

MINUTES OF YARDLEY GOBION PARISH COUNCIL MEETING HELD 7th September 2021

Present

Cllrs L Stephenson (Chair), A Curtis, L Llewellyn, J Hill, I McCord & R Weston & residents Mr & Mrs Evetts, Mr & Mrs Weston, Mr Long & Mrs Westlake.

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1. **Apologies for Absence:** Cllrs J Thorne & N Wickens.
2. COUNCIL MATTERS
 - a) **Declaration of Interest:** Cllr Weston declared an interest in Agenda item 5.1b) and took no part in discussions.
 3. **Previous Meeting:**
 - 3.1 Agreement as a true record: The Minutes of Meeting held 3.8.21 were approved by all Cllrs, and agreed/signed as a correct record.
 4. PUBLIC OPEN SESSION: Opened 7.19pm. Notes attached. Closed 7.35pm.
 5. PLANNING MATTERS – Cllr McCord took no part in discussions or voting.
 - 5.1 Applications received:
 - a) WNS/2021/1010/FUL – 15 High Street. Two detached dwellings with garages. After much discussion Cllr Stephenson proposed the following response objecting to the application ‘The site is within the village conservation area and the property 15 High Street is a Grade II listed building. The listed building is significant and prominently positioned and we are concerned that the development will have a detrimental impact to the setting. The proposed houses would conflict with the Listed Building and setting and would be contrary to settled heritage asset aims and conservation policy. The proposal is for a Back Land/Tandem development both of which are contrary to WNC Development Policy. The proposals would represent a significant over development of the site. Vehicle access: The development would require the owners of the new properties to gain access over land that would remain in the ownership of 15 High Street- contrary to Council policy. It is likely that the 2 new households would have a minimum of 4 cars between them causing additional vehicular access and egress movements via a narrow driveway directly onto the High Street with its numerous parked cars at most times. This will be in addition to the vehicles belonging to the residents of the newly converted annexe. We note the repositioning of the dwellings, but this does not address the neighbours’ concerns with regard to overlooking and loss of privacy. We would respectfully request that these concerns are taken into consideration.’ Seconded by Cllr Weston. All Cllrs in favour (Cllr McCord abstained.)
 - b) WNS/2021/1113/FUL – The Granary, Moorend Road. Installation of a pair of French doors to the garden area. Cllrs had no objections. (Cllrs Weston & McCord took no part in discussions.)
 - c) WNS/2021/1186/TCA – Jubilee Cottage, Mount Pleasant. Fell 3 trees. "Although not required as part of the planning process, Councillors are disappointed that no justification is provided for the felling of these trees in such an historic area of the village."
 - d) WNS/2021/1343/FUL – Moorgate Farm, Moorend Road. Change of use from agricultural to business use. "Councillors are disappointed that again a retrospective application has been made for works at this site. Over a number of years there has been piecemeal incremental development, and whilst Councillors have no objections to this application, they would welcome a development plan for the whole site. "
 - e) WNS/2021/1368/FUL – 1 Vicarage Road. Proposed single storey front and two storey rear extensions and modifications to existing conservatory. "Councillors have no objections to the application but would request that any concerns raised by neighbours be addressed when determining the application."
 - 5.2 Applications approved:
 - a) WNS/2021/0581/FUL – 1 Brownsfield Road. Proposed demolition of existing detached garage and new single-story front, rear and side extension. 3 conditions.
 - 5.3 Other Planning:
 - a) Appeal APP/Z2830/W/20/3260590 – Land East of Northampton Road – Proposed change of use of land to create a 4 pitch Gypsy/Traveller site. Noted.
 - b) Appeal APP/Z2830/C/21/3268119 – Asana Lodge, 48 Moorend Road. Unauthorised change of use from a nursing home to a rehabilitation centre. Noted.
 6. **Finance Matters**
 - 6.1 ACCOUNTS APPROVED FOR PAYMENT:
 - a) Clerk’s salary Aug 21 = £345.60 (001426).
 - b) Clerk’s expenses (stamps) = £7.92 (001427)
 - c) PAYE Tax = £86.40 (paid by direct debit)
 - d) BT Broadband = £31.73 (paid by direct debit)
 - e) Mrs Schumacher – caretaking of play areas – Aug 21 = £50.00 (001428).
 - f) DNH Contracts – dog bins Aug 21 - £64.56 + £12.91 VAT = £77.47 (001429)
 - g) The Ground Care Company – mowing contract - £1,300.00 + £260.00 VAT = £1,560.00 (001430)
 - h) Viking – stationery - £40.86 + £8.17 VAT = £49.03 (001431)
 - i) PKF Littlejohn – Audit of accounts - £200.00 + £40.00 VAT = £240.00 (001432)Proposed by Cllr McCord and seconded by Cllr Hill.
 - 6.2 OTHER
 - a) Bank balances as at last statements – Lloyds - £35,487.49 (13.8.21) SW - £2,088.37 (1.7.21).
 - b) Annual Governance & Accountability Return y/e 31st March 2021. The audited AGAR was presented to the Council and Cllr Stephenson proposed that it be approved and accepted and thanked the Clerk for her attention to detail and diligent financial housekeeping throughout the year. Seconded by Cllr Weston. All in favour. No matters requiring the issue of a separate

additional issues arising report had come to the attention of the external auditors and the certified AGAR and Notice of Conclusion of Audit were displayed as required on the noticeboard by the old Post Office and on the website.

- c) Emergency Plan – work in progress
 - d) Goat Field lease – solicitors are producing a draft lease for discussion
 - e) Proposed new website – All Councillors had received details of a proposed new website. Migration costs would be £490.00, and monthly costs £12.00. Cllr Stephenson proposed the PC move forward and approve the basic package. Seconded by Cllr Llewellyn. All in favour.
- 7. Councillor Reports:**
- a) Street Lighting - the order had been placed for the remainder of the village lights to be upgraded.
 - b) Village Trees, including quotations for tree safety surveys. 2 quotations had been received from arboriculturists to carry out this work and after discussion Councillor Stephenson proposed the quotation from RGS in the sum of £420.00 + VAT be accepted. Seconded by Cllr Curtis. All in favour.
 - c) Allotments – Cllr Curtis noted 2 allotments that required attention, and also mentioned that work was needed on the roadside hedge. The Clerk was asked to contact Mr Will Keeves to carry out this work.
 - d) Village Hall – Cllr Curtis reported that the VH AGM would be on 16th September and he hoped residents would come forward to attend and join the Committee. Cllr Weston had repositioned the concrete pipe in the garden.
 - e) Recreation Centre – Cllr Weston reported that problems with the cleaning of the Recreation Centre had been reported to him. The Big Birthday Bash had gone well.
 - f) Playing fields, including quotations for ROSPA report repairs. 2 quotations had been received from playground companies to correct areas indicated by the recent ROSPA report, and Cllr Stephenson proposed the quotation from Playfix Ltd in the sum of £923.93 +VAT be accepted. Seconded by Cllr Weston. All in favour.
 - g) Highways, including concerns about safety in Moorend Road. The Clerk had received emails from a resident concerned about safety along Moorend Road and these were read out to the meeting. The Clerk was asked to contact Helen Howard with suggestions for improving the safety of the road including improved signage indicating sharp bends and a narrow road, and the cutting back of the verges, which were encroaching and made the road look narrower than it was.
 - h) Mowing, including comments regarding School Lane playing field. Comments had been received concerning the standard of mowing in both School Lane field and the Coffee Pot field from the football clubs using them. They were advised that the fields were cut to a recreational standard and if they wished closer cuts, they would need to arrange this themselves.
- 8. Community Items**
- a) Position of memorial bench. Cllr Curtis proposed the memorial bench be sited outside the church and the current bench be moved to School Lane field and placed in a position agreed by the Recreation Centre committee. Seconded by Cllr Weston. All in favour.
 - b) MK2050 – this was a vision but not a planning document, however the Oxford Cambridge ARC is, and a consultation on the Spatial Framework for the Arc opened on 20 July 2021 and closes on 12 October 2021. Notices had been placed on village notice boards and the PC website and Councillors would attempt to hold a meeting with Cosgrove and Potterspurty to discuss the response to the consultation.
 - c) Flooding at the rear of Hesketh Road/Eastfield Crescent – Councillors had met the land agent and the farmer on site and the agent was now better appraised of the problem. A response with any proposals to deal with the problem was awaited.
 - d) Ability Bus – Ability Bus runs regular trips to local towns (free with a bus pass) and organised visits to other towns such as Market Harborough and Oxford. Posters had been placed on notice boards, and there were details of how to join on YY and the PC website.
 - e) Police liaison – Cllr Llewellyn advised that YG was in Group NS-1 (Deanshanger and Grange Park), and this would consist of a Sergeant, 2 constables and 3 PCSO's, and we would have a named officer – however 2 positions were currently not filled. Residents were urged to report crimes via the police website and Crimestoppers.
- 9. DATE OF NEXT MEETING**
- a) 5th October 2021, 7.15pm in the Village Hall

Meeting closed 9.22 pm.

PUBLIC OPEN SESSION

Mr Evetts outlined his ongoing concerns about the planning application for 15 High Street, including loss of privacy and loss of light.

Mrs Westlake mentioned that the Archdeacon of Northampton had approved a small plaque to commemorate the centenary of the dedication of the war memorial and the main details could be discussed at October's PC meeting. She also noted that work on the slope to the church was now becoming urgent and the Clerk was asked to contact WNC accordingly as the matter had first been

mentioned in October 2020. She advised that the Climate Change Pilgrimage walkers would be coming through the village on Monday 13th September around midday and stopping at the church for refreshment.

As Ward Councillor, Ian McCord advised that he had been contacted by organisers of the Ability Bus scheme (see above). The date for the Asana Lodge appeal had been put back to February 2022, but there was no date set for the Land East of Northampton Road appeal. He noted the Police and Crime Commissioner fund for fly tipping and commented on the Oxford/Cambridge planning spatial strategy and urged responses to the consultation (see above).

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