enough to local villages with mixed housing provision, and a dwelling on site is not necessary.” Cllr McCord abstained on all votes.

**7.2 Applications approved:**

- a) WNS/2021/2199/FUL – 27 Moorend Road. Excavation and removal of part of the amenity space to the front of the property to provide an additional off-road parking space. 6 conditions.

**7.3 Other Planning:**

- a) Potterspurty Road Solar Farm – Nothing further.
- b) Land East of A508 - Alleged breach of planning control. Cllr McCord had been advised of activity on the site and had asked if a breach had taken place. This was being investigated.

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**8. Finance Matters**

**8.1 ACCOUNTS APPROVED FOR PAYMENT:**

- a) Acorn (MK) Nurseries Ltd – 7 x trees & associated ties & stakes - £977.90 + £195.58 VAT = £1,173.48 (001557).
- b) Clerk’s salary Nov 22 £502.45 (001558).
- c) PAYE Tax = £125.60 (paid by direct debit)
- d) BT Broadband = £34.40 (paid by direct debit)
- e) Mrs Schumacher – caretaking of play areas – Nov 22 = £50.00 (001559).
- f) DNH Contracts – dog bins Nov 22 - £66.00 + £13.20 VAT = £79.20 (001560)
- g) Yardley Gobion Village Hall – room hire 2022 - £20.00 (001561)
- h) Information Commissioner – Renewal of registration - £35.00 (paid by direct debit)
- i) SLCC – Annual Membership - £139.00 (001562)

Proposed by Cllr Stephenson and seconded by Cllr Llewellyn.

**8.2 Payments received**

- a) Goat Field rent = £120.00

**8.3 OTHER**

- a) Bank balances as at last statements – Lloyds - £33,773.83 (10.11.22) SW - £2,090.33 (1.10.22).
- b) Goat Field lease – In hand and awaiting completion.
- c) Internet Banking – The Clerk and the Chair had signed the necessary paperwork and further information was awaited.
- d) Review of PC Grant aid. After discussion Cllr Weston proposed and Cllr Wickens seconded that the Council in accordance with its powers under Section 142 of the Local Government Act 1972, should incur the following expenditure which, in the opinion of the Council, was in the interests of the area or its inhabitants and would benefit them in a manner commensurate with the expenditure – a donation of £400.00 to The Old Mail. The other grants were then discussed and following proposals from Cllrs Weston and Wickens, the Council, in accordance with its powers under Section 137 of the Local Government Act 1972, agreed to incur the following expenditure which, in its opinion, was in the interests of the area or its inhabitants and would benefit them in a manner commensurate with the expenditure – Royal British Legion - £200.00, Willen Hospice - £350.00, Macmillan Cancer Care - £400.00 & Warks & Northants Air Ambulance - £500.00 & YGRC fireworks - £400.00. All in favour.
- e) Advice from NCALC of agreed Clerk’s salary scales from April 22/23. The increase of £1.00 per hour was noted.
- f) Precept & budget 23/24 – The Clerk as RFO & the Chair would prepare figures for discussion at January’s meeting.
- g) Financial Regulations – to confirm amount of delegated authority to be agreed for the Clerk if considered necessary as per pg7 Clause 4.5, & confirm payment by direct debit to nominated debtors is permitted as per pg9, Clause 6.7.  
Cllr McCord proposed that the delegated authority as per pg7 Clause 4.5 of the Financial Regulations be up to and including £1,000. Seconded by Cllr Robinson. All in favour.  
Cllr Stephenson proposed that HMRC, payroll administration costs & the Information Commissioner be added to the nominated debtors already listed as per p 9, Clause 6.7 of the Financial Regulations. Seconded by Cllr Hill. All in favour.

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**9. Councillor Reports:**

- a) Street Lighting – Nothing to report.
- b) Village Trees – A quotation in the sum of £500.00 + VAT had been received for reducing the crown of the Norwegian maple in School Lane field, thinning the crown to let through as much sunlight as possible and remove any deadwood. Cllr Stephenson proposed this be accepted and funds earmarked from reserves for the work. Seconded by Cllr Wickens. Cllrs McCord & Weston voted against this proposal, all others in favour.
- c) Allotments – An email had been received asking for a further water tank at the allotments and the original estimate of the cost of materials & labour had been approx. £600.00. This amount had since been reduced, but Cllrs considered there were not sufficient funds to pay for this but had no

objections to plotholders carrying out the work at their own expense.

It was agreed that the rent for 2023 remain at £20.00 per plot, and that the Annual Allotment Holder's meeting be held prior to the next Parish Council meeting in the week beginning 9<sup>th</sup> January.

- d) Village Hall – Work on the Hall to ensure the survival of the building had started and the Hall had been registered as a Warm Space with WNC.
- e) Recreation Centre – Nothing to report.
- f) Playing fields – Cllr Wickens mentioned the proposed meeting as above and asked for any suggestions from Councillors.  
The hedges around the Coffee Pot field required trimming and Cllr Stephenson proposed Mr Will Keeves be asked to carry put the work with a maximum cost of £300.00 + VAT. Seconded by Cllr McCord. All in favour.
- g) Highways - Various methods of ensuring the grit bins were topped up regularly were discussed, and would be investigated, but presently they were all at least half full.

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**10. DATE OF NEXT MEETING**

- a) **WEDNESDAY 11<sup>th</sup> January 2023 –  
Allotment Holder's meeting 7.15pm in Chestnut Road Chapel  
Parish Council – 8pm in Chestnut Road Chapel**

Meeting closed 9.30pm.

**PUBLIC OPEN SESSION**

Mr Gooden spoke about the planning applications for The Old Packhorse, and mentioned he had acted on pre-planning advice from WNC. He wished to convert the barn into an annex to the main building. He noted that there had been previous planning applications for the site, but these had all lapsed.

As Ward Councillor, Cllr McCord mentioned the application for Furtho Pits and advised that the Environment Agency had objected to this application and recommended that planning permission is refused as the submitted Flood Risk Assessment (FRA) was inadequate and showed that parts of the proposed development will be at an unacceptable risk of flooding.  
He had also asked if a breach of planning permission had taken place at the land east of the A508, as above.





