

## **WARMINGTON PARISH COUNCIL**

Minutes of the meeting of Warmington Parish Council Governance Committee meeting  
17<sup>th</sup> August 2020 by electronic communication in a virtual setting at 6.30pm BST

### 1560. **ATTENDANCE AND APOLOGIES**

**PRESENT:** Steve Cheeseman, Cllr Sophie Crisp, Cllr Nigel Rudd, Cllr Debbi Scotting (chairman). Officer present: The clerk . 3 members of the public, including NCC<sup>i</sup> Wendy Brackenbury ENC<sup>ii</sup> ward councillor David Brackenbury. Apologies received from Paul Stamper

### 1561. **DECLARATIONS OF INTERESTS:**

- Cllr Nigel Rudd declared a personal interest as he is related to someone who works for the planning inspectorate
- Cllr Debbi Scotting declared an interest in matters pertaining to Warmington Mill and the proposed extraction quarry.

### 1562. **MINUTES:**

It was **RESOLVED** to approve minutes of the council meetings held on 12<sup>th</sup> March 2020 as a true record of that meeting. The chairman will pass signed minutes to the clerk at a future stage once restrictions on social distancing are eased and it is safe for them both.

### 1563. **RECEIVE QUESTIONS AND STATEMENTS FROM MEMBERS OF THE PUBLIC:**

There were none. The chairman advised that input would be permitted at pertinent points in the meeting.

### 1564. **DEVELOPMENT AND PLANNING MATTERS:**

a) 20/00890/FUL | Change of use from an unrestricted class A1 shop and retail outlet to a class B1(a) office. | Warmington Mill Eaglethorpe Warmington Peterborough Northamptonshire PE8 6TJ. It was **RESOLVED** that the council supports the change of use proposal and looks forward to the building being brought back to commercial use, in accordance with Warmington Neighbourhood Plan policy W10 and aspiration 16. The council looks forward to engaging with the owners and their agents regarding lighting and parking at the site. The council would also encourage direct discussion as soon as possible to mitigate potential delivery/traffic and access issues, due to shared postcodes with Eaglethorpe and Warmington on the 'other'/southeastern side of the A605 which in turn causes nuisance in a residential area where the houses and road are predominantly old, the road a cul-de-sac type and turning space very limited. It was agreed that the council should approach East Northamptonshire Council to request a listed building application to clarify hours of operation, lighting, signage, parking and access and associated matters.

b) 20/00885/VAR | Variation of condition 3 - Substitution of revised plans for approved plans pursuant to planning permission 19/01495/FUL dated 2.3.20 - Erection of single storey dwelling (re-submission of 19/00597/FUL) | 57 Church Street Warmington Peterborough Northamptonshire PE8 6TE. It was **RESOLVED** that the council has no objections to the proposals, and would be submitting comment regarding the disparity between the plans submitted and the actual structure already built.

c) Reservoir: Planning enforcement failures regarding application / permission 18/00031/MINVOC; effects on Greenway; response to highways. No response had been received to the parish council's submission of observations regarding lack of any enforcement action following its July meeting. The information would be resubmitted immediately and copied to the Northamptonshire County Council ward member as well as the planning officers.

d) 20/00036/MINVOC | Variation of condition 26 (End Date) of planning permission 18/00031/MINVOC to extend the end date for completion of the agricultural reservoir until 31 July 2022 AND 20/00935/NCC | Consultation on county application 20/00036/MINVOC (APPLICATION 1): | Elton Quarry [sic] Peterborough Road Warmington Northamptonshire PE8 6SN.

e) 20/00037/MINVOC | Variation of condition 26 (End Date) of planning permission 18/00032/MINVOC to extend the end date for the plant site and ancillary works associated with the construction of an agricultural reservoir until 31 July 2022 AND 20/00936/NCC | Consultation on county application 20/00037/MINVOC (APPLICATION 2): Land North of Eaglethorpe, Elton Estate, Warmington, Northamptonshire | Elton Quarry [sic] Peterborough Road Warmington Northamptonshire PE8 6SN.

Points d and e were dealt with under one discussion point. A lengthy discussion in excess of an hour ensued to ensure that all points of view and potential scenarios were comprehensively covered. Concern was expressed over the environmental effects of the timing of the dewatering of the reservoir. Concern was raised that surveys referred to in the application documents appear to be unavailable and further concerns that environmental surveys have been taken 'in house' by the developer rather than carried out by an independent organisation. The fact that the all but the end date conditions carried forward from the previous extension to planning are missing from this application was raised in case it meant that those conditions were therefore nullified if not brought forward

through the planning process. The parish council's priority is the completion of the reservoir and the resultant community benefit by means of an environmental facility, by way of the wetlands, plus the bird hide. The parish council is not content that the conclusion of the reservoir becomes linked with the proposals for a completely brand new Warmington quarry on green pastureland involving traversing the River Nene mill backwater. Due to the highly technical nature of the application and the processes involved, a number of questions arose during discussions. It was agreed that this is a hugely complex and difficult set of planning issues to tackle on behalf of the community and whilst the council is supportive, where practicable, of sustainable economic growth but not at the environmental cost without benefit to the community.

The planning committee who will be making the decisions will be mostly be unaware of the background to the reservoir project, because of the timescales involved. Wendy Brackenbury, the NCC ward member, undertook to make the chairman of Northamptonshire County Council Development Control Committee aware of some of the concerns on behalf of the council. It was agreed to prepare a summary to send to the individual members of the Northamptonshire County Council planning committee.

The chairman of the meeting suggested that the decision be deferred pending answers to some of the technical questions that had arisen, especially if the work to finish the reservoir can continue without permission to extend. However, it was agreed that if the Northamptonshire County Council development control meeting were to take place before a further informed meeting could realistically take place, a pre-emptive decision should be taken. It was agreed the submission of no objection to the proposals, but with a series of additional conditions could be submitted under delegation, with the clerk liaising with committee members to decide on the conditions.

f) 20/00038/MINFUL | Retrospective mineral application for an extension to the existing plant and ancillary works site in order to provide additional operational space for material treatment, stockpiling and temporary storage with restoration to agricultural land AND 20/00938/NCC | Consultation on county application 20/00038/MINFUL (APPLICATION 3): LOCATION: Land North of Eaglethorpe, Elton Estate, Warmington, Northamptonshire | Elton Quarry Peterborough Road Warmington Northamptonshire PE8 6SN. It was **RESOLVED** to object to this proposal due to the fact that it is not a retrospective application as stated as the land is question is not being used as stated.

g) New Warmington Quarry application – consider further responses to Northamptonshire County Council considering effects on the Greenway and caselaw evidence. A submission will be added to the council's previous application response regarding refusal of an application by another planning authority and the subsequent planning appeal being upheld, as evidence of caselaw. The point that precedent shows at appeal that refusals of planning applications for sites detailed in minerals and waste plans have been upheld would be made strongly to the NCC planning committee too. It was agreed that individual submission of a bullet pointed simple executive summary of the important points would be prepared to inform members of the development management committee.

It was noted that an email from Northamptonshire County Council passing on an offer from the applicant to contribute £50,000 as community benefit had been received but rejected as a completely inappropriate approach at this time.

h) An approach had been received regarding a pre-application site in the village near Acremead. It was agreed that until such time as the council is fully apprised of market and social housing needs in the parish, it is not in a position to pursue this particular site, but will work with the developer once it has a clearer picture.

1565. **LOCAL GOVERNMENT REORGANISATION:** Wendy Brackenbury updated the current situation. Huge amounts of work is in progress to bring together the new North Northants UA on 1<sup>st</sup> April 2021. The new blueprint outlining a high-level strategic plan has been published and a new chief executive appointed. Progress is such that the new council will be 'safe and legal' on target.

1566. **GOVERNANCE MATTERS:**

a) The internal audit report had been circulated in advance of the meeting. It was **RESOLVED** to note that all concerns raised at previous audit have been addressed and note comments relating to optimum best practice going forward. The clerk was thanked for her efforts and she in turn thanked the council for addressing the points raised in the previous audit.

b) Insurance: The clerk is in the process of reviewing the insurance renewal. No additional insurance matters were raised. It was confirmed that council is compliant with its obligations.

c) The memorial stability report regarding churchyard and cemetery had not been received yet. It will be taken to Land Management Committee in September for consideration.

d) One of the landowners controlling land between Warmington and Elton on the north side of the River Nene has closed the towpath across their land. The matter will be going to a public hearing in the autumn at which Warmington Parish Council will offer its support to Elton PC.

e) LGA feedback response regarding standards will follow East Northamptonshire Council, NALC and SLCC in tone.

f) The government has published a white paper revolutionising planning legislation. Warmington Parish Council must respond. A short-term strategy for response to the consultation and effects on WNP and immediate next steps needs to be considered. A task and finishing group will be set up to advise draft response for consideration at October meeting and will advise ENC as well as responding directly.

**1567. PROJECT MANAGEMENT UPDATE:**

a) S106 money from Manor Court development. It was **RESOLVED** to split allocation of total sum to recreation/play facilities; cemetery and heritage trail (green corridor).

b) Housing needs survey: It has been confirmed that Locality is content to grant fund a housing needs survey from the Warmington Neighbourhood Plan grant funding. It was **RESOLVED** to approve expenditure of £2,200. It was **RESOLVED** to appoint of Midlands Rural Housing as its partner to assist in the preparation of a study into the market and assisted housing requirements for the parish. It was **RESOLVED** to delegate objectives, survey questions, possible tie in with Almshouse trust and other associated matters concerned with a HNS survey to a working party under clerk's delegation scheme.

c) Greenway: Actions regarding the parkland surfacing at the Greenway, replacement bridge and associated matters will continue as necessary.

**1568. ACCOUNTS MATTERS:**

It was **RESOLVED** to approve the following accounts:

Goods/Service	Payee	Nett	Gross
Grass cutting July	CGM	605.00	726.00
Alpha accounts software licence	Rialtas Business Solutions	124.00	148.80
Rose garden July	Hughgardens		130.00
Rose Garden June	Hughgardens		90.00
Decals and signage	Signs Express	240.00	288.00
Covid19 signage	Signs Express	57.88	69.46

**1569. MATTERS TO BE CARRIED FORWARD:**

**1570. DATE OF NEXT MEETING:** 12<sup>th</sup> November 2020. (Land Management Committee 10th September, Full Council 8<sup>th</sup> October) Date of future meetings available online: [COUNCIL MEETING DATES](#)

<b>DATE OF NEXT MEETING: TBC</b>		
<b>Approved: Signature of chairman</b>		<b>Date</b>

**THE CHAIRMAN DECLARED THE MEETING CLOSED AT 21.58**

<sup>i</sup> NCC = Northamptonshire County Council

<sup>ii</sup> ENC = East Northamptonshire Council