

WARMINGTON PARISH COUNCIL

Minutes of the meeting of Warmington Parish Council Governance Committee meeting
12th November 2020 by electronic communication in a virtual setting at 7.00pm BST

1544. ATTENDANCE AND APOLOGIES

PRESENT: Steve Cheeseman, Cllr Nigel Rudd, Cllr Debbi Scotting (chairman) and Paul Stamper. Cllr David Strafford. Officer present: The clerk. 5 members of the public including 2 members of the council who are not committee members.

1545. 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 Debbi Scotting declared a personal interest as a neighbour to the proposed quarry site.*
- *Cllr Debbi Scotting declared pecuniary interest on item 1548a for business reasons*

1546. MINUTES:

It was **RESOLVED** to approve minutes of the council meetings held on 12th March 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.

1547. RECEIVE QUESTIONS AND STATEMENTS FROM MEMBERS OF THE PUBLIC:

There were none.

1548. DEVELOPMENT AND PLANNING MATTERS:

- a) 20/01197/FUL | Front and rear extensions; attic and garage conversion to habitable space | 5 Buntings Lane Warmington. It was **RESOLVED** to that the council has no objections, but would like to draw attention to the Neighbourhood Plan design code.
- b) 20/01218/FUL | Erection of single storey dwelling (re-submission of 19/01495/FUL) | 57 Church Street Warmington. There was a brief resume of the history of the six previous applications for this specific construction on this site. A previous application for a U shaped building that had included a fourth bedroom was refused on heritage grounds (impinging on the setting of a listed building). Approval was given for a 3-bedroom single story L shaped dwelling. The construction built following the initial accepted planning permission was erected in the wrong place, so had to be rebuilt a metre back to accord with the approved plans. This had a knock-on effect on the remaining plans for the site and eventually a revised application was approved, with the house part facing onto the street a metre back as specified in the original approved plans and the back 'L part', running perpendicular to the house facing the street, to the extent originally approved

However, the actual building has not been constructed in accordance with the plans approved. From virtually the outset, the refusal for the fourth bedroom encompassing the U shaped had been ignored, with the house footings and preparation built in accordance with the rejected plans regardless. Photographic evidence shows the footings having been built before April 2020. By the time the contravention was reported to planning enforcement, the fourth bedroom was already under construction, with the beam block floor laid. A week later the planning application under consideration was submitted, although it is dated and signed April. The planning application contains a number of serious errors, including trees, with tree protection areas, mapped incorrectly and especially the fact that the drainage for the site cannot lawfully comply with building regulations due to the extent of block paving.

The parish council voiced disappointment but not surprise at this attempt to circumnavigate proper planning practices. The council felt that if a decision were to approve this application, it would knowingly be based on evidently false statements and submissions and so it would be unlawful. It was **RESOLVED** that the council will object to the application on a number of technical grounds touched on during discussions, but in particular on the U-shaped design encompassing four bedrooms and the scale of the dwelling which has already been deemed unacceptable on heritage grounds and previously refused planning permission. The parish council clerk and the lead of the Warmington2031 Neighbourhood Plan would prepare and submit papers objecting to the application, citing the Warmington Neighbourhood Plan Design Code as well as the matters discussed.

- c) 18/00031/MINVOC and 18/00032/MINVOC Elton Agricultural Reservoir Discharge of conditions - 23 (Provision of Bird Hide) and 27 (Local Liaison Group) consultation. There was a wide-ranging discussions about the history of the relevant planning applications relating to the bird hide and the merits and otherwise to the proposals put forward by IVL via Northamptonshire County Council planning department. It was agreed that the proposal to site the bird hide as specified would be supported, with a proviso that the asset is maintained by the applicant.

With regard to the Local Liaison Group (LLG), there was a discussion regarding the matters that the LLG must cover. This will include the maintenance of the PD1 Bridleway (Greenway) as well as the bird hide. There should also be provision that the parish council can call a meeting for emergency matters.

- d) Consider arrangements for representation at Northamptonshire County Council Development Control Committee (DCC) planning meeting on 17th November by zoom and attendance by additional members. The chairman explained the DCC's arrangements for people wishing to speak at the meeting, ensuring that everyone was conversant with the need to register in advance and the limit of 3 minutes each.

It was agreed that the important points to be covered by the opportunities to address the DCC are those that were presented in the comprehensive objection submissions made in writing in 2019 and summer 2020. It was further agreed that the parish council would push for some of the planning conditions that can contained within a section 106 agreement to be so, in particular regarding phasing and timings. There would be an emphasis on community benefit contributions and those to be tied in with the phasing. The parish council will seek to be party to any S106 agreement.

The various speakers will concentrate on: Landscape designation; economics; community benefits; conditions and enforcement; Greenway and tourism; ADTs crossing PD1 bridleway; heritage and setting; community input; amenity and the rights of way; flooding and ecology. This is not an exhaustive list of the topics that might be covered as not all potential speakers were present.

The chairman declared the meeting adjourned at 20.42 to re-convene the Following Thursday at the same time, 7pm

1549. CONSULTATIONS AND GOVERNANCE CONSIDERATIONS:

- There was an update into the current situation with regard to the Housing Needs Survey. This will be carried out using Midlands Rural Housing as the independent body to establish need using Neighbourhood Development Plan grant money which Locality and Groundworks have permitted.
- It was **RESOLVED** to add David Strafford as a bank signatories/online authorisers to the Unity Bank account.
- It was agreed that to delegate to the chairman of the parish council, using the clerk's delegated powers to submit the parish council's response to "How new council (NNC unitary authority) should allocate social housing" consultation.
- There was a discussion following the Northamptonshire County Council DCC meeting which had happened in the interim during adjournment. There was an in-depth discussion regarding the merits and otherwise of taking legal advice regarding what has passed. There was no indication that the parish council will be changing its view regarding financing further legal advice. It was agreed that the council will focus efforts on the implementation of the decision to allow the proposed quarry and mineral extraction to proceed, in particular with regard to the planning conditions and the section 106 conditions and community benefit, with suggestions to be sent to the clerk if anyone has any contacts who might be able to guide on this area. It was further recommended that the parish council engages fully with the process of the replacement minerals and waste plan as soon it becomes apparent that the procedure has started within the new North Northamptonshire Council.

1550. BUDGETS AND FINANCE:

- Details of first draft proposed admin / revenue running costs and capital spending projections of the council were circulated in advance of the meeting. The major points of the agenda, in particular the replacement lighting project, greenway maintenance, grounds and hedge-works along with an explanation of what the cost points refer to in terms of income and expenditure.
- Proposed earmarking of reserved funds for future projects was discussed in full. There are some budgeted funds that may have to be used for alternative projects, given the various projects facing the council and the considerable issues in the past 8 months caused by the Covid19 pandemic.
- It was agreed to forward any budget requirements to the clerk for preparation of a second draft which the governance committee chairman and the clerk will meet to discuss and distribute the draft for approval at the December meeting. An in-kind valuation to third party voluntary hours will be noted when setting the budget.

1551. GOVERNANCE:

Future meeting proposals – there was nothing put forward.

1552. LIGHTING PROJECT:

This will be carried forward to a future meeting.

1553. ELECTIONS

Information from Nalc re the May elections was noted. It was also noted that at the next Parish Council meeting, co-options would be fairly high on the agenda.

1554. ACCOUNTS FOR PAYMENT:

Payments made under delegated powers were noted:

Goods/Service	Payee	Nett	Gross

1555. MATTERS FROM PREVIOUS MEETINGS NOT ADDRESSED ELSEWHERE ON THIS AGENDA:

There were none.

The chairman declared the meeting closed at 21.00

Date of next meeting: 11th March 2021

Next parish council meeting 10th December 2020

DATE OF NEXT MEETING: TBC		
Approved: Signature of chairman		Date