

Minutes of Stoke Albany Parish Council Meeting held on Tuesday 8th March 2022 at 7.45 pm in the Village Hall.

Present:

Councillors: Cllrs D Benson (Chair), G Squire, G Mackenzie-Kent and M Kelly

Clerk: Mrs J Medwell

In Attendance: North Northants Cllr D Howes and 8 members of the public.

Minute No.		ACTION
1	Apologies received and approved: North Northants Cllrs M Tebbutt and M Dearing.	
2	Declarations of Interest and Changes to the Register of Interests: There were no Declarations of Interest or changes to the Members Register of Interests.	
3	Approve and sign the minutes of the Parish Council Meeting of 10th February 2022: It was RESOLVED that the minutes be signed by the Chair as a correct record. Proposed Cllr Squire Seconded Cllr Kelly	
4	Matters Arising: Cllr Squire had looked at the 30mph road markings on the Harborough Road and advised that these were poorly placed due to being covered by parked cars. The Council expressed its disappointment that this might have been the only outcome from the Highways tour of the village A draft flyer had been circulated to Councillors regarding parking on the pavements on the White Horse junction. Cllr Kelly will amend slightly and add the crosshatch area too before placing them on the windscreens of any offending cars.	MK
5	Representations from Members of the Public: There was nothing raised at this point.	
6	Exchange of Information: This item was deferred to the end of the meeting	
7 7.1	Planning: NK/2022/0127 Land Off Harborough Road Variation of condition 2 of KET/2020/0907 in respect of approved drawings The members of the public present were given the opportunity to express any concerns regarding the variation at this point. Those raised included the removal of the hedge, relocation of the substation, entrance, infiltration basin, change to the number of affordable houses and contribution that Grace Homes had agreed to give to the village. Residents were encouraged to make their own representations to North Northants Council (NNC) too. The Council considered the application as well the matters raised by residents and agreed to request that NNC consider this matter in committee rather than through delegated planning powers.	

Chairman

Date

The Council also **agreed** to submit its own detailed response to NNC covering the major issues raised at the meeting. The following text has since been submitted to NNC:-

1. Location of the Electricity Sub-Station. The proposed location of the electricity sub-station is in extreme proximity to existing dwellings. It represents an eyesore, a noise-nuisance, and an intrusion of visual aspect. The reasoning behind its move from the original location at the far side of the new development is apparently at the request of the power company. The Council questions why the original plans were apparently acceptable to the power company and cannot help but suspect that this variation represents a cynical move on the part of the developer to move this unwelcome facility as far away from its own new dwellings as possible, to the detriment of the existing residents. Notwithstanding whether there may in fact be sound technical reasons for the new location the Council strongly feels that utilitarian concerns should not be allowed to override sensible planning considerations. If this is indeed the only possible location for a sub-station, then the housing development in its entirety should be disallowed.

Recommendation: The Council suggests that the electricity sub-station should be retained in the location proposed in the currently agreed plan KET/2020/0907. If this is not possible, then the entire variation should be disallowed.

2. Location of the Entrance to the Development Site. The proposed location of the new entrance is entirely unsatisfactory. Residents at numbers 6-12 Harborough Road currently enjoy off-street parking directly opposite the proposed location of the new entrance. Once this becomes a road junction, the parking spaces will be lost. Residents will need to park elsewhere, adding further to the already unacceptable parking congestion on Harborough Road. Care visitors to these addresses will have less time to spend on-site, and those visitors less able to walk will have difficulty negotiating the extra distance to the properties in question, not least due to the parlous state of the Harborough Road footpath.

Recommendation: The Council suggests that the entrance to the site should be implemented via a mini roundabout at the junction of De Roos Way and Harborough Road. This location is currently unsuitable for parking anyway, being at a road junction, and would therefore not add to parking congestion.

3. Cultural Characteristics of the New Dwellings. Whereas the number of dwellings in the variation is the same as the currently agreed plan, the changes being proposed will add to the number of occupants and vehicles at the site and sees the removal of two bungalows that would have been of benefit to occupants who would have difficulty getting upstairs. SAPC also notes that the designation "affordable" seems to have been lost for the seven dwellings that were originally categorised as such.

Recommendation: SAPC suggests that (1) two bungalows should be reinstated into the variation plan, replacing two of the 4-bed detached homes; (2) clarification should be sought on whether any of the variation dwellings do in fact fall into the "affordable" category.

At this point Cllr Squire explained to the residents present the planned village refurbishment to commemorate the Queen's Platinum Jubilee and asked for volunteers.

Members of the public left the meeting.

Chairman

Date

<p>8</p> <p>8.1</p> <p>8.2</p> <p>8.3</p> <p>8.4</p> <p>8.5</p>	<p>Highways and Maintenance:</p> <p>Monthly checks – The Chair had carried out the review of assets. Faulty light no. 7 was identified. The Clerk will report. The Council agreed to add the funding for the defibrillator to the Lottery bid for the refurbishment of the phone box.</p> <p>Village Walkabout: NNC Cllr D Howes will pursue with County Highways the report from the recent ‘Walkabout’. The Council re-iterated the importance of rearranging so that representatives from the Parish Council can attend.</p> <p>Grit Bin – Harborough Road: The Council agreed to defer this item and to review all grit bins at the next meeting.</p> <p>Water Leak – Ashley Road Bridge: This item was deferred to the next meeting.</p> <p>Bus Shelter: This item was deferred to the next meeting.</p>	<p>JM</p> <p>GS</p>
<p>9</p>	<p>Review of Risk Assessment: The Risk Assessment had been circulated to all councillors prior to the meeting. Under ‘Precept’ Kettering Borough Council was amended to read North Northants Council and under “Assets” to read that they are all inspected monthly. The Risk Assessment was then duly approved.</p> <p>Proposed Cllr Benson Seconded Cllr Kelly</p>	
<p>10</p>	<p>Asset Mapping: This item was deferred to the next meeting.</p>	
<p>11</p>	<p>Queen’s Platinum Jubilee Celebrations: Cllr Squire informed the Council that he was in the process of seeking support from residents for the refurbishment project and that he will commence the application to the Big Lottery for monies towards the phone box refurbishment and replacement defibrillator.</p> <p>The Chair referred to a request from the Village Hall Committee for a donation towards village celebrations including a band. The Council agreed to wait for a breakdown of exact costs and will decide on the level of contribution at the next meeting.</p> <p>At this point Cllr Howes updated the Council on the NNC budgets, which have now been done and from the recent Gypsy & Travellers Forum. He advised that regarding the five-year land supply for the traveller community, ORS (Opinion Research Services) have been commissioned to look at how the necessary provision can be achieved. He also advised that there would be a single point of contact for the whole area and breaches of conditions will be reported online on a contact form detailing evidence and photos etc. There is also a shortlist of feasible transit sites being drawn up.</p>	<p>GS</p>

Chairman

Date

12	Finance:									
12.1	Accounts for payment: It was RESOLVED that the following accounts be paid:									
	<table border="1"> <thead> <tr> <th>Cheque No.</th> <th>Amount</th> <th>Payee</th> <th>Reason for Payment</th> </tr> </thead> <tbody> <tr> <td>101135</td> <td>£370.96</td> <td>Justina Medwell</td> <td>March Salary, Pension and Admin Expenses</td> </tr> </tbody> </table>	Cheque No.	Amount	Payee	Reason for Payment	101135	£370.96	Justina Medwell	March Salary, Pension and Admin Expenses	
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101135	£370.96	Justina Medwell	March Salary, Pension and Admin Expenses							
	Receipts:									
	<table border="1"> <thead> <tr> <th>Amount</th> <th>Received from</th> <th>Reason for Payment</th> </tr> </thead> <tbody> <tr> <td>None</td> <td></td> <td></td> </tr> </tbody> </table>	Amount	Received from	Reason for Payment	None					
Amount	Received from	Reason for Payment								
None										
12.2	SUMMARY OF BALANCES									
	National Savings	£4,522.12								
	Current Account	<u>£885.37</u>								
	Total Reserves	£5,407.49								
12.3	Bank Statement & Accounts:									
	The Bank Reconciliation was unanimously approved and duly signed by the Chair.									
13	Correspondence:									
13.1	Northants Rural Housing – Property in Denman Close									
13.2	NCALC – eUpdates									
13.3	NNC – Gypsy & Travellers Update Forum									
13.4	Wilbarston PC – Bus Service Improvement Plan									
13.5	Ashley Parish Council – Invite to BBC Any Questions									
14	Items for Next Agenda:									
	Bus Shelter									
	Review of Grit Bins									
	Water Leak – Ashley Road									
	Contribution towards Queen’s Platinum Jubilee Event June 2022									
15	Date of Next Meeting:									
	5 th April 2022									
	Meeting closed at 9.30 pm									

Chairman

Date