

**Overstone Parish Council**

**Minutes of Extra Ordinary Parish Council Meeting**

**Date:** Tuesday 4<sup>th</sup> June 2019    **Time:** 7.15pm

**Location:** Overstone Village Hall, Sywell Road, Overstone

**Record Attendance, Apologies, Absence:**

<b>54/19</b>	Councillors (Parish):	Cllr Sharp (AS), Cllr Giles (KG), Cllr McGoldrick (LM) Cllr Spooner (DS), Cllr S Townsend (ST), Cllr L Townsend (LT), Cllr Weston (EW)
	Councillors (District):	None
	Councillors(County):	None
	Locum Clerk:	Catherine Camp (Clk)
	Other Attendees:	0 members of the public
	<b>Apologies:</b>	None.
	<b>Absence:</b>	Councillor J Austin

<b>Agenda Item:</b>	<b>Discussion Content:</b>																
<b>55/19</b>	<b>Public Session: (Duration and Content at Chairman's Discretion)</b>																
	No members of the public were present at the meeting.																
<b>56/19</b>	<b>Record any Declarations of Interest on subjects included on this agenda:</b>	Action:															
	Cllrs L and S Townsend declared an interest in item 60/19 1.3 Planning Application DA/2019/0375 Fairhaven 69, Sywell Rd. (Owners) 60/19 1.5 Planning Application DA/2019/0316 69A Sywell Rd. (Amended)(Neighbour)																
<b>57/19</b>	<b>To approve the Minutes of Annual Parish Council Meeting held on Tues 7<sup>th</sup> May 2019</b>	Action:															
	It was <b>resolved</b> to accept and sign the minutes of the Annual Parish Council Meeting held on 7 <sup>th</sup> May 2019 as a correct record.																
<b>58/19</b>	<b>Vacancy for Councillor</b>	Action:															
	Following resignation of Councillor Janet Delaney, it was resolved to advertise the Casual Vacancy.																
<b>59/19</b>	<b>Finance, Administration and Governance Matters</b>	Action:															
	<p><b>1. Propose Payments and Sign Cheques</b></p> <p>Cllr Giles (IFC) confirmed that all cheques corresponded to invoices received: It was <b>resolved</b> to approve the current financial statement and approve the following payments as listed below:</p> <table border="0"> <tr> <td>615</td> <td>Hayeswood Landscapes (Mowing Services)</td> <td align="right">£792.00</td> </tr> <tr> <td>616</td> <td>Hayeswood Landscapes (Mowing Services)</td> <td align="right">£ 738.00</td> </tr> <tr> <td>617</td> <td>Turleys Office Furniture (Filing Cabinet)</td> <td align="right">£ 468.00</td> </tr> <tr> <td></td> <td>Overstone Village Hall - Hire for meeting</td> <td align="right">£ 28.00</td> </tr> <tr> <td>618</td> <td></td> <td></td> </tr> </table>	615	Hayeswood Landscapes (Mowing Services)	£792.00	616	Hayeswood Landscapes (Mowing Services)	£ 738.00	617	Turleys Office Furniture (Filing Cabinet)	£ 468.00		Overstone Village Hall - Hire for meeting	£ 28.00	618			
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	619 Overstone Village Hall – Hall hire for meeting	£ 24.00	
	620 2commune Ltd (Website Training)	£ 180.00	
	<b>Community Infrastructure Levy</b> An explanatory leaflet had been circulated to all Councillors.		
<b>60/19</b>	<b>Planning</b>		
	<b>1. To agree responses to any new Planning Applications received.</b>		
	<p><b>1.1 DA/2019/0260</b> Reserve matters application for 216 dwellings and supporting infrastructure including details of appearance, landscaping, layout and scale pursuant to outline approval reference DA/2013/0850(Phase 2) Overstone Leys, Overstone Lane, Overstone.</p> <p>The Parish Council would like to see the following:-</p> <ul style="list-style-type: none"> <li>• A reduction in housing density and more one and two bed properties</li> <li>• Increase in the Open Space provided and more Play Areas</li> <li>• An increase in off street parking and widening of the estate roads</li> <li>• External storage access for bicycles</li> <li>• Provision for bin storage – this is not shown clearly on the plans.</li> <li>• Housing design should be more in line with Northamptonshire Countryside Design Guide produced by CPRE with houses in prominent view to be more characterful with Northamptonshire stone facing.</li> <li>• As a rural village Overstone wish to support renewable building and wish to see use of solar energy, electric car charging points, and grey water re-use.</li> <li>• There is no current bus service. OPC wish to ensure that a Bus Service is provided with safe stopping areas, and shelters for passengers.</li> <li>• OPC would like to see trees and bunding provided along the A43 and sound-mitigating fencing used to improve the amenity for future residents.</li> <li>• OPC consider that the main thoroughfares should have street lighting.</li> </ul>		
	<p><b>1.2 DA/2019/0067</b> Reserved matters application (access - primary infrastructure for Phase 2) pursuant to Condition 1 of outline planning approval DA/2013/0850 granted approval on 27 August 2015. Overstone Leys, Overstone Lane, Overstone.</p> <p>The Parish Council were confused over the various amendments and resolved to request paper copies of the latest amendments for discussion on 2<sup>nd</sup> July.</p>		
	<p><b>1.3 DA/2019/0375</b> Fairhaven 69, Sywell Road. Formation of new vehicle crossover including removal of section of wall.</p> <p><i>Councillors S and L Townsend declared an interest and left the meeting.</i></p> <p>The Parish Council are concerned that removal of part of the wall will alter the street scene. Should DDC be minded to grant this application they wish to see all stone to be retained on site and used to make an internal curved feature entrance to remain in keeping with other entrances in the street scene.</p> <p>OPC are only prepared to support a new access onto Sywell Road if NCC Highways are in agreement.</p>		
	<p><b>1.4 DA/2019/0405</b> Variation of Condition 2 of Planning Permission 15/0002/CCDFUL construction of a 2.5km dual carriageway /A43 bypass and associated landscaping, drainage and infrastructure works. Land to the East of Moulton Village.</p> <p>The Parish Council was confused as to which are the latest amended drawings as on some maps the road network extends further than on others. OPC</p>		

	<p><b>resolved</b> to request the latest paper copy drawings for further discussion on 2 July 2019.</p> <p>OPC would prefer the original plan of earth bunding which they felt provided a more rural approach to the village rather than stone filled gabions.</p> <p>OPC requested that the pumping station at the attenuation pond be recessed and confined within a brick enclosure to fit in with the local rural environment rather than being enclosed with a metal palisade fence.</p> <p>Landscaping around the attenuation pond should be designed to restrict weed growth.</p> <p>Where the road crosses “The Avenue” there is inadequate facilities for cyclists and pedestrian access. Footpaths and cycle ways need to be continuous.</p>	
	<p><b>1.5 DA/2019/0316 (Amended)</b> 69A Sywell Road, Overstone.  <i>Councillors S and L Townsend declared an interest and left the meeting.</i>  OPC wished to reiterate previous comments that this application is part-retrospective. It reduces the amenity of the neighbouring property by virtue of overlooking and has been built on the neighbours’ boundary and is therefore considered to be over-development of the site.</p>	
	<p><b>1.6 DA/2019/0198</b> Recommended for approval to Planning Committee on 12<sup>th</sup> June. The Clerk reported that this application has previously been granted permission in 1992 and 1997 which weighs heavily in any deliberations. The Parish Council reviewed their comments and <b>resolved</b> to withdraw any objection.</p>	
	<p><b>1.7 DA/2019/0001 (Amended)</b> Hybrid planning application – Retention and conversion of farmhouse to 4 No. apartments and farm building into 7 No. dwellings and 8 No. single storey dwellings (full application) and demolition of steel frame and brick barns and erection of up to 55 No. dwellings, up to 40 No. retirement apartments and 70 No. bed care home with associated open space and vehicular access from Billing Lane (formerly Sywell Road) and footpath connections (outline application) Overstone Farm, Billing Lane (Formerly Sywell Road), Overstone.</p> <p>Overstone Parish Council <b>OBJECT</b> to this planning application as it is contrary to the spatial strategy set out in West Northamptonshire Joint Core Strategy, particularly policy R1 which seeks to keep any development within existing confines of villages.</p> <p>Overstone has been subject to immense growth and is set to expand from 370 houses to 3500 as part of the Northampton North Sustainable Urban Extension. The Parish Council does not see any need for any further housing, or a Care Home which would put a massive strain on the local Medical Facilities. This application does not provide the infrastructure needed to support a Care home and additional elderly residents and therefore should be rejected.</p> <p>The proposed development would not constitute a sustainable development and it will not meet the economic, or social needs for the people who will live there. In addition any employees of the proposed Care Home will contribute to the traffic congestion in the area.</p> <p>Daventry District Council can demonstrate a five year land supply of deliverable housing sites and therefore this application is not required.</p>	
	<p><b>2. Any other Urgent Planning Matters</b></p>	
	<p><b>2.1</b> Councillors A Sharp and L McGoldrick to attend Daventry District Planning Committee meeting on Wed 12 June 2019. Councillor Sharp to speak on behalf of the Parish Council. Cllr S Townsend was asked to provide her with details to include in her presentation to the Planning Committee by Thurs 6 June.</p>	

<b>61/19</b>	<b>Local Government Review</b>	
	Central Government has now confirmed that Two Unitary Authorities will be established commencing 1 April 2021. A meeting to be held on Wed 19 June at Bugbrooke Community Centre will be held from 10 -12 Councillor Anne Sharp agreed to attend.	
<b>62/19</b>	<b>Parish and Town Council Meeting at Daventry District Council Thurs 13 June 18.30</b>	
	Councillor McGoldrick agreed to attend the Parish and Town Council meeting.	
<b>63/19</b>	<b>Funding Fair at Towcester Forum Wed 26 June between 10am and 3pm</b>	
	Councillors A Sharp and L Townsend agreed to attend. Details of the event to be passed on to members of the Village Hall Committee and Playing Fields Association.	
<b>64/19</b>	<b>Date of Next Meeting</b>	
	Tuesday 2 <sup>nd</sup> July 2019 – Parish Council Meeting - Overstone Village Hall @19:15	

**Meeting Closed at 21.35pm Copies to: Parish Councillors (8), District Councillors (2), County Councillor**

**Chairman's Acceptance Signature .....Date.....19**