

MINUTES OF YARDLEY GOBION PARISH COUNCIL MEETING HELD 11th January 2023

- Present** Cllrs L Stephenson (Chair), N Wickens, R Weston, T Robinson, J Thorne, L Llewellyn & A Curtis.
- 4973** 1. **Apologies for Absence:** Cllrs I McCord & J Hill
- 4974** 2. **COUNCIL MATTERS**
- a) **Declaration of Interest:** Cllr Weston declared an interest in Agenda item 7.2a), Cllr Curtis declared an interest in Agenda item 8.1f)
- b) An email had been received from the Booking Clerk for the Village Hall asking if the Council would consider holding their meetings as 7.30pm rather than 7.15pm to allow the previous hirer to vacate the Hall on time. This would be discussed further at February's meeting.
- 4975** 3. **Previous Meeting:**
- 3.1 Agreement as a true record: Cllr Wickens advised he had objected to a training requirement not just a training plan in the discussion under Minute number 4964 2.b), and asked that the Minutes be amended to indicate this. With this amendment the Minutes of Meeting held 6.12.22 were then approved by all Cllrs, and agreed/signed as a correct record.
- It was agreed that the issue of a training plan be discussed as an Agenda item at the next meeting.
- 4976** 4. **PUBLIC OPEN SESSION:** Opened 8.20pm. Closed 8.20pm.
- 4977** 5. **Community Items:** None noted.
- 4978** 6. **New Projects:** Play Area Consultation meeting on 28th January - briefing. Cllr Wickens advised that he planned to display posters of the new example designs around the Village Hall, with 2 Councillors at each and then he would give a short presentation. This was shared with the meeting. Residents would then be given post it notes to enable their comments to be shown on the designs. These would be collated after the meeting.
- 4979** 7. **PLANNING MATTERS**
- 7.1 **Applications received:**
- a) 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.
- After discussion Cllr Stephenson proposed that Cllrs objected to this application. Seconded by Cllr Robinson. Cllr Weston abstained in the vote – all other Cllrs approved the proposal and responded as follows “We are concerned that this does not accord with the Local Plan Part 2 nor the Supplementary Planning Document adopted by West Northants Council.
- Site AL5 was allocated in the Local Plan Part 2 for small and medium sized units. The SPD defines small as up to 2000 sq metres and medium as up to 8000 sq metres. The SPD guides developers that only in exceptional circumstances will larger units be considered. We do not consider that the applicant has made any case for the very large 35,000 sq metre Unit 1 proposed for this site.
- The Local Plan Part 2 states a that the access to the site will be via a roundabout from the A508. The proposal is for a traffic light-controlled junction. This is not policy compliant.
- We note that the Environment Agency have raised objections to this based on flood risk. The residents of Yardley Gobion Parish accessing their homes via the A508 could be impacted by such flooding should it occur.
- The Parish Council is particularly concerned as to the traffic impact on the A508 that this and the other developments both in West Northants area and Milton Keynes area could have. We note that National Highways have issued a direction to prevent determination as they do not have adequate information to assess the traffic.
- The A508 and A5 already have standing traffic at peak hours that can hold back the residents of the village for considerable time. A logistics park operating 24/7 will exacerbate these.
- We note recent applications for AL1, AL2, AL4 in Towcester area and the consent for AL3 at Tiffield. Coupled with the Northampton Gateway at the A508 / Junction 15 M1 and Fenny Stratford logistics hub both currently under construction, any traffic model must take the cumulative effects of all these developments both proposed and consented, into account.
- Once the necessary traffic assessment has been submitted, we request a further consultation to assess and comment on it.
- The application states that there are to be 300+ pedal cycle spaces on the site, there are currently no safe routes for cyclists and this mode of transport cannot be relied upon to safely access the site. Unit 1 at 350,000 sq ft represents overdevelopment of the site. It will have a damaging impact visually in a rural location.
- We note that there are no driver welfare facilities proposed for those drivers who for legal reasons need to sleep overnight in their cab. The parish has laybys that are frequented by overnight lorries along the A5 leaving much rubbish behind. At a minimum a shower and toilet block along with parking areas must be provided.
- We are aware of the response from our Ward Councillors and fully support their comments.
- b) WNS/2023/0003/LBC – 7 Moorend Road. Treatment of interior beams, remove black paint/stain to ensure there is no woodworm and to allow the wood to be oiled, doorbell stalled, rainbow alarm security system installed, carpenter made built in furniture. Cllrs had no comments to make.
- 7.2 **Other Planning:**
- a) Potterspury Road Solar Farm – Nothing further.

8. Finance Matters**8.1 ACCOUNTS APPROVED FOR PAYMENT:**

- a) Clerk's salary Dec 22 £751.05 (which includes back pay from April 22 of £271.95 (001563).
 - b) PAYE Tax = £187.80 (paid by direct debit)
 - c) BT Broadband = £34.40 (paid by direct debit)
 - d) Mrs Schumacher – caretaking of play areas – Dec 22 = £50.00 (001564).
 - e) DNH Contracts – dog bins Dec 22 - £82.50 + £16.50 VAT = £99.00 (001565)
 - f) Yardley Gobion Village Hall – room hire 2022 - £30.00 (001566)
 - g) Arnold Thomson Ltd – fees in connection with lease of land at Yardley Road. £1,356.00 + £271.20 = £1,627.20 (001567)
 - h) E.on – street light maintenance. £134.23 + £26.85 = £161.08 (001568).
 - i) Viking – stationery. £75.78 + £14.07 VAT = £89.85 (001569)
 - j) Def4life – Charge stick & pads - £113.95 + £22.79 VAT = £136.74 (001570)
 - k) Keeves Contracting – Coffee Pot field hedge - £172.00 + £34.40 + £206.40 (001571)
 - l) N Power Commercial Gas Ltd – street lighting - £772.87 + £154.57 VAT = £927.44 (001572)
 - m) The Old Mail - £400.00 (001573)
 - n) Royal British Legion - £200.00 (001574)
 - o) Willen Hospice - £350.00 (001575)
 - p) Macmillan Cancer Care - £400.00 (001576)
 - q) Warks & N'hants Air Ambulance - £500.00 (001577)
 - r) Yardley Gobion Recreation Centre fireworks - £400.00 (001578)
- Proposed by Cllr Stephenson and seconded by Cllr Wickens.

8.2 OTHER

- a) Bank balances as at last statements – Lloyds - £30,823.35 (14.12.22) SW - £2,090.33 (1.10.22).
- b) Goat Field lease – In hand and awaiting completion. The matter of the separate water meter had been dealt with and Cllr Stephenson proposed that the lease now be signed. Seconded by Cllr Llewellyn.
- c) Internet Banking – The Clerk and the Chair had signed the necessary paperwork and further information was awaited.
- d) Notification of PKF Littlejohn LLP appointed as external auditor for the 5-year period from 4/2023.
- e) Precept & budget 23/24 – The Clerk & the Chair had prepared a spreadsheet showing the breakdown of costs for the current year and suggestions for the budget and precept had been circulated to all Cllrs.
- i) Budget 23/24 -These figures were discussed in full and Cllr Stephenson proposed that the budget be approved as follows: Salaries £8,500.00, Admin £1,500.00, Street Lighting £5,000.00, Mowing £8,000.00, Playing fields £2,000.00, Section 137 £2,500.00, Other £3,000.00 – a total of £30,500.00. Seconded by Cllr Weston. Cllrs Robinson & Wickens voted against the proposal, all others in favour.
- ii) Precept 23/24 - Therefore, from reserves Cllr Stephenson proposed utilizing £5,000 to retain the precept for the Parish Council at £25,500, as WNC had already indicated they planned to raise Council Tax by 4.99%, the Police & Crime Commissioner had not yet advised his plans, and it was important to mitigate these rises in the cost of living for all village residents. Seconded by Cllr Weston. Cllrs Robinson & Wickens voted against the proposal, all others in favour.
- f) Review of level of PC's fidelity guarantee insurance cover - £250,000 as standard. Cllr Stephenson proposed the PC continue at that level of cover. Seconded by Cllr Thorne. All in favour.
- g) Approval of internal auditor - Cllr Stephenson proposed they be reappointed in line with NCALC's recommendation. Seconded by Cllr Llewellyn. All in favour.

9. Councillor Reports:

- a) Street Lighting – Awaiting invoice for the final tranche of lighting refurbishment which had been carried out.
- b) Village Trees – In the light of recent events it is important to have a regular check of trees in the village that the PC is responsible for, and the Clerk had asked Gulliver's Tree Solutions Ltd for a quotation for carrying out this work and preparing a report. Cllr Wickens enquired about progress re the already approved work on the playing field. This is awaiting a date from the contractor.
- c) Allotments – It had been good to see so many ploholders at the meeting which had just taken place. Cllr Curtis had been asked by those present to request that the PC consider funding the cost of materials to provide a further water tank at the allotments. Ploholders would be carrying out the work at their own expense. Cllr Curtis confirmed that this additional water tank would add to the infrastructure at the allotment site and advised the budget provided was approx. £150.00. Cllr Wickens proposed this expenditure be approved. Seconded by Cllr Llewellyn. All in favour.
- d) Village Hall – Repair work on the Hall had been completed. It had been a quiet Christmas, but was now starting to get busier.
- e) Recreation Centre – Nothing much to report. There had been a very successful party held recently.
- f) Playing fields – no problems to report. Please see Minute number 3.1 above.
- g) Highways - Various methods of ensuring the grit bins were topped up regularly had been discussed; presently they were all at least half full. It was agreed that Mr Coleman would regularly check the bins and advise Cllr Weston if they required topping up with salt. Cllr Stephenson proposed that there be delegated authority of up to £100.00 for the purchase of salt.

Seconded by Cllr Wickens. All in favour.

- h)** Mowing – The Clerk had asked if the mowing contractor could provide a revised quotation for 2023 and he had responded by confirming the figures from 2022, but requesting an increase in the number of cuts from 14 to 16 during the season. Additional work could be carried out if mowing was not required. Cllr Thorne proposed the PC enter into a 3, or if possible, a 5-year contract in order to hold the cost and provide security for the contractor. Seconded by Cllr Wickens. All in favour.

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10. DATE OF NEXT MEETING

- a) Tuesday 7th February 2023 – 7.30pm in the Village Hall**

Meeting closed 9.50pm.

