



NAPTON ON THE HILL PARISH COUNCIL

**Monday 4th September 2017
Minutes**

- 1. Apologies for Absence:** Noted from Councillors Gooderham, Woodcock and Williams
- 2. Declaration of Personal or Disclosable Pecuniary Interests:** taken by item
- 3. Filming and recording of meetings:** the policy was explained to the meeting
- 4. Minutes of meetings of 7th August:** agreed as a true record
- 5. Comments and Questions from the Public:** None.
- 6. Reports from District and County Councillors:** Cllr Williams provided a written report (copy attached to the minutes). Cllr Crump reported that SDC now has 6 years + land supply and this, coupled with the adoption of the Core Strategy, should make it easier for communities to reject planning applications they feel are inappropriate. He also reported that rogue traders are again operating in the area and urged residents to call 101 if they are in any doubt.

7. Planning applications:

Application(s) reference: 17/02353/FUL

Proposed : Two storey rear extension, first floor side extension and construction of single storey replacement garage
At : Hill Cottage, Tomlow Road, Stockton, Southam CV47 8HX
For : Mr Ian Cooper

The agent, Mr Flaxon, spoke on behalf of the applicant, Mr Cooper. He explained that they had made amendments to the previous application by reducing the size of the extension and keeping the roof height at the existing level. Despite these changes the building will still be substantial and therefore Cllr Clarke proposed that NPC make no representation. This was seconded by Cllr Veasey. All in favour.

Application(s) reference: 17/02382/FUL

Proposed : Proposed barn conversion to residential use (Principle granted under reference 15/03133/COUP).
Establish access and residential curtilage and cease commercial use of the site.
At : R And N Plant Specialists , Tomlow Road, Top Tomlow, Napton-On-The-Hill CV47 8HX
For : Mr Rick Thorpe

There was a lengthy debate about how the Council should respond as there was a lack of clarity about whether the application should be treated as a new dwelling or whether the principle of residential use had been established via COUP. It was agreed that if the application were to be viewed as, in effect, a new build, then the application should be rejected. If however the principle of a building on the site has been established then Councillors agreed that the design of the property is acceptable but wished to make the followed points:-

- The curtilage seems excessive for a single dwelling and includes a small stable block. The Council would therefore wish to see permitted development rights removed.
- The drive does not appear to allow access to the land on the right (where the large pond is located) and there is concern about who this land will be managed and by whom
- There does not appear to be any information about the height of the new structure. The Council feels it should not be higher than the existing barn.

This approach was proposed by Cllr Veasey and seconded by Cllr Clarke. All in favour.

Application(s) reference: 17/01077/REM

Proposed : Reserved matters (access, appearance, landscaping, layout) pursuant to outline permission 15/04173/OUT
 At : Land To The South Of A425 , Southam Road, Napton-On-The-Hill, CV47 8NG
 For : Browns Developments Limited

Cllrs discussed the revisions to the layout and design of the properties and felt that insufficient efforts had been made to reduce the “urban” feel of the dwellings and that the layout of the plots was still too uniform in nature.

Despite the fact that the ridge heights have been reduced Councillors note that they are still considerably higher than the adjacent properties.

Councillors also expressed concerns about the drainage solution proposed for the site and, in particular, the drainage ditch which will cross a number of land owners/properties before discharging into the canal. Councillors felt that a condition should be imposed on the developer to maintain the ditch regularly along its length, in perpetuity. It was agreed that these comments should be made and the Council’s original objection maintained.

Proposed Cllr Veasey, Seconded Cllr Alsop. All in favour

8. Finance issues:

- Payments listed in appendix 1 were approved. Proposed Cllr Veasey, seconded Cllr Alsop. All in favour.
- Insurance renewal: Councillors considered the information received from Came and Co. Cllr Veasey proposed that we accept their recommendation and take out a policy with Inspire when the renewal is due in Oct at a cost of £1823.57. This was seconded by Cllr Clarke. All in favour.

9. Open spaces/village maintenance:

- Public Open Space AC Lloyd development. The Clerk explained that under the terms of the section 106 agreement, AC Lloyd had originally offered NPC the opportunity to manage the open space in the new development. However because of the fact that the SUDS pond (sustainable urban drainage system) must be managed in a certain way (which NPC is not equipped to do) the logical solution is to create a management company for the **site as whole** so NPC no longer have the option to be involved.

10. Correspondence:

- Cllrs considered a request from the PCC for a contribution towards the cost of Churchyard maintenance. In the past, NPC has given a donation of £650.

However, the Parish Council has just adopted a new grants policy in which the maximum award possible is £500. It was felt that the policy must be adhered to at, least in the short term, but that it should be reviewed within 12 months to ensure it allows the Council to respond to requests from the community. It was suggested that other sources of funding could be found e.g. Napton Charities/Town Land Charities.

- The Clerk provided an update on board band and explained that the 2 cabinets in the village should “go live” at the end of Sept after which eligible properties will be offered the option to purchase services which will hopefully include super fast broad band.
- The clerk reported that SDC are asking all parishes if they would be prepared to receive planning documents in hard copy only. It was pointed out that this would be impractical at the present time as some Councillors have little or no internet service.
- The clerk reported that a Parishioner had been seeking clarification of ownership of the large sycamore tree outside their property, the Laskett, on Vicarage Road. It has been confirmed, in writing, that neither Warwickshire County Council nor the Parish Council owns the land on which it stands and therefore has no responsibility for the tree in question. The Clerk has suggested to the owners of the Laskett that they may wish to check via the land registry. It was suggested that it might be helpful for the Parish Council and the owners to liaise before any final decision is taken on the long term future of the tree.

11. Neighbourhood Development Plan:

- 2 representatives of the NDP group came to the meeting to give an update on progress. They explained that things were moving in the right direction and that public consultation would soon start in earnest.
- The Clerk reported that the group had received a proposal from a planning consultant who has attended group meetings and has worked with other Parishes in the past. The proposal suggests work in 2 phases totalling a cost of £8050. Financial standing orders para 11.a.2 states that normal procurement rules do not have to apply to the commissioning of specialist planning advice and so it was agreed to appoint Robert Keith subject to receipt of satisfactory references.

12. Highways report:

- Cllr Clarke reported that there were still a number of outstanding issues including
 - The fencing of the culvert on Dog Lane
 - The footpath repair in St Lawrence Close
 - The strimming of the bank on the dangerous bend opposite Houghton’s Farm
 - Footpath at the top of Butt Hill

There is also the ongoing issue of the triangle of grass at the junction of Dog Lane and Fells Lane. Cllr Crump reported that there may be an opportunity to include it within a Safer Routes to School initiative that he has been working on in conjunction with the School.

The Priors Marston Road continues to be a source of concern and the problems are likely to increase once the AC Lloyd development starts in earnest and large

numbers of lorries use the road. It was agreed that the Clerk should set up a meeting with Cllr Crump and WCC (possibly Graham Stanley) to discuss the matter.

13. Councillor's items:

- Cllr Alsop explained that she had just received the draft licence which will hopefully form the basis of a future relationship with NSA. Cllr Veasey to pass to NSA before their next meeting on 10th Oct. The Clerk reported that NSA had discussed the principle of a licence at its last meeting and would prefer an annual arrangement if possible. She also reported that NSA was proposing to donate £5k to the Parish Council in recognition of the sporting and recreational facilities it provides for the community as a whole. The NSA secretary provided a written report a copy of which is attached to the minutes.
- Cllr Alsop reported that she had been approached by parishioners asking for the hedges in the gardens opposite the Post Office to be trimmed back as they reduce visibility and make it difficult to see on coming vehicles. Clerk to write to the residents in question.
- Cllr Alsop raised concern about the amount of graffiti at the skate park. The shelter may need treating with anti graffiti paint.
- Cllr Clarke raised concern about the poor visibility resulting from the hedge on the corner of Dog Lane and Priors Marston Road. The Clerk reported that NSA were planning to cut it back shortly. GC to liaise with Dave Evans to ensure it is cut back to the appropriate height.
- Cllr Alsop raised concerns about the reduced visibility caused by cars parking outside the Kings Head – Cllr Crump to be asked to raise this with Patch o his next visit.
- Cllr Veasey reported that the Council had received a quote for the tree works recommended in the recent report. The Clerk was asked to try and get other quotes for the works but that if she could not then she should award the contract to Offa Tree Surgeons ensuring the **maximum** spend is £864.

14. Dates of future meetings

Mon 2nd Oct

Mon 6th Nov

Mon 4th Dec

Signed.....

Date.....