

Chairman: Councillor Barry Frenchman

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NOTICE OF PARISH COUNCIL MEETING

To members of the Council:
You are hereby summoned to attend an

Extra Ordinary Meeting of Spratton Parish Council
on **Wednesday 5th March 2014** in the Village Hall, School Road, Spratton at **7.45 pm** for the purpose of transacting the following business.

Present: Cllrs Barry Frenchman, Rachel Baillie, Tim Forster, Michael Heaton, John Hunt, Jay Tindale and Ruairaidh McDonald Walker (7 members)

In attendance: Lynne Compton, Parish Clerk plus approximately 80 members of the public of whom 58 signed the attendance sheet (signing in sheet held by the Parish Clerk)

183.13 OVERVIEW OF THE ROLE OF PARISH COUNCILLOR – Cllr Barry Frenchman, Chairman

Cllr Frenchman welcomed all those present and gave a brief overview of the role of a Parish Councillor. Cllr Frenchman explained that Councillor Liz Tee had resigned (due to pressure of work) and thanked her for all her hard work. The Parish Council elections were due to be held on 22nd May 2014 and parishioners were encouraged to apply. Nominations were due by 24th April. Cllr Frenchman explained that the role of Parish Councillor was not a political one and in the last year Parish Council had helped by collaborating with Parishioners and other groups to set up the Lunch Club, Youth Club, Jubilee Wood and Pocket Park. Hopefully everyone has seen the leaflet for the Pocket Park.

184.13 PUBLIC FORUM Members of the public and press are invited to address the Council at its Open Forum from 7.55 pm to 8.10 pm – Please could questions be submitted prior to the meeting. In addition, there will be a further public forum later in the meeting – see 187.13 d. No questions had been submitted prior to the meeting.

185.13 RESOLUTION TO APPROVE APOLOGIES FOR ABSENCE – Cllr Frenchman proposed acceptance of apologies from Cllrs Blowfield and Pacey, seconded by Cllr Heaton and resolved to be approved by Parish Council.

186.13 MEMBERS' DECLARATION OF INTEREST/DISPENSATION REQUESTS for relevant items on the agenda – there were none

187.13 SPRATTON NEIGHBOURHOOD PLAN - Project Manager: Councillor Michael Heaton

Cllr Heaton explained the new terminology for the sites:-

Wilbrahams Site – formerly known as Sales/Kelly Site

Mulberry Site – formerly known as Option D, Gaywoods Site. Mulberry Developments has a controlling interest in the land

Cllr Heaton made the following points:-

- A revised village envelope would need to be drawn
- Parishioners had indicated in the November 2013 consultation that both sites were equally suitable
- Deliverability was much harder. The Parish Council had to make a judgement if a site would be delivered with the benefits and need to be sure that the maths was correct. The PC had to engage with promoters to ascertain and negotiate for the benefits.
- Ultimately it would fall to the Parish Council to make a decision on deliverability as the benefits of each site were more or less equal.
- The costs of both sites would need to be fully investigated to ensure deliverability
- Highways issues fell outside the remit of the Parish Council.

- a) **Letter from Spratton Hall School** commenting on the two possible link road schemes – Parish Council to receive and discuss. Cllr Frenchman explained that a letter had been received from Spratton Hall School which indicated that neither scheme for a link road was acceptable. Cllr Heaton informed that the wording of the letter needed clarification and whilst it suggested less opposition to the Wilbrahams site, it did not say “Yes” to either site and neither did it say “No”. Cllr Heaton pointed out that the Wilbrahams Site had ownership of the entirety of the land for a link road and the Mulberry Site Link Road had to go across Spratton Hall School Land. After some discussion, Cllr Heaton proposed that Parish Council should write to Spratton Hall School to obtain clarification on the wording of their letter.
Action: Clerk/Cllr Heaton to draft letter

- b) **Letter from Site 2 promoters requesting alternative access into the Pocket Park** – Parish Council to discuss and make resolution. Several concerns were raised about this:-
- Possibility that the Pocket Park, which is also an old cemetery (that several people still visit graves of their relatives) would lose some dignity
 - Possibility that the Pocket Park might become a thoroughfare for everyone
 - Currently at East View Cemetery the main gates were often left open and dogs allowed to run loose.

One suggestion was that some sort of locked access could be installed which only those resident in Site 2 could have a key for. Some support (shown through clapping) was expressed by the public to the view (expressed by Cllr Baillie) that it was a Pocket Park and as such should have access for all (as stated in the NCC Pocket Park guide). Cllr Frenchman commented that if no formal access was installed, people were likely to create their own and that it would be better for the Parish Council to put in an alternative access in a suitable position. After some discussion, Cllr Frenchman proposed that, subject to Site 2 being chosen in the Neighbourhood Plan, that the outline idea (submitted recently by Mulberry) for an alternative access should be approved, seconded by Cllr Heaton, voted on and resolved by a vote of 4 in favour and 3 against and therefore resolved to be approved by Parish Council. **BURIALS ADMINISTRATOR**

NOTE: This would also be subject to checking with the relatives of the deceased that they had no objections (as per the Institute of Cemetery and Crematoria Manager (ICCM) Guidelines)

- c) **Parish Council to receive and discuss the latest proposals from promoters for the two sites for development of 35 houses** (and under consideration for allocation)

Cllr Heaton made the following points:-

- Wilbrahams site is planning 35 to 37 houses
- Rollybanks is in the Kelly family ownership
- Mulberry site is planning 37 houses and had just recently submitted revised plans which were slightly different from previous plans
- A screen grab was shown of the area of land gifted to the Primary School (by Mulberry). It was pointed out this formed part of the play area NOT the Playground
- A New footpath and kerbing was planned together with tactile paving crossing.

Cllr Heaton went through the Powerpoint presentation – **attached Paper A**

- d) **Public Forum** – to receive comments from general public - The following points were raised:-
- Widening of the Footpath (leading to the Pocket Park)– causing narrowing of Brixworth Road to 5 metres – The Mulberry representative confirmed that only parts of the footpath would be widened and this would be done in accordance with Highways regulations
 - Suggestion of moving the entrance to the village (eg speed restrictions) 30 m further out of the village – Cllr Frenchman confirmed that the developers could be asked to look at this together with Changing Priorities to cars entering the village from the Brixworth Road (as has been done in Brixworth). Ultimately, NCC Highways would dictate what could be done.
 - Major road alterations altering the character of the village – Cllr Frenchman confirmed that both sites would necessitate some change.
 - Additional junctions on the A5199 – Several residents pointed out that previously NCC Highways had indicated that they would not allow any additional junctions onto the A5199 in Spratton – Cllr Heaton pointed out that he had discussed this at the start of the process with Highways and after an initial negative response they accepted that with suitable highway engineering, it was likely to be acceptable. Cllr Frenchman explained that with the new HM Government legislation (Localism Act 2011), the whole process had changed and almost without exception, any development would require additional infrastructure.
 - Speed Bumps – one resident commented that he had requested (NCC Highways) that the existing speed bumps should be extended across the width of the road but they had declined on the grounds that this would mean Fire Engines/Ambulances could not access.
 - 30 MPH extended to further down Brixworth Road – it was suggested that this might be a possibility as at the moment Spratton were unable to have speed cameras on the Brixworth Road as the 30 MPH was too short for the speed camera vans.
 - Factors in the consultation being disregarded – one resident commented that although 92% of parishioners had indicated that a link road to Spratton Hall School was the most important issue, other issues were just as important. Cllr Frenchman responded that it wasn't the number of benefits, it was the weighting attached to the benefits.
 - Number of children attending Spratton Hall School and the Primary School who live in Spratton and travel in from outside Spratton – Cllr Heaton reported that the Mulberry site promoter had so far done 2 surveys and that the results of the 2nd survey were awaited. Parish Council had endeavoured

to obtain information from postcodes of pupils but the areas were too vast to be useful. One resident said they had counted the cars and obtained the following results which might be of some use:-

- 86 cars entering from Brixworth Road
- 140 cars entering from Smith Street
- 9 cars from the village don't then go onto Spratton Hall School

Residents questioned how the Schools would enforce routes, presently you could not get out of your car between 8 am and 9 am or 3 pm to 5 pm Monday to Friday. Residents asked if either link road provided for different entrances for entering and leaving Spratton Hall School. Cllr Heaton confirmed that it would be an alternative in and out entrance.

- Wilbrahams Site – this would still mean that 80 or so cars would come from Brixworth Road together with approximately 30 new cars.
 - Number of cars coming down Smith Street – this was identified as a major concern and there was a suggestion of off-road parking for Smith Street residents. Cllr Frenchman confirmed that there had been different proposals put to the village a few years ago such as parking on the verge, none of which had been wanted by villagers. Cllr Heaton suggested that the entrance to Smith Street from the A5199 could be closed off, this was not thought by residents to be a good idea as it would limit access to facilities e.g. Recreation Field and Sports and Social Club. Cllr Frenchman commented that if even a small amount of congestion could be relieved, it would improve people's lives. Parish Council had been in talks with Spratton Hall School to try and alleviate the perceived traffic problem from Spratton Hall School over the years and had some success e.g. widened drive to allow 1 car in and 1 car out at the same time (which alleviated queuing traffic).
 - Possibility of further development in excess of the 35-37 houses – Cllr Frenchman reported that to try and stop any further development the village envelope was being re-defined so any development outside the new envelope was likely to be refused as it would be classed as building in open countryside. The West Northants Joint Core Strategy which Spratton Neighbourhood Plan would fall under now went up to 2029 but this did not mean that the Plan became null and void in 2030.
 - Concerns were raised over that the site not chosen in the plan would still put forward planning application – Cllr Frenchman said that he hoped this was not the case and as the Plan emerged it gained more weight (in the eyes of Daventry District Council) but that there were no guarantees.
 - Wilbrahams Site, concerns over lack of a safe pathway for children – Cllr Heaton said this had already been identified as an issue. The Mulberry Site representative commented that Site 2 already had a safe footpath in the plans.
- e) **To discuss and make resolution whether to make a site allocation, engage in further public consultation or take alternative action.** Cllr Heaton informed those present that, as a result of the delay in the process the Plan was now likely to fall into the financial implications of the Community Infrastructure Levy. This was due to be implemented nationally from 6th April 2015. In addition, The Awards for All Grant expired in May but there were grants from HM Government available for £7,000. As at present the Link Road was not deliverable and there was the aspiration of the Parish Council to create a new Village Hall, Cllr Heaton proposed deferring the decision on allocation of a site in the plan, seconded by Cllr Frenchman, voted on and unanimously resolved to be deferred by Parish Council. Cllr Heaton commented a decision on site allocation might have to be decided by further public consultation, however, the concern with this was that it would be a "lottery".
- f) **Parish Council to discuss report from the meeting with Daventry District Council (DDC) on 19 February** – (previously circulated) – Cllr Heaton reported that DDC had been very co-operative but they had felt that the proposed infill policy was too restrictive and conflicted with the West Northants Joint Core Strategy. See also Item g below.
- g) **Parish Council to discuss proposal revised draft policy for dealing with restriction of infill in the heritage area of the village and make resolution** (previously circulated – After some discussion, Cllr Heaton proposed to include in the Spratton Neighbourhood Plan the principle of restricting infill in a defined area, excluding large acreages adjacent to Brixworth Road and through fields (to ensure that landowners would not be able to build as it would be classed as building in open countryside), seconded by Cllr McDonald Walker, voted on and unanimously resolved by Parish Council.
- h) **Preliminary consideration of principles of delineation of a village envelope for the Neighbourhood Plan, based on the Plan proposed (but not adopted) in 2003, and the two possibilities for Spratton Hall School (as previously) circulated.** Parish Council to discuss and make resolution. After some discussion, Cllr Heaton proposed deferring the decision on detail of the delineation of the village envelope subject to further discussions with developers and Spratton Hall School, seconded by Cllr Frenchman and resolved to be deferred by Parish Council.
- i) **Addition of a short footpath policy statement "To support the provision of new footpaths within the parish, particularly one linking the village to the Brampton Valley Way alongside Brixworth Road. If funding is required, to seek developer or other contributions in whatever form these may be available."** Parish Council to discuss and make resolution – After some discussion, Cllr Heaton proposed approval of the policy statement, seconded by Cllr Hunt, voted on and unanimously resolved to be approved by Parish Council.

188.13 COMMUNITY RIGHT TO BID

- a) **To discuss a report from Cllr Heaton in respect of the Council's Right to Bid for this registered Community Asset.** Cllr Heaton reported that Spratton Village Stores was currently up for sale (as a going concern) and it was the Parish Council's intention that the Village Store should remain a shop (rather than sold for housing). Cllr Frenchman mentioned a recent email to MP Chris Heaton-Harris pointing out flaws in the new legislation:- that is, if a satisfactory buyer is found for the shop within this 6 month period (that both the current owner and the PC are happy with) there is NO option for the PC to

withdraw its right to bid and the owner has to wait out the full 6 months risking losing the buyer as nothing can be progressed until this time has elapsed. MP Chris Heaton Harris had responded that he would raise this important issue with the Rt.Hon. Eric Pickles MP, Secretary of State for Communities and Local Government. Cllr Frenchman reported that the main points for consideration were:-

1. *Parish Council to take no action – possibly resulting in the premises being sold for residential use (if no suitable buyer found)*
 2. *Parish Council to exercise its “Right to Bid” which might put off potential buyers and will mean the Parish Council would have to borrow money to buy the business. The cost of borrowing approximately £150,000 would be £17,000 per annum (using a Public Work Loan Board loan). The 6 week period for the Parish Council to decide expired on Thurs 13th March. Cllr Frenchman commented that this was the minimum needed as the Shop required investment and that an ideal solution would be for the Parish Council to buy the shop and sell shares to parishioners. A resident commented that it would be an excellent opportunity for the young people of the village and that there were HM Government grants available for training/apprenticeships and that if volunteers were needed to help run the shop, she would happily volunteer for an evening shift. Cllr Frenchman thanked the resident for their contribution and suggested that there would also be opportunities for other social groups in the village e.g. mothers returning to work*
- b) To receive a report on a meeting between Cllrs Frenchman and Heaton and the owner of the Village Stores as to the current interest from parties to acquire the Stores as a going concern. – See Point 188.13 a)**
- c) To resolve whether the Parish Council should exercise its Right to Bid, which option expires on 13 March 2014.** Cllr Frenchman proposed that the Parish Council should not exercise its “Right to Bid” but that a written “Gentleman’s Agreement” should be drafted asking that if no suitable buyer was found to run the shop as a going concern, then the Parish Council should be given 1st refusal, seconded by Cllr Heaton, voted on and unanimously resolved by Parish Council. **Action: Cllr Hunt to draft the agreement**

189.13 GOLBY NURSERIES

Proposal from Matthew Golby as to further development of this nursery site off the A5199 in the north of the parish. Parish Council to discuss and make resolution. Cllr Frenchman outlined that Golby Nurseries had indicated that they would like to make the nursery operation at the Spratton more commercially viable and sustainable by investing in two more poly-tunnels and an additional section of greenhouse to increase plant production capacity from the site plus build a small dwelling on the site for a site supervisor to live to provide security for the site. The owners wished to consult with the Parish Council for criteria etc. prior to the submission of a planning application. After some discussion, on the grounds of supporting local businesses and rural employment, Cllr Heaton proposed responding that Parish Council were broadly in favour of supporting the business and not opposed to the idea of a modest dwelling but that they would like to have further discussions with the family, seconded by Cllr Frenchman, voted on and unanimously resolved by Spratton Parish Council. **Action: Clerk to contact Golby’s with the response and organise a meeting.**

190.13 URGENT MATTERS FOR REPORT ONLY (Notified to the Chairman before the meeting) – there were none.

191.13 DATE OF NEXT MEETING – Tues 18th March 2014, 7.30 pm, Village Hall School Road, Spratton

Dates of 2013/14 Meetings – all held 7.30 pm, Spratton Village Hall unless stated otherwise

Tues 15th April 2014

Weds 7th May 2014

Weds 4th June 2014 (AGM)

Tues 20th May 2014

Annual Parish Meeting

Tues 10th June 2014