



# OVERSTONE Parish Council



Chairman: John Austin  
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## Draft Minutes of the Meeting of Overstone Parish Council Held on Tuesday 3<sup>rd</sup> November 2020 via Zoom at 7.15pm

**Present:** Cllrs J Austin, S Betts, K Giles, D Spooner, A Taylor, E Weston, S Townsend and T Drage

**In Attendance:** Interim Clerk: Maureen Holliday,

### 155.20 PUBLIC FORUM: 15 minutes. (at discretion of the Chairman)

**156.20 RESOLUTION TO APPROVE APOLOGIES FOR ABSENCE.** Resolved to accept apologies from Cllr McGoldrick (prior engagement).

### 157.20 MEMBERS' DECLARATIONS OF INTEREST/DISPENSATION REQUESTS FOR RELEVANT ITEMS ON THE AGENDA:

Councillors are reminded that if they have either a Disclosable Pecuniary Interest or other interest in any of the agenda items then they should declare the interest and withdraw from the debate or meeting as appropriate: Cllr Taylor declared a non-pecuniary interest in 159:20 DA/2020/0799

**158.20 RESOLUTION TO SIGN AND APPROVE MINUTES OF THE PARISH COUNCIL MEETINGS HELD ON 1<sup>st</sup> September, 16 September and 12 October.** The minutes were approved and signed by the Chairman

### 159.20 PLANNING

#### a) Planning Applications to consider and make resolution for response

**DA/2020/0874** Dundry 140, Sywell Road, Overstone, Demolition of existing outbuilding and construction of single storey rear extension. No Observations

**DA/2020/0873** Dundry 140, Sywell Road, Overstone, Construction of det garage. **Objection** on the grounds that the garage is not compatible with the street scene, the positioning, crowding and scale of the building within the front garden and the impact on the neighbouring property.

**DA/2020/0799** 38, Woodland Avenue, Overstone. Replace existing first floor side dormer and garage with enlarged dormer and larger garage. Replace part of existing fence with higher fence and new gate arbour. Installation of three additional Velux windows to existing roof. No Observations

**DA/2020/0750 (Amended)** 160 Sywell Road, Overstone, Demolition of existing garage and conservatory. Construction of single storey side and rear ext, render whole house and extension. Construction of detached car port.

The previous **Objection** to the application, dated 14<sup>th</sup> October, still stands on the grounds that the materials used for the car port proposal are out of keeping with the surrounding area. The Council also questions the 6' height of a panel fence fronting the road.

#### b) Planning applications awaiting decision

#### c) Planning applications decided since last meeting

**DA/2020/0419** Land Off Park View, Moulton, Change of use of agricultural land to maize maze and creation of access and car parking. (AL 23/09) **Withdrawn 21 Oct**

**DA/2020/0600** Highfield, 76, Sywell Rd, Demolition of existing canopy and construction of single storey rear extension (KD 25/09) **Approved 5 Oct**

**DA/2020/0658** Old Walls 69A, Sywell Rd, Work to trees subject of TPO DA 124. (MV) **Approved 8 Oct**

#### d) Planning – Development

**DA/2020/0001** Land To East Of Kettering Road, Overstone, Northamptonshire Outline application for an urban extension consisting of circa 1600 dwellings; a new section of A43 dual carriageway road; up to 5.95ha of commercial land, including: a local centre (Use Classes A1/A3/A5/D1), assisted living/residential care home (Class C2), conversion of former agricultural buildings to a community hub (Classes D1/A3) and employment (Classes B1/B2/B8); a new 2-form entry primary school; public open space, including allotments and children's play space; structural landscape planting; and associated

infrastructure including drainage features and access (part access unreserved for the roundabout, employment site and construction accesses into the site off the A43). AMENDED

**Application has been made to DDC for planning permission for the above development including an Environmental Impact Assessment.**

**On the 21st October 2020 the District Council received an addendum to the Environmental Statement, an addendum to the Design & Access Statement, and a revised Design Code.**

(Response within 31 days of 29 October. B Ham) It was agreed that Cllr Townsend would look at the application and draw up a suggested response.

e) **Planning applications received since publication of the agenda** (applications notified by DDC received prior to the meeting may be considered). None

f) **Other Planning Matters:**

i) **PROPOSED ALDI STORE IN OVERSTONE LEYS DEVELOPMENT:** Permission for a local centre was granted in August 2015. Aldi has engaged with householders in the community on their proposals for a store via a letter drop. Cllrs responded asking to be involved in any decision on the style and finish of the external envelope to ensure that it will be in keeping with the location. Cllr report following meeting with the Aldi Project Team (James Holmes Aldi, Matt Broad and Dan Templeton Planning Consultants) on Wednesday 29 October. Cllrs Townsend and McGoldrick were informed that the company have bought the whole area for "The Local Centre" to be built as a Business Park design as shown on their leaflet. After discussion the following response to Aldi was formulated:

Whilst Overstone welcomes an Aldi Store this is not what we envisaged or expected.

This building does not support "The vision for Overstone Leys is to provide a new high quality development that integrates with the existing settlement of Northampton and complements the existing landscape setting"

This building is not in Northampton it is in Daventry District and is situated between 2 villages Moulton and Overstone. It integrates with neither, village nor Daventry District.

Aldi undertook a paper exercise sending all households a plan of what they intended and asked for comments. OPC requested a meeting with Aldi representatives, one of whom stated that they are "not going to change the design", "This specification we have designed has been tried and tested elsewhere."

It is clear that Aldi has not consulted the community and our views have not been considered. In fact it is correct to state that Aldi has used a design they have used "elsewhere" and plonked it into Overstone Leys, without any consideration for the area or the community, this is contrary to the NPPF, "The NPPF expects applicants to work closely with those directly affected by their proposals and to evolve designs that take account of the views of the community."

This is all the more disappointing as we were told that you have owned the site for sometime and have had ample to opportunity to undertake a very robust community consultation.

Building for life (BFL) recommends that developers should avoid "ignoring local traditions or character without robust justification", Aldi have done exactly this. BFL recommend the scheme, creates, "a place with locally inspired or otherwise character." When Aldi built the first of these buildings it, possibly was inspired by that area however that area was not Overstone, Northamptonshire.

The backdrop for this store is Overstone Farm, which is a traditional farm that is being sympathetically restored and redeveloped into a Residential Home retaining as much of the original character as possible. The new housing stock surrounding this Building is to be built in stone. Beyond this are Pytchley Gates and Overstone Hall, surrounded by acres of Parkland. Please see photos submitted. OPC expected to see a store in keeping with the village environment, having masonry facades and slated or tiled roofs.

Concern was also expressed that the main entrance is to be off the Sywell Road.

Moving forward, OPC invite Moulton PC to join with them in objecting to the planned design which is quite aesthetically out of keeping with the locality.

**Action:** Clerk to forward response to Aldi and contact Moulton PC.

ii) **DAVID WILSON HOMES (DWH) - PUBLIC OPEN SPACE MANAGEMENT (POSM)**

Cllrs discussed the above offer at the meeting on 12<sup>th</sup> October and responded with an expression of interest and acceptance of the offer of a tour of the site before the meeting on 3<sup>rd</sup> November. We await confirmation of suggested dates.

Meetings were arranged for 3<sup>rd</sup> and 4<sup>th</sup> November but unfortunately the impending Lockdown served to disrupt these. As the POSM has major considerations for both Overstone and Moulton Parishes it is important to work together to achieve the best result for our residents. Moulton have suggested meeting informally, Overstone consider that this would be best in the New Year.

**Resolved** to suggest meeting in the New Year at a date to be decided.

**Action:** Clerk to respond to Moulton PC.

**Open Spaces Advisory Group (OSAG):** Members to discuss the Chairman's suggestion of the formation of an Advisory Group to liaise with, DWH, Moulton PC and all other parties and report back for decisions in Full Council. Moulton PC have also expressed a desire to work together on this matter.

**Resolved** to approve the formation of the OSAG (and Aldi) of 2-4 OPC members to work with Moulton PC.

**Action:** Clerk to inform Moulton PC

#### 160.20 PURCHASE OF LAND AT CHURCH FARM:

- i) To discuss the Ministry of Housing Communities and Local Government (MHCLG) Borrowing Approval and following Public Works Loan Application. Cllrs to discuss and raise any queries they may have on the documentation, responses submitted and process. The loan was approved by MHCLG and the payment of £309,891.50 has been received (£310,000 – fee £108.50). Interest of £109,546 is payable over the life of the loan.

Following circulation to Cllrs of closing paperwork containing responses to questions raised by MHCLG since the loan application was last discussed at the meeting on 1 September, questions were raised and discussed. **Resolution:** Approved on the basis that Northants CALC had involvement and Simon Bowers, DDC, had advised. 6 Cllrs for the resolution 2 abstained. OPC would like to thank Cllr McGoldrick for her sterling efforts and hard work in getting the loan through the process.

- ii) Minutes of the meeting 4 August, 2020 (120.20 (e)) – request for breakdown of expected costs: Vendor costs (unlikely to exceed) £4,000 requested should the sale not proceed to completion (not yet agreed), Stamp Duty and Disbursements £4638, Legal fees £1,530. Total: £10,168 net of VAT. **Noted.**

- iii) It was **Resolved** to extend Delegated Authority for Cllr Townsend to be the single point of contact in liaising and discussing the transaction and the progress of the transaction with SPLaw and the Land Agent, including the Undertaking requested by the Vendor's Solicitor.

It was further **Resolved** that Cllr Betts will assist Cllr Townsend.

Cllr Townsend reported that although the sale has been agreed no information has yet been forthcoming regarding access to the fields. No Undertaking can be agreed until the particulars of sale are understood and agreed by OPC.

#### 161.20 HIGHWAYS

- a) **Footpaths:** To discuss resident request for a kissing gate to replace the stile at the start of the footpath by Lavender Hill farm - a gate would be preferable to a stile. Highways have responded to the enquiry confirming that following an earlier complaint they have included this request into future works.
- b) **Litter Bin by Pytchley Gates (Highways Land):** NORSE state that this bin is not on their list and to empty it would be chargeable. Suggestion made to remove the bin. **Resolved** to remove the bin. (DS)
- c) **A43 Speeding problems:** The residents of Overstone Lane have been attempting to get traffic calming along the A43 near their homes and would like the support of Overstone Parish Council in their endeavours. Report circulated. Moulton PC reported that they had worked with individual residents before the A43 bypass was complete to ensure the right screening was in place, but not since then. Overstone PC suggest that the problem should be directed towards residents asking Environmental Health to do a noise attenuation/noise pollution survey.

**Action:** Clerk to notify residents.

#### 162.20 RESOURCES: **Resolved** to approve the bank balances and payments (a to f).

- a) **Bank Balance at 29 October, 2020** £346,619.00
- b) **Income received since last meeting:** Public Works Loan of £309,891.50. NCC refund £480.
- c) Receipts and Payments: Budget Summary, Bank Reconciliation for year to date: - Circulated
- d) To approve a list of payments and direct debits between & at this meeting. Appendix to be tabled
- e) **£1,000 Climate Action Grants:** Community groups in Daventry District are being offered grants of up to £1,000 to help fund environmental projects as part of an initiative to tackle climate change. Clerk to gather information to research projects in the New Year.
- f) **Donation to Royal British Legion:** Agreed donation £100

**163.20 COUNCILLOR ROLES & RESPONSIBILITIES for consideration: Resolved** to appoint members below.

<b>District/County Council</b>	Chairman/Clerk/Cllr	<b>Parish and Town CCLs Meeting OMBBH</b>	Chairman/Clerk/Cllr
<b>Internal Control Officer</b>	Cllr Weston	<b>Overstone Village Hall &amp; Defibrillator Monitor</b>	Cllr Taylor
<b>Footpath Warden</b>	Cllr Spooner Cllr Drage	<b>Highways, Potholes, Verges, Report onto StreetDoctor Npton</b> <a href="https://www.overstone-pc.gov.uk">https://www.overstone-pc.gov.uk</a>	All Cllrs Report on StreetDoctor

**164.20 PRESS & MEDIA POLICY – Resolved** to approve.

**165.20 URGENT MATTERS FOR REPORT ONLY (Notified to the Chairman before the meeting):**

**166.20 DATE OF NEXT MEETING:** 5<sup>th</sup> January, 2021

Meeting ended 21:56

Signed.....  
Chairman

**Date:**

**Future Meeting dates:** 2021: 5<sup>th</sup> January, 2<sup>nd</sup> February, 2<sup>nd</sup> March,

**Appendix 1, To Approve Payments made between meetings**

Date	PAYEE	DETAILS	CHEQ		
			NO	Total	VAT
15/10/2020	HMRC	Tax	BT	-294.66	
28/10/2020	E.ON Maint	Quarterly	BT	-133.64	-22.27
28/10/2020	Hayeswood	Grasscutting Oct	BT	-528	-88
28/10/2020	M Holliday	October Salary	BT	-495.54	
				-1,451.84	-110.27