

WARMINGTON PARISH COUNCIL
Minutes of 14th May 2020
by electronic communication in a virtual setting at 7.00 pm.

In accordance with provision laid down by The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, (covid council legislation) during a period of generally held social distancing measures during a viral pandemic, this meeting was held by means of internet video and telephone communication in a virtual setting (Zoom). All members were able to hear proceedings at all times and members of the public had been given opportunity to attend.

1515. INTRODUCTION FROM THE CHAIRMAN

The chairman gave an outline of how the meeting would proceed, not necessarily following the order of the agenda but in such a way as to facilitate useful discussion and deal with procedural matters expeditiously towards the start of the meeting, with items for discussion to follow. These minutes reflect the order with which matters were dealt, rather than the agendaed order.

1516. NON-ELECTION OF CHAIRMAN:

The current temporary legislation allows for the suspension of the usual annual meeting held in May. This meeting would have been the first meeting of the new parish council following elections. However, the elections have been suspended until 2021, due to social distancing, so this is unusually a 6-year term of office for the remaining two elected members. There will be no annual meeting this year. The legislation allows for the continuation of the current chairman, for a two-year period of office. It was **RESOLVED** that the current chairman would remain in office

1517. ATTENDANCE AND APOLOGIES:

PRESENT: Cllr Philip Douglas, Cllr Nigel Rudd (chairman), Cllr Debbi Scotting, Cllr David Short and Cllr David Strafford.
Officer present: The clerk and Steve Cheeseman as Warmington 2031 WNPⁱ consultant advisor and project manager of the Greenway. 5 members of the public.

1518. DECLARATIONS OF INTERESTS:

- Cllr Nigel Rudd reaffirmed his standing personal interest, for which he has a dispensation to the end of the current parish council term of office, as he is related to someone who works for the planning inspectorate.
- Cllr David Short declared a pecuniary interest in matters relating to matter to do with Ingrebourne Valley quarry application (as opposed to the reservoir application)
- Cllr Nigel Rudd and the clerk declared a pecuniary interest in any discussion regarding the church gate as he has business dealings with the potential contractor.
- Cllr David Short declared a personal interest nonpecuniary in item relating to the churchyard gates.
- Cllr Debbi Scotting declared that her husband has had business dealings with one of the planning applicants in the past.
- The clerk mentioned that she was in possession of a sack of potatoes provided to the community by the potato company who had been using the community facebook for promotional purposes. She had been offered pizzas free of charge by a company doing the same but had insisted on paying.

1519. MINUTES:

It was **RESOLVED** to approve minutes of the council meetings held on 9th April 2020 as a true record of that meeting. The chairman will hand signed minutes to the clerk at a future stage once restrictions on social distancing are eased and it is safe for them both.

1520. CANDIDATES FOR CO-OPTION:

There was a brief discussion with each of the potential candidates for co-option, along with a discussion regarding which committee they would prefer to be involved with.

1521. STREETLIGHTING LAMP REPLACEMENT PROJECT:

In the first instance, a member is going to work with the clerk to assist with the progress of this project. The background papers were received on 24th April by the member.

1522. LAND MANAGEMENT MATTERS:

- a) Current growing conditions are such to necessitate adherence to the grass cutting schedule for amenity areas.
- b) The RoSPA annual inspections of the play equipment at Nene Pastures and the recreation ground will be going ahead in June. H&S inspections of the parish council occupied areas of land are suspended for the time being. The inspection regime remains unresolved. Covid-19 restrictions remain in place - the council has erected signage and barrier tape to state that play equipment is out of use and the play area closed.
- c) The Church gates have been renovated. The original plaque that was on them will be replaced. When the council carries out the task of affixing its logo to community assets under its responsibility, the church gates will be included.
- d) The cemetery extension project will be discussed at the next opportunity with Elton Estates.

e) Damage to the changing cabin at the recreation ground have been reported by a member of the public. This was noted.

1523. HIGHWAYS ISSUES:

- a) **Village gateways** – this project remains one of the council’s goals and will be discussed at a future agenda point.
- b) **Broadgate Way flood alleviation:** Cllr David Short declared a personal interest. The tenant of the land between Taylors Green and Broadgate Way holds a grazing licence which precludes all responsibility for boundary maintenance, ditches, and watercourses. This means that the riparian duty lays with the landowner. This will be pursued at the next available opportunity.
- c) **Verge cutting** will continue to be carried out to schedule on a monthly basis.
- d) It was agreed to budget £250 for contractor to carry out ‘village spring clean’ on signage from the civic amenities budget.

The meeting adjourned at 7.55pm in order that attendees could partake in the national NHS appreciation recognition.

It reconvened at 8.08pm

1524. DEVELOPMENT AND PLANNING MATTERS:

- a) **20/00416/FUL** | Conversion of two residential outbuildings ancillary to 3 Spinney Close, to form two residential dwelling houses | 3 Spinney Close Warmington. There was brief mention of some of the more technical aspects of this application – for instance permitted development and the difference between ancillary and incidental to additional outbuildings.
- b) **20/00419/OUT** | Outline application for two serviced residential plots (self/custom-build) with access as a matter for consideration | 3 Spinney Close Warmington.

Regarding both of these applications, there was no identified need for this either of the two types of dwelling during the extensive community consultation process in gathering evidence for the Warmington Neighbourhood Plan (WNP). No representations were made from the applicant nor members of the community. The WNP refers to house prices, with specific reference to regional house price indexing to reflect local need rather than aspirational developments. Housing need is a strong theme of the WNP.

The chairman made the point that there had not been any pre-application discussion or approach from the developer or agents, in compliance with the objectives of the NPPFⁱⁱ as laid out in section 12 ‘Achieving well designed places’ paragraph 128 which states that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

Following discussions between the applicant, the applicant’s agent, and a working party of the parish council’s governance committee at a virtual meeting the previous evening, during the course of the day the agent had furnished the parish council with correspondence refuting a submission made by a planning agent acting on behalf of a neighbour to the 3 Spinney Close development site. Not all members had had time to become fully conversant with the contents thereof.

It was agreed that in order that any points made in the refute could be considered, whilst holding no sway on any views the council may form, the council’s submission to the LPA would be prepared under the council’s delegation policy. The council’s generally held view is that a pre-application discussion could have clarified or resolved some of the points of contention with the community prior to submission of the application. The clerk will distribute the proposed response to all members prior to submission to the planning authority.

- c) **19/00033/MINFUL, 19/00034/MINVOC, 19/00035/MINFUL:** Proposals: Mineral extraction, construction of a bridge, importation of reclamation materials, plus ancillary activities and restoration to agricultural pasture and wet woodland. Vary previous planning permission to enable processing plant, importation and treatment of reclamation materials and extent planning permission to 2030 plus retrospective application for extension to existing plant and works site to provide operational space for material treatment, stockpiling and storage.

The nature of the proposal is significant and controversial whilst likely to have a bearing and impact on the community for decades to come. The promoters of the application acknowledged at an earlier public meeting that market conditions and economic circumstances within the building and national infrastructure sectors dictate the demand for the extraction materials. The reality of the current situation, caused by Covid 19 difficultiesⁱⁱⁱ, has significantly and adversely affected the national and international economic situation and prospect for short to medium term growth. The outcome on this gravel extraction project is the potential for the timescale to increase beyond the 10-year stated period has increased considerably, causing a loss of a community amenity for a long time to come. The response, objecting to the proposals, received by the minerals and waste planning authority from the local authority was briefly discussed too. The scheme of delegation allows for the response to this planning application to be prepared by the clerk in consultation with the chairman and Warmington2031 lead. The response will be updated to reflect concerns about

the economic impact of Covid19 on the proposals and reinforcing the necessity for a risk analysis of the impact of the project on the environment if the timescale extends beyond 10 years.

The chairman made the point that with these significant planning matters, it is important that the members of the district and county council are made aware of the parish council's concerns. Furthermore, the parish council and parish councillors should be aware of the community concerns and reflect these back in their responses to the relevant planning authorities.

d) **Planning enforcement:** During previous discussions, the council had questioned the enforceability of planning conditions and why it appears that they are not always enforced. Conditions laid down by the planning authority when granting planning permission have to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise, and reasonable in all other respects. Fines and stop notices can be applied for breaches. The queries raised previously related to people waiting in cars to go to work and deliveries waiting for sites to open. Planning enforcement does not specifically cover these instances because it is not directly related to the construction site. Planning enforcement did not have on record anything relating to the Manor Court development since November 2019.

There was a brief discussion regarding the complexities of planning enforcement. The clerk undertook to link from the [Warmington website](#) to relevant planning pages at East Northamptonshire Council's website as well as provide a download of the planning enforcement booklet.

1525. GOVERNANCE MATTERS:

- a) **Section 1 of the AGAR** along with guidelines laid out by SAAA Practitioners Guide had been circulated in advance of the meeting. It was **RESOLVED** that members of the council acknowledged their responsibility for ensuring that there is a sound system of internal control, including arrangements for the preparation of the Accounting Statements. Furthermore, members confirmed, to the best of their knowledge and belief, with respect to the Accounting Statements for the year ended 31 March 2020, for each of the statements, to answer in the affirmative to confirm: The council prepared accounting statements in accordance with the accounts and audit regulations; made proper arrangements and accepted responsibility for safeguarding public money and resources in its charge; has only done what it has the legal power to and has complied with proper practices in so doing; gave all persons the opportunity to inspect and question the accounts; considered and documented financial and other risk and dealt with them properly; arranged for an independent internal audit and disclosed everything it should have about business activities and **RESOLVED** to approve section 1 of the AGAR. The chairman and the clerk will sign the annual governance statement prior to its submission to the internal auditor in a social distanced responsible way.
- b) **Annual accounts** to 31st March 2020 had been circulated in advance of the meeting. It was **RESOLVED** to receive, approve, and adopt the accounts as a true record of the council's activities in the year and its current bank and tangible assets.
- c) **Section 2** of the AGAR had been circulated in advance of the meeting It was **RESOLVED** to approve the accounting statements contained therein.
- d) It was agreed that scrutiny, adoption / re-adoption of governance procedures and policies will be held over to a future meeting of the governance committee in light of effect of coronavirus legislation on local council meetings .
- e) It was agreed to hold over the appointment of a parish council representative to the village hall board of trustees to a future meeting in order that the potential new members of the council can have a chance to consider their options.
- f) It was **RESOLVED** that chairmen of land management and governance committees remain in place until May 2021
- g) It was **RESOLVED** that meeting timetable for upcoming year proposed by the governance committee be carried forward, as virtual meetings until it is deemed safe by all parties to meet in person.

1526. PROJECT MANAGEMENT: [ANY MATTERS ARISING / OUTSTANDING FROM PREVIOUS MINUTES](#)

- a) **Greenway:** The project manager of the Greenway reported that the surfacing workson phase 1 and 2 of PD1 had technically finished the evening before, from the mill to the entrance to the Elton Hall parkland. The bridleway has been cleared to its width, a ground membrane layer laid, then 100mm layer of compacted hardcore and then topped with a granite MOT type1^{iv}. The work is still to be signed off and will require some minor snagging fixes to help bed the surface down and improve the path for bike riders. The details of surfacing remains to be agreed for the final stage 'phase 3' from the gate at the top of the hill, leading into the parkland vista at the south-west corner of the park, down to the brook that forms the parish boundary. The final handover dates will be agreed with Elton Estates and the contractor. PD1 is now open.
- b) **Taylor's Green Quiet Lane:** A comprehensive and succinct report prepared by the councillor tasked with leading on the quiet lane project had been circulated in advance of the meeting and taken as read. In essence, the principle of a quiet lane is supported in the East Northamptonshire Council RNOT^v and widely so too in the Warmington2031 WNPⁱ

and consider options therein. It was agreed that the cost of an official quiet land designation or changing the speed limit cannot be justified but incorporation in the Greenway / Nene Way and RedKite/GreenMan trail would be a pragmatic approach.

- c) Conservation area will be reiterated to the planning department at East Northamptonshire Council .
- d) Housing Needs Survey work will be necessary to establish what needs to be built in the village going forward in terms of type and size of property.

1527. MORE HIGHWAYS ISSUES:

- a) Taylors Green wildflower verge management would be discussed and brought to a future meeting.
- b) Grit bins update councillors will monitor the grit bins and alert the clerk when they require refilling.
- c) The waste bins by the petrol garage on the A605 are an issue as they become full very quickly – the clerk will raise the matter with waste services.

1528. UNDER THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 It was **RESOLVED** to exclude members of the public present from the following agenda items as content could be prejudicial to the public interest.

1529. It was **RESOLVED** to appoint Sophie Crisp and Jean Fisher as members of the parish council. The chairman would let them know and the clerk would forward the necessary papers to facilitate the co-option.

THE CHAIRMAN DECLARED THE MEETING CLOSED AT 21.52

DATE OF NEXT MEETING: 11TH JUNE 2020 – ZOOMID 893-4389-4896		
Approved: Signature of chairman		Date

ⁱ WNP = [Warmington Neighbourhood Plan](#)

ⁱⁱ NPPF = [National Planning Policy Framework](#)

ⁱⁱⁱ Covid19 difficulties = worldwide potentially lethal viral coronavirus/SARS pandemic leading to the lockdown of people in their homes and the temporary cessation of normal social and everyday practices such as going to work, eating and drinking out and in-person shopping.

^{iv} MOT Type 1 (also known as DOT Type 1) named after the (Ministry) Department of Transport (DOT) specification for granular sub-base material is the most widely used approved sub-base in the construction industry. Can be made from granite, limestone or clean crushed concrete. Crushed to between 40mm down to dust creating an aggregate containing a range of particle sizes that is easy to compact with excellent load bearing qualities. Essential for any highly trafficked area.

^v RNOT = [Rural North, Oundle and Thrapston local plan](#)