

# NAPTON ON THE HILL PARISH COUNCIL

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Minutes of the meeting of Napton on the Hill Parish Council held on **Monday 5<sup>th</sup> February 2024** at 7:15 p.m.

Present: Cllr R Woodcock (Chairman of the Council)  
Cllr J Veasey (Vice Chairman of the Council)  
Cllr R Pelter  
Cllr W Watson  
Cllr I Williams  
  
Cllr N Rock  
Cllr A Crump (Late Arrival)  
  
Mrs C Adam (Clerk to the Council)  
  
10 members of the public were in attendance.

	Action
<p><b>1 - To receive apologies for absence.</b></p> <ul style="list-style-type: none"> <li>Cllr B Alsop submitted apologies.</li> </ul>	
<p><b>2 - To receive declarations of interest under the Council's Code of Conduct related to business on the agenda.</b></p> <ul style="list-style-type: none"> <li>Cllr J Veasey – Item 7 App ref 24/00014/FUL</li> <li>Cllr R Woodcock – Item 7 App ref 23/03454/FUL; 23/03455/FUL; 23/03456/FUL; 24/00002/FUL</li> </ul>	
<p><b>3 – To receive and approve for signature the minutes of the meeting held on Monday 8<sup>th</sup> January 2024 and Monday 22<sup>nd</sup> January 2024:</b></p> <ul style="list-style-type: none"> <li>Approved &amp; signed by the Chair.</li> </ul>	
<p><b>4 – To note any matters arising from the minutes not included on this agenda for report only:</b></p> <p><b>Items</b></p> <ul style="list-style-type: none"> <li><b>Village Green Power Supply</b> No update on the status of the Certificate of Lawful Development, will chase. Need to re-apply for an updated quote from Western Power nearer completion of the structure. Aiming to have it completed before the end of June 2024.</li> <li><b>New Zealand Spinney</b> Land registry form is completed and will submit within the next week.</li> <li><b>Blocked Footpath</b> Enforcement officer has spoken to the landowner but not to NPC directly. It has been determined that Greenacres' driveway is 'Public Highway' and cannot be blocked. The conifers planted next to the gate and fence behind them are no longer relevant as the footpath either runs through the vegetable garden or down the driveway. Confirmation and a potential solution are still to be acquired.</li> </ul>	

<ul style="list-style-type: none"> <li>• <b>Streetlighting</b> Concrete posts replaced, and the one top of Godson Lane is working. The other 4 are awaiting Eon to connect the electrics. County Highways have assured that the next time Belfour Beatty are working in Napton they will turn the Elm Gables lamp 90 degrees to reduce chance of being struck again.</li> </ul>	
<p><b>5 – Update from District/County Councillors:</b></p> <ul style="list-style-type: none"> <li>• Reports circulated in advance and are available on the PC website.</li> <li>• Community Climate Change Fund – Expression of Interest Forms are due the 16<sup>th</sup> February 2024.</li> </ul>	
<p><b>6 – Comments and questions from the public:</b></p> <ul style="list-style-type: none"> <li>• Church Road between the Church and Cricks Farm has been reported and will be chased.</li> <li>• Larger road sign poles have been installed in various places in the village and not sure why such large poles are required.</li> <li>• ‘Single Track’ sign at the end of Brickyard Road has been flattened.</li> <li>• Scrub overgrowth brambles on the School Field need trimming back before nesting season begins.</li> <li>• Hedge on Brickyard Road will be trimmed back in the next few weeks.</li> <li>• Junction at School Hill and top of Hackwell Street across from The Granary requires kerbing and posts installed to prohibit vehicles driving onto and getting stuck on this corner.</li> <li>• SAT NAV for ambulance service still using roads not suitable causing delays in response time.</li> <li>• Increasingly concerned about the overgrowth of the hedge on Butt Hill.</li> <li>• It was noted that D of E agreed to a covenant on the sale of the land the school is built on which would leave all decisions and development rights in the event of the school closing with NPC.</li> </ul>	
<p><b>7 – Planning matters:</b></p> <p><b>Application(s) reference:</b> 24/00014/FUL  <b>Proposed:</b> - Provision of three external reading pods and new concrete hardstanding to the same.  <b>At:</b> The Arc School, Vicarage Road, Napton-on-the-Hill, CV47 8NA  <b>For:</b> Mr C Kennedy Kedleston Group Ltd</p> <p><b>RESOLVED: No Representation</b>  <i>Representative for the application was not present.</i>  NPC is concerned that the concrete hardstanding the pods are to be built on will cause potential drainage issues on site. A permeable surface would allow for more effective drainage which would help mitigate any potential run-off to neighbouring properties, noting that the curtilage of the school slopes down towards Collins Close. Any run-off from these pods would inevitably create a problem for these neighbours if a permeable surface were not utilised, especially in the winter when the ground is at its wettest.</p> <p><b>Application(s) reference:</b> 23/03454/FUL</p>	

**Proposed:** Erection of buildings 1 and 2 comprising storage units and associated yard area (retrospective).

**At:** The Paddocks, Shuckburgh Road, Napton-on-the-Hill

**For:** Mr Adrian Dollar

**RESOLVED: Object**

*Representative for the application was not present.*

NPC object to this application on following planning reasons:

- SDC Core Strategy: Policy AS.10 – The Paddocks site began as an open countryside and has now been excessively developed. AS.10 clearly states that, “All development needs to minimise impact on the character of the local landscape, communities and environmental features.” This site has been over developed in an insensitive industrial manner that clearly goes against the above policy point.
- Napton NDP: Important Views – The Paddocks site sits just to the right of one of Napton’s ‘Important Views’ from Butt Hill at the junction with Hillside, which looks across rough sloping pastureland, over the A425 to the Napton Reservoir. The nature of this attractive view reinforces the rural feel of the village adding to its character and The Paddocks site creates a harmful visual impact on this important view.
- SDC Core Strategy: CS.5 – The Paddocks site creates a cumulative impact on the quality of the landscape and should therefore be considered not as 4 separate applications but as one cumulative development as stated in CS.5. Item B: Visual Impacts (1) states, “Proposals include, dependent on their scale, use and location, an assessment of the likely visual impacts on the local landscape, and the site’s immediate and wider setting.” The wider impact this development has on an ‘Important View’ identified in Napton’s NDP should be assessed looking at this site as a whole.
- This application is retrospective, and NPC understand that these are treated in the same manner as a prospective application, but this development has already been built in open countryside without any consultation from NPC or parishioners.

**Application(s) reference:** 23/03455/FUL

**Proposed:** Erection of buildings 4 comprising storage units and associated yard area (retrospective).

**At:** The Paddocks, Shuckburgh Road, Napton-on-the-Hill

**For:** Mr Adrian Dollar

**RESOLVED: Object**

*Representative for the application was not present.*

NPC object to this application on the same planning reasons stated above for application 23/03454/FUL.

**Application(s) reference:** 23/03456/FUL

**Proposed:** Erection of buildings 6 and 7 comprising storage units and associated yard area (retrospective).

**At:** The Paddocks, Shuckburgh Road, Napton-on-the-Hill

**For:** Mr Adrian Dollar

**RESOLVED: Object**

*Representative for the application was not present.*

NPC object to this application on the same planning reasons stated above for application 23/03454/FUL.

**Application(s) reference:** 24/00002/FUL

<p><b>Proposed:</b> Erection of buildings 3 and 5 comprising storage units and associated yard area (retrospective).</p> <p><b>At:</b> The Paddocks, Shuckburgh Road, Napton-on-the-Hill</p> <p><b>For:</b> Mr Adrian Dollar</p> <p><b>RESOLVED: Object</b>  <i>Representative for the application was not present.</i>        NPC object to this application on the same planning reasons stated above for application 23/03454/FUL.</p>	
<p><b>8 – Section 106 Agreement: Brickyard Site</b></p> <p><b>RESOLVED:</b> This document relates to the Brickyard Site which has obtained an outline planning permission for 100 houses and sets out the criteria that must meet for the development to be built. Cllrs read this document prior to the meeting and below is a list of items Cllrs perceived to be noteworthy:</p> <ul style="list-style-type: none"> <li>• No CIL included in this document; this is because CIL is entirely separate to the S106 agreement.</li> <li>• <u>Schedule 1 Part 4:</u> Affordable housing will be allocated to a Qualifying Person with local connection being part of the criteria. Applicants for affordable housing with a link to Napton will be top of the list, then moves on to applicants with connections to other local villages, and bottom of the list will be applicants from further away with possibly no local connections.</li> <li>• <u>Schedule 2: Part 2</u> – Transfer of public open space and local equipped area of play, which will be offered to NPC and can be accepted or refused. If refused, SDC will be offered the space and if SDC refuse a management company approved by SDC would be appointed to take ownership. If a management company takes ownership a service charge will be applied to the owners or occupiers of the development for maintenance of these areas.</li> <li>• <u>Schedule 4: Part 3</u> - £64,107.98 to SDC on behalf of the Canal and Rivers Trust to install basic bank protection to prevent future erosion of the towpath surface adjacent to the canal edge and timber edgings on the 700m stretch of canal between Brickyard Bridge and Napton Bridge. Surface upgrades at short additional stretches as the access points at each bridge to link the towpath to Brickyard Road and the A425.</li> <li>• <u>Schedule 5: Parts 1&amp;2</u> – £154,000.00 to WCC for bus service contribution to improve local bus service provision for the occupiers of the site. This amount is determined by WCC as to how much they believe it will cost to run these additional stops for an X amount of time. £4,000.00 to WCC for a bus shelter maintenance contribution for cleaning and maintaining 2 new bus shelters to be provided as part of the development. WCC will spend these funds how they see fit.</li> <li>• <u>Schedule 5: Part 3</u> - £8,023.00 to WCC is to be contributed for Public Rights of Way improvements which seems an inadequate sum considering the suggested route for school children to take from this site is Rights of Way path SM50 (over the hill past the Windmill). Also, WCC are allowed to use this funding on any Rights of Way path with a 1.5-mile radius of the site meaning that the suggested route is not guaranteed to be updated, even though this was promised in the negotiations between NPC, the applicant, and SDC.</li> </ul>	

<ul style="list-style-type: none"> <li>• <u>Schedule 5: Part 4</u> - £2,710.00 to WCC for Road Safety Initiatives including road safety education in schools and education for other vulnerable road users. NPC were promised that the pavement opposite Greenacres on the A425 would be extended and a potential crossing installed, which has not been presented anywhere in this document. NPC are concerned that the pavement extension and crossing are pivotal to the safety of the future residents of this site as they venture into the village.</li> <li>• <u>Schedule 5: Part 7</u> – £6,000.00 to WCC to implement a traffic regulation order to amend the speed limits on the public highway A425 Daventry Road but does not mention anywhere the promised improvements to the Brickyard Road.</li> <li>• Fire access upgrades have not been mentioned in the S106 agreement.</li> <li>• Piece of land opposite CAD Tech is owned by the developer and NPC was formally offered it as a gift. NPC decided it was worth obtaining but this has not been included in S106. Agreed to write to the planning officer and developer to enquire about the transfer of ownership of this land to NPC.</li> <li>• There is an uncertainty as who will be required to maintain the landscape buffer and acoustic fencing to the east of the site.</li> </ul>	
<p><b>9 – Memorial Tree</b></p> <p><b>RESOLVED:</b> WMWP have had the memorial tree inspected and received a quote for professional pruning of £350.00. Mr. J Watson of Greenacres has generously offered to donate £350.00 to the WMWP to cover the cost of the remediation work.</p>	
<p><b>10 – Sports Field Floodlights</b></p> <p><b>RESOLVED:</b> Agreed to apply for the Community Climate Change Fund – Expression of Interest to determine what funding may be available to help with the cost of potentially updating the sports field floodlights to LEDs.</p>	*
<p><b>11 – School Field</b></p> <p><b>RESOLVED:</b> It was determined that the school field is indeed owned by NPC and WCC were in a lease agreement with NPC for the school to be able to use the field as a play area. The lease expired in 2016 but WCC is still in occupation of the land and is therefore ‘holding over’. NPC has inspected the lease and found that WCC are in fact responsible for maintenance of the hedges, fences, ditches, culverts, and land drains. Currently the field requires maintenance to the hedges, fences, and land drains. NPC agreed to go back to WCC with these findings and request that they sort out the maintenance issues since they are ‘holding over’ the land.</p>	
<p><b>12 – Annual Playground Inspection</b></p> <p><b>UPDATE:</b> <u>Granton Playing Field</u> - Wooden climbing frame is reaching its end of life and needs replacing. Toddler swing frames require establishing age/type to determine if the crossbeam joint could be compromised (manufacturers suggestion). Bottom rope on the adventure trail and platforms on the spinning poles require replacing due to wear and tear. <u>Napton Skate Park</u> – Grind box riding surface requires replacing due to wear and tear. Algae/moss needs cleaning off the entire skate area surface. Cable runway needs dampening tyre</p>	*

replaced due to excessive wear. Agreed to obtain quotes for fixing the various problems and bring to a future meeting.	
<p><b>13 – Resourcing to Risk: WFRS Public Consultation</b></p> <p><b>RESOLVED:</b> There will be an information session on the 27<sup>th</sup> of February 2024 at The Grange Hall, Southam with a presentation and Q&amp;A. NPC agreed to have Cllr Watson attend the information meeting and review the consultation to bring to the March meeting.</p>	*
<p><b>14 – Right of Ways Improvement Plan Consultation</b></p> <p><b>RESOLVED:</b> Agreed that Cllr Pelter would liaise with the local footpath officers and review the consultation to bring to the March meeting.</p>	*
<p><b>15 – Climate and Environment</b></p> <p><b>RESOLVED:</b> Progressing with the planning of the Repair Café and NEAT have obtained the thermal imaging camera which will be available to parishioners via appointment, contact NEAT for more information.</p>	
<p><b>16 – Finance Matters</b></p> <p><b>RESOLVED:</b> Agreed to approve the £250.00 grant to the Napton-on-the-Hill Parish Magazine. All payments approved, and payment list can be found under supporting documents.</p>	*
<p><b>17 – Councillor Updates:</b></p> <p>- None received.</p>	
<p><b>18 – Close</b></p> <p>The meeting closed at 21.10.</p> <p><b>[Note: The next ordinary meeting of the Council will take place on <u>Monday 4<sup>th</sup> March 2024</u> Napton Village Hall (main hall)]</b></p>	

Signed: \_\_\_\_\_

Date: \_\_\_\_\_