



*Minutes of a meeting of Wootton and East Hunsbury parish Council
Held on Wednesday 26th October 2011 at 19:00pm*

Present: Cllrs; Nunn (Chair) Eldred, Patel, Collard, Penny, Costello, Hill, Rayner, Bartley

Also Present:

Kate Houlihan Parish Clerk

Ellie Gingell: Northampton Borough Council

AJ Gray: Northampton Borough Council

Becky Elson: Planning Aid

Cllr Phil Larratt (County and Borough Councillor)

2 others planning aid

10 members of the public

2011_57 Opening Procedures

- a. To receive and approve apologies for absence

Apologies were received from;

Cllr Gurney –Away

Cllr Gonzalez De Savage – Away

Cllr Savage - Away

It was resolved to accept the apology

- b. Confirmation of [Minutes](#) from September 21 2011

It was resolved to approve the minutes as a true record and these were duly signed.

Confirmation of Minutes from October 12 2011

It was resolved to approve the minutes as a true record and these were duly signed.

- c. Declarations of interest

Cllr Costello declared a personal and prejudicial interest in item 2011_60 Proposal for Housing at Land behind number 55 Berry Lane

The clerk advised that this item was being deferred until the November meeting.

2011_58. Neighbourhood Planning: Front runners scheme

To receive a presentation from Planning Aid and Northampton Borough Council Planning Officers on the Front Runners scheme and neighbourhood planning.

Becky Elson from Planning Aid gave a presentation on the work of Planning Aid. Planning Aid is an independent charity who give advice to organisations and individuals on planning matters. Anyone can gain 15 minutes of free planning advice by ringing the helpline 0330 123 9244. Further support is given to those most in need. She explained that planning aid would be able to give support and advice to Wootton and East Hunsbury Parish Council throughout the development of the plan. Planning Aid along with NALC and CPRE have been awarded funding from DCLG to support communities preparing neighbourhood plans

? from Planning Aid gave a presentation on Neighbourhood Planning and the statutory process involved in preparing a neighbourhood plan.

Ellie Gingell from Northampton Borough Council (NBC) then gave a presentation on why the bid from Wootton and East Hunsbury had been selected to be put forward for the Front Runners Scheme.

She explained that many of the Front Runners were small rural communities and so Wootton and East Hunsbury offered new challenges. It was explained that a Neighbourhood Plan is not a way of saying no to new development and that what is written in a neighbourhood plan needs to fit with other planned development and with other planning guidance. But a neighbourhood plan does help you shape development in your area. A neighbourhood plan will carry the same weight as other statutory guidance.

A member of the public asked if a Neighbourhood Plan could help influence traffic management (e.g. at the new Waitrose store) Ellie Gingell explained that this was the type of thing that could be included in the plan and would then have to be given serious consideration by developers.

Cllr Costello asked what would happen to the Neighbourhood plan if the Parish was split following the governance review.

Ellie Gingell explained that the plan would be written in such way that it could be split into separate plans if needs be.

The Chair thanked officers of NBC and Planning Aid for attending.

2011_59. Police and public session (15 minutes maximum)

Apologies had been received from the police who were unable to attend due to shift patterns.

Crime Statistics were circulated. – It was agreed to note the report from the police.

A member of the public said that he had seen a report in the local paper regarding a G3 sports surface at Wootton. Could the council confirm if this was going ahead?

It was explained that this project was still in the early stages. Northampton Town Football Club need to gain their Football in the Community Bronze Award, once they have gained this then the project can move to the next stage.

The member of the public asked if the G3 would be floodlit. It was explained that it would be, but that newer technology would be used for the floodlights which would mean that there would be no light pollution. Cllr Eldred offered to arrange a visit to Fernie Field to view the floodlights there.

The member of the public asked if this was a commercial venture. It was explained that there would be community use and use by local clubs needing a venue to train. It would essentially upgrade the existing facilities. The resident said that he was concerned about noise and light pollution.

Cllr Eldred explained that it was too early a stage to have drawings and a firm project plan.

Cllr Costello noted that there needed to be a full feasibility study done for this project which had been discussed in the summer. He also noted that there needed to be greater consultation with local residents.

The Chair summarised the position as:

Once NTFC have gained their Bronze Award there needs to be a clear plan developed.

There was definitely a need for public consultation which could include a door to door leaflet drop for this in the close vicinity of the proposed site

An exhibition and display of the drawings could take place at the community centre.

The Chair said that the Council would ensure that they keep in close contact with the member of public present.

The Chair added that the existing MUGA was very popular with children, but that the surface wasn't suitable for training.

A member of the public asked if the contractors who had carried out repairs to the houses on Farmclose Road could be asked to clear the Green. The clerk explained that she had contacted NBC housing on a number of occasions and that she would do so again.

A member of the public noted that the council didn't currently have Quality status. The Chair noted this was correct and that the council were working toward this.

A member of the public said it was useful to have a copy of the minutes. But that they didn't always get feedback on items they had raised. The resident specifically referred to the need to cut back the overhanging hedge along the Newport Pagnell Road going North from Water Lane

The chair noted that the council previously used to have an action list with the minutes and that this should be re-instated and circulated at meetings.

A member of the public asked that a list of priorities be made available for those that can't get to meetings or easily access the website.

A member of the public asked if there were plans to update the children's play facilities and if so were there plans to relocate the equipment? Perhaps lessons could be learned from other Parishes about the best location for this to be in? The current location raised concerns about safety and vandalism, being tucked away in a dark corner of the recreation ground.

A member of the public commented on the proposed Waitrose store, Cllr Eldred said he was glad to see that the new Waitrose store would promote local employment and that donations would be made to community projects. It was noted that the store was being welcomed by local people but that concerns about traffic on the Newport Pagnell road had been raised.

Max Lang from Northampton Spaces introduced himself and explained that he was trying to set up a Friends group for Grange Wood and Penvale Park. A meeting with all "friends of" groups was being held on the 16th November and representatives from the parish council were invited to attend. Cllr Eldred noted that he would contact some local families he may be interested in getting involved. Northampton Spaces were working with Groundworks to try and improve local parks in Northampton. The Parish Council would do what it could to promote this meeting.

A resident of Olympia Close spoke about the litter on the footpath at the rear of Olympia Close and the footpath from Mereway down to Gloucester Avenue Nursery.

It was agreed that whilst Tesco should take some responsibility for the litter young people in local schools also needed to be educated on dropping litter.

It was suggested that "Sue Parsons" go into local schools to educate people about litter.

It was noted that the problem was part the children, part young people, part subway. It was noted that there were no litter bins in the area.

A resident noted that there were beer bottles in the area on a Saturday morning so it was agreed that the license for Chillies should be checked with regard to off sales.

Cllr Penny felt that the suggested work with schools would be excellent but that litter had increased tremendously in the last decade and she felt that this would only be papering over the cracks there needed to be sanctions in place for those who littered.

Consideration was given to fining people who dropped litter, and whether the neighbourhood wardens could be asked to target particular areas.

A resident suggested that zero tolerance on litter could be one of the council's priorities.

It was agreed to look in more detail at whether the Environmental Maintenance Officers (EMO) could give out fines for littering.

The chair noted that a number of members of the public had come to discuss the Tesco planning application so he suggested that this item be moved forward.

Tesco had submitted new drawings for the development of the Mereway store and the council now had 21 days to review these:

Comments raised by the public included:

There would still be commercial traffic on Sandhurst Close

There was concern about that Tesco may wish to use the Sandhurst Close entrance for their own traffic in the future.

Cllr Larratt noted that he was happy to continue to represent the concerns of residents but that he felt that the planning committee may feel that Tesco have "done enough" and therefore consideration should be given what planning conditions could be put in place:

Cllr Larratt outlined his thoughts on planning conditions:

- 1 We should still require a yellow box junction on the west bound carriageway of Clannell Road at the junction with Falconers Rise.
- 2 Also we should continue to require the yellow lines on Sandhurst Close, but also require a residents parking scheme throughout the rest of the road and those small closes off it so that the problems are just not moved further round the estate. This should be funded by the developer for at least five years.
- 3 The need for Tesco to monitor and maintain the cleanliness of the footpath from the Mereway underpass near Abbeyfield School to Sandhurst Close that runs behind Olympia Close, Kentford Close, Sandhurst Close and Danes Camp Leisure Centre must also be required.

We should also require some planning conditions to alleviate the concerns of residents. Something along the following lines:

- 1 All Dot Com / Home Delivery vehicles shall enter and exit the site from the Mereway roundabout.
- 2 The Sandhurst Close access shall be used only for vehicles servicing the four ancillary non-food retail units and restaurant unit in the south east corner of the site and for no other purpose without the approval of the Council and Parish Council.

- 3 The location of the re-cycling facilities shall be fixed in accordance with the plan and the facilities shall not be moved anywhere else within the site without the prior approval of the Council and Parish Council.
- 4 The siting of all external plant throughout the site, such as air-conditioning and refrigeration units, must be approved in advance by the Council and Parish Council.
- 5 The applicant must submit a scheme for the ongoing maintenance of the landscaping of the site for the approval of the Council and Parish Council before the commencement of any development.

A resident asked if the conditions if in place could be enforced. There was a question raised about who would pay for a residents parking scheme.

Cllr Larratt said that enforcement officers could impose the conditions.

A resident asked if it would be possible to restrict times of vehicle access (e.g. so that there was no clashes with pedestrian and vehicle traffic accessing local schools) Cllr Larratt felt that this would be unlikely.

Cllr Bartley noted that the best way to restrict vehicles using the Sandhurst Close entrance would be to impose a weigh restriction on Sandhurst Close.

A resident asked if the service yard would be locked at night – this would be for public safety, the council will be speak to Sharon Henley Northants Police about this.

A resident noted that the drawing showed hatching opposite Sandhurst Close could this be explained?

Cllr Costello said he felt that there was just too much development on this site and that it was time to draw a line in the sand and object to any further development

Cllr Bartley said he accepted this view but that he felt it was likely to be approved and therefore it was necessary to try and get the best for residents.

Residents mentioned the mobile takeaway service which operates from Sandhurst Close which will have nowhere to park if yellow lines are implemented in Sandhurst Close.

Clannell road entrance not far enough west.

Concern was also expressed about the removal of trees from the site and whether the acoustic fence covered a large enough area.

It was agreed that a letter would be sent to local residents advising them of the revised plans, and that a copy of the plan would be lodged with Hunsbury Library for residents to view.

A link to the plan and the opening hours of Hunsbury Library would also be placed on the parish Council website.

NBC will also be asked to liaise with Tesco to give consideration to moving the item to the December committee meeting.

The Chair suggested that members took a short break at this point at 21:15

Cllr Patel and Costello left the meeting at this point

The meeting reconvened at 21:30

2011_60. Footpath LD13 from Langford Drive to The Green

To consider the recommendation of the Rights of Way Officer with regard to the footpath.

2011_61. Proposal for Housing at Land behind number 55 Berry Lane

To discuss a proposal for the development of housing at land behind number 55 Berry Lane Wootton-Representatives from the developer, Lodge Park Limited will give a short presentation and answer questions.

This item was deferred and it was noted that the developer would now attend the November meeting

2011_62. Neighbourhood Planning

- To consider new guidance on neighbourhood planning
- To consider the draft Neighbourhood Planning regulations

To be known as the "Neighbourhood Planning (England) Regulations 2012" The regulations set out how Neighbourhood Areas are defined, how Neighbourhood Development Orders (NDOs) are processed and how parish councils can opt to determine planning applications arising from NDOs.

2011_63. Walk in the Park 2012

To consider the date and format for the 2012 event and to consider the budget for the 2012 event.

2011_64. The Code of Recommended Practice for Local Authorities on Data Transparency

2011_65. The 2013 Review of Parliamentary constituencies in England

2011_66. Finance:

- a. To approve the payments made in October 2011
- b. Annual Return for the year ended 31 March 2011.

To note the conclusion of audit and to receive the report from the external auditor

2011_67. Planning

- a) To confirm membership of the planning committee.
- b) To review terms of reference for the planning committee.
- c) To consider the consultation on Residential Extensions Design Guide SPD.
- d) To note the pre-application consultation exercise for the proposed Waitrose Store, Newport Pagnell Road
- e) To consider the following planning applications

N/2011/0947	Blanchard Close, Northampton	Non-Material Amendment To Planning Permission N/2011/0179 For Single Storey Side/Rear Extension To Add 2 Additional Windows.
N/2011/0877	34 Stanford Way, Northampton	Two Storey Rear Extensions.
N/2011/0918	Simon De Senlis School Hilldrop Road, Northampton	Retention Of Portacabin
N/2011/0912	1A, 1B & 1C Sunnyside, Northampton	Replacement Of Shopfront
N/2011/0913	21 Crossbrooks, Northampton	Two Storey Rear Extensions.
N/2011/0932	14 Whittles Cross	Conversion Of Integral Garage Into Living Space - Retrospective

f) To note the outcome and consider any further actions needed on the following applications.

N/2011/0323 Expansion of Tesco Store Mereway **Refused**

N/2011/0574 **12 Elm Grove, Northampton**

Erection of Single Storey Side/Rear Extension and First Floor Side Elevation Window (as amended by revised plans received 31/08/2011). **Approved**

N/2011/0829 **16 Stanford Way, Northampton**

Two Storey Side and Rear Extensions and Erection of Front Porch. **Approved**

N/2011/0834 **2 Veteran Close, Northampton Not yet determined**

Erection of Attached Garage at Side of Property.

N/2011/0792 **24 Penn Gardens, Northampton** **Approved**

2011_68. Administration and Service requests

2011_69. Date of Next meeting – Wednesday 16 November 2011 at Wootton Fields Library