

WARMINGTON PARISH COUNCIL

Minutes of the meeting of the full council

12th February 2019 7.30pm

In the Village Hall, Warmington.

These minutes related to matters in the order with which they were dealt rather than the published order of business.

1264. ATTENDANCE: PRESENT: Cllr. Gillian Beeby, Cllr. Chris Ellard, Cllr. Nikki Howard, Cllr. Nigel Rudd Cllr. David Short, Cllr. Joanna Simpson (chairman) and Cllr. David Strafford. The clerk. Also present: Members of the public and Steve Cheeseman as a member of the governance committee with specialist knowledge regarding planning matters and Warmington 2031.

The chairman announced the resignation of Steve Wallis to whom she had written thanking him for his time as a member of the council.

1265. DECLARATIONS OF INTERESTS – Cllr. Nigel Rudd reaffirmed his standing personal interest as he is related to someone who works for the planning inspectorate. Cllr David Short declared a pecuniary interest in planning applications relating to Warmington Mill.

1266. It was *RESOLVED* to approve the minutes of 10th December 2018 council meeting and January 24th 2019 council meeting and note those of the 14th January Land Management Committee meeting. After correcting the numbering on the January minutes, the chairman signed the minutes.

1267. QUESTIONS AND STATEMENTS FROM MEMBERS OF THE PUBLIC: There were 17 people present, some of whom are Warmington residents and many were people who moor their boats at Elton Boat Club which is situated near Warmington Mill.

Representation from Elton Boat club centred on access concerns which may compromise access to the boats moored on the north side of the River Nene backwater leading to the mill (approx. 70% of the boats moored at the club). The members of the boat club do not want to have to find alternative boat moorings.

Neighbours to the planning application for developments on the site known as ‘The Spinney Close Site’ encouraged the parish council to take into consideration submissions made to it and made directly to the planning authority.

1268. LICENCE, DEVELOPMENT AND PLANNING MATTERS:

19/00002/FUL | Proposed air source heat pump to east-facing elevation | 2 Chapel Street Warmington

19/00004/LBC | Proposed air source heat pump to east-facing elevation | 2 Chapel Street Warmington

There were no objections or further comments regarding the above two applications.

19/00029/FUL | Conversion and extension of existing barns to form dwelling | 3 Spinney Close Warmington

19/00028/FUL | Demolition of dwelling and erection of replacement dwelling. | 3 Spinney Close Warmington

19/00030/OUT | Erection of 2 dwellings - Land off Spinney Close (north of Horse View Barn) | 3 Spinney Close Warmington

The above three applications (00029/00028 and 00030) were dealt with together, along with an application for a dwelling which fronted onto Church Street but had been withdrawn.

A formal objection to all applications would be submitted:

“The council has not been able to consider the plans in isolation and has taken a holistic approach to the separate applications as one development, which is what, in essence, it is.

The summary précis including illustrations that were used as visual aids during the meeting to help those present conceptualise the proposals in the applications to be included in the submission. Whilst the meeting was aware that the application for the house fronting onto Church Street is currently withdrawn, it was important that its likely re-emergence was included in the overall understanding of the potential impacts.

Warmington Parish Council objects to the proposals in applications 19/00028/FUL, 19/00029/FUL and 19/00030/OUT, for the reasons outlined below, but which are expanded upon in more detail in the attached summary paper:

1. The proposals do not constitute sustainable development. There is no economic or social benefit to the local community and there appears to be no intention to "contribute to protecting and enhancing our natural, built and historic environment; helping to improve biodiversity,..... and mitigating and adapting to climate change" as required by NPPF overarching policies.
2. The lack of housing within economic reach of many local people compounds the issue of lack of affordable housing in our community.
3. The design and access statement is not accurate and as such cannot be used as a basis on which to grant planning permission.
4. The replacement single house and the houses fronting onto Spinney Close are outside of the settlement boundary.
5. The barn conversion proposes that the footprint of the existing building is increased greatly.

The council would like to put on record its concerns regarding the way groundworks to date have been carried out, in such a way that would not be allowed under planning conditions (e.g. starting work at 7am on a Saturday), removing trees from the public highway and disturbing nesting birds.

The emerging Warmington Neighbourhood Plan (WNP), has been sent to the applicant as part of the Regulation 14 Consultation process. There is a lack of any meaningful attempt in the various applicant planning documents, to reflect the community aspirations as reflected in the WNP. All the consultation survey results, data and evidence underpinning the WNP content and priorities are accessible through the warmington2031.org website. By failing to use such evidence, the applicant has shown little attempt to proactively seek the support of the local community or adequately understand the Warmington parish context for any future development. This point was made clear to the applicant when attending a meeting of the Warmington Parish Council on 5th November 2019.

Furthermore, Warmington Parish Council is strongly of the view that it would welcome a collaborative approach to the development of this site. The council feels that open dialogue and candid meetings between the landowners, planning agents and representatives of the community by way of a Local Liaison Group could lead to a productive and sustainable solution.

In summary, Warmington Parish Council has grave concerns about and strong objections to the proposals submitted and would request that if East Northamptonshire Council as the planning authority is minded to approve any or all of the applications, the decision is called in to the Planning Management Committee for determination."

18/02084/LBC | Internal and external alterations in connection with Change of use from class A1 shop and retail outlet to a class D2 wedding and events venue on application number 18/02083/FUL | Warmington Mill Eaglethorpe Warmington

18/02083/FUL | Change of use from class A1 shop and retail outlet and Boathouse to a class D2 wedding and events venue. | Warmington Mill Eaglethorpe Warmington

The above two applications (18/02083& 84) were dealt with together as they relate to the same properties and overarching proposals.

During discussions, various points were raised. These included the potential for flooding – there was a suggestion that the risk may be greater than indicated by the Environment Agency; change of rights allowing access to the north bank of the River Nene backwater feeding the mill along which approximately 70% of the Elton Boat Club vessels are moored and concerns regarding light and music were raised along with other matters. Elton Boat Club's traditional use of the facilities and the potential for extension of existing gravel extraction in the water meadows to the north west of the site and potential impact in the future were mentioned.

The formal response to the planning authority would state that the parish council is in support of the general proposals, as it will bring a benefit to the community and bring the building back to use. However, this is subject to further discussion regarding concerns over traditional access; agreement over steps regarding noise and light nuisance mitigation and the setting up of a Local Liaison Group, as outlined in the emerging Warmington Neighbourhood Plan.

1269. UPDATE ON EMERGING ISSUES FROM WARMINGTON2031 Neighbourhood development plan. There is to be a meeting of the WNPPG on 27th February. The Regulation 14 consultation closes on 8th March and there will be an overview of responses for the Governance Committee meeting on 11th March. There has not been as yet a response from the consultants regarding the statutory responses to the regulation 14 submissions – this will be dealt with by the WNPPG.

1270. GOVERNANCE MATTERS:

a) Delegated decisions taken by the clerk since the meeting in December are indicated in the accounts approval per minute 1274b below

b) Account balances at the end of January stood at £87,186.41.

c) Details of the Committee into Standards in Public Life recommendations to government had been circulated to all members. These are expected to be brought in to legislation in time but in the meantime, changes are to be expected within the next few months as councils undertake a 'best practice' approach to the transparency of the council and behaviour of its members.

d) Local Liaison Groups and draft terms of reference had been circulated in advance of the meeting and are appended to these minutes.

e) There was a further reiteration of the legislation for purchasing of any goods or services and in accordance with the council's financial regulations. (Every order must be placed by the parish council, invoiced to the parish council (not a person, but the council itself as a legal body), paid for by the parish council directly. Ownership of all goods must stay with the parish council or the capital item donated with no consideration in return.) Full details are contained within the council's Financial Regulations and the latest version of the practitioner's guide called "Governance and Accountability for Smaller Authorities in England".

f) There was an opportunity to consider CPD for members. The council's adopted code of conduct is clear that there is an expectation that members will undertake appropriate training. The merits of networking with members of other councils as part of training opportunities was discussed. The clerk explained that she has instigated discussions with other parties to try to bring together a formal rural parish liaison group as part of the ongoing challenges presented by the local government reorganisation. It was agreed that members are to inform the clerk as to the areas they feel they could benefit from training. The clerk will keep members up-to-date regarding NALC and NorthantsCALC training events

1271. COMMUNITY / COUNCIL MATTERS:

a) The latest update in the Local Government Review is awaited. In the meantime, the parish council's submission to the latest consultation is available [here](#).

- b) A specification for works is necessary in order that a formal tender for the procurement of services for installation of the Greenway can proceed once confirmation of grant funding is received.
- c) A specification for works is necessary in order that a formal tender for the procurement of services for installation of the Red Kite Trail can proceed once confirmation of grant funding is received.
- d) A person to lead on walkers' groups/technical trails for walkers/toddler groups as part of engagement with Greenway project has been identified and further progress is expected as the project progresses.
- e) There was a discussions regarding procurement and placement of a Christmas tree, but as the need and purpose was unclear, it was decided to carry this matter forward to the Annual Village Meeting.
- f) Annual Village Meeting – it was agreed that all available forms of publicity would be used to consult with the community over matters to be tabled for discussion at the annual meeting of the inhabitants of the parish. It would be called the Annual Village Meeting to try to distinguish from a parish council meeting.
- g) The clerk will draft a newsletter for comment by email prior to publication. This will be printed by Inkwell and distributed to all households by members of the council.
- h) The new defibrillator is in situ in the telephone box and has been registered with the ambulance service. If someone is undergoing a cardiac arrest and a 999 call is made, the caller will be furnished with the whereabouts of the defibrillator. A CPR and emergency first aid, including use of a defibrillator has been arranged. It was **RESOLVED** that a donation of £250 would be made to Oundle Heartstart for this service. There was a request to replace the 'telephone' sign with one that says 'defibrillator'. The clerk will attend to this matter.
- i) Christine Litwaski was invited to address the meeting regarding the emergency plan and flood alleviation project. She will be meeting with 2 members of the council and in turn meeting with the clerk to establish information such as land ownership, riparian duties of those land owners and the clearance of flood ditches in the parish. The matter of the shed at the cemetery was discussed. The clerk will make the necessary arrangements to purchase a small shed / sentry box style shed in liaison with Christine. It was agreed that the shed would be purchased directly from a supplier in case there was any reason to claim on a guarantee.
- j) Community speedwatch would be going ahead again in March. More volunteers would be sought.
- k) It was decided not to proceed with the Northamptonshire Village Awards due to the necessary criteria and timing.

1272. HIGHWAY MATTERS:

- a) The council has been presenting evidence about the problems caused by the lack of gritting in very icy conditions to the Northamptonshire County Council ward councillor and cabinet member for highways. These included cars that had been damaged on 24th January, maps of the routes and the immediate proximity to where the gritter vehicle passes in any event and a video of a school bus sliding on the ice. Many other communities have done the same. The county council has undertaken to re-instate the gritting of roads as a precautionary measure. These will be the same roads that were gritted before the route was cut. However, as per pre-cut arrangements, not all roads will be gritted so the use of salt-grit bins must continue, as has been the case in the past. The matter of push along gritters was briefly discussed, but theft/storage/insurance of users and the reinstatement of the gritting route negated their necessity.
- b) The highways and safer communities partnership has agreed that the 30mph limit will be moved to the north-east of the current site along Peterborough Road, past the junction with Buntings Lane, which will mean that the entire area surrounding the fun field will be within a 30mph urban

speed limit. Currently there is no indication as to when this might be carried out because the process of obtaining a road traffic order is relatively lengthy and expected costs are in excess of £4,000. The clerk had suggested to the highways contractors that the parish council might consider contributing towards the cost. A response has not yet been received.

c) There was much discussion regarding a village gateway scheme the conclusion of which was that the matter would be discussed at the annual village meeting. The cost of the gates is in excess of £2500 each and full consent must be obtained in advance of their installation.

d) It had agreed following the previous APM that village planters would be placed at entrances to the village funded in part from awards for all grant. (June 2018 minute appendix and October '18 minute 1207(d) refer). If the funds are not used for the purpose for which they were granted alternative permission must be sought, or the money returned.

e) Dog Bins update / dog mess solutions: The district council has not replied to numerous requests for assistance regarding the possibility of installation of bins and collection of the contents. The intended sites of where these are to be placed is not in the parish council's ownership and it is not known whether there are any services below the surfaces of the intended spots. There is not an established means of collection. However, the parish clerk was instructed to proceed with installation of dog bins at the junction of Stamford Lane and Chapel Street, near the post box; at the east end of Big Green, past number 37 in the verge on the north side of Big Green and in the verge at the southern end of Long Lane. The clerk expressed concern that this is effectively legal trespass and not best practice.

f) Urban verges update. It was agreed to continue with the arrangement that the parish council carries out the highways function of verge cutting. Regarding verges having been destroyed by creating hardstanding, it was agreed that the highways department is stymied in its ability to carry out any investigation and the parish council does not have the necessary enforcement powers.

g) The clerk has written to two home owners to bring to their attention nuisance caused by overhanging vegetation. If the work has not been carried out by the homeowners by the end of February, the parish council will make the necessary arrangements and pass the cost of the works on to the homeowners. The clerk pointed out that the council has no power to insist on the payment.

h) The parish council does not have powers to repair damaged pavements. Weed spraying in gullies is part of the existing contract with the contractors, but at the moment, only in areas where there are green verges.

The arrangements for the siding out of the remainder of Broadgate Way is in hand and the clerk will contact the contractors to instruct the same from Eaglethorpe to the Red Lion and alongside the Funfield on Buntings Lane.

1273. LAND MANAGEMENT MATTERS:

a) The options for play equipment at the fun field is dependent on the outcome of further grant funding application were not available at the meeting. A further grant application had been submitted under delegated powers for additional funding. If this is successful, it may mean 3 pieces of equipment can be purchased. Otherwise, the funding received under the Awards for All grant will be used to purchase 2 pieces of equipment in line with the £6,200 applied for. Since the presentation of options to council at the meeting in October, the Land Management Working Group has been investigating options that fulfil the requirements of subsequent investigations into community aspirations.

b) The breakdown of inhabitants' use of recreational facilities was not available at the meeting and is appended to these minutes.

c) It was agreed that the council will seek the services of a fully qualified arboriculturalist to carry out inspections of trees on parish council land. The clerk will seek quotes for this service to include all trees on all land that the parish council owns or leases.

- d) Bench refurbishment at the cost of £400 and cleaning of the new bench in cemetery, moving it from under trees to prevent recurrence was agreed.
- e) A proposal to rename the Fun Field to Warmington Recreation Ground, which is its proper lease, postal and planning address, would carry forward.
- f) Parking at the Recreation Ground/Fun Field would be reassessed once the white lining has been carried out.
- g) The cost of 2 faulty PiR lights at changing cabin have been refunded and replacements procured and delivered to David Strafford.
- h) 'Pocket Park Plus' grant application – see 1273 a
- i) Training and H&S requirements for pocket park volunteers' needs is in hand. The clerk will investigate whether this can be carried out on site and the opportunity would be advertised so that a wider audience can take advantage.
- j) The litter pick and pancake race arrangements had not been circulated to members. Proposals would be finalised the following evening.
- k) The 2018 Christmas event had not gone as well as expected, but all agreed it to be a very positive idea. A planned approach to community cohesion would take place at the soonest opportunity. Consultation as to what all residents might partake in would start at the annual village meeting.

1274. ACCOUNTS MATTERS:

- a) It was agreed to approve direct debit payment options for SSE electricity consumption and the forms were signed accordingly.
- b) It was **RESOLVED** to approve the payments detailed below, and note those paid under delegated authority marked *

Payee	Goods / Service	Nett	Gross
S Rodger	Salary		1135.34
Nest	Pension		171.80
SSE	Electricity – streetlighting	724.02	863.70
Inkwell	Warm2031	49.00	58.80
Grim to Prim	Cleaning		180.00
Paul Stamper	War memorial materials		150.00
Coles	Materials for noticeboard installation	46.96	56.35
GrimtoPrim	Cleaning		180.00
SLCC	RTS	47.06	56.47
CGM	Leaf clearance	110.00	232.00
ENC	Dog emptying	18.41	22.09
Inkwell	Pancake race posters	21.00	25.20
Oundle VS	Donation		250.00
HDS	Tree works		90.00
HDS	Hedge works		1950.00
J H Roofing	Water butt		35.00

GeoXphere	Online Mapping	30.00	36.00
NewFlame	Fire extinguisher maintenance	77.75	93.30

1275. REPORT FROM MEMBERS ON OUTSIDE BODIES: Village Hall AGM and update re trusteeship on village hall will carry forward again.

1276. NOTICES / CORRESPONDENCE ETC: There was a brief report on SLCC Regional Seminar.

1277. CONSIDER FUTURE AGENDA ITEMS TO BE CARRIED FORWARD: A request for a forest school type of arrangement in the pocket park(s) had been received. This will carry forward to the April meeting.

11th March '19 GC	8th April '19	13 th May 2019	23 rd May 2019	10 th June ??
8 th July 19	9 th Sept 19 LMC	14 th October	4 th Nov GC	9 th Dec 2019
13 th Jan 2020 LMC	10 th February	9 th March GC		
APM Early March 20 APM	ELECTIONS	Key:	Land Mgt	Governance
				Full Council

DATE OF NEXT MEETING: APRIL 8TH 2019 7.30PM, WARMINGTON VILLAGE HALL

Approved by Warmington Parish Council:

**Signature of Chairman
of following meeting:**

Date 8th April 2019