

LOWICK & SLIPTON PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday 17th February 2021 at 7.00pm via ZOOM

Present: Councillors G Britton (Chair), W Child (Vice Chair), D Chipchase, J Beardmore,
P Anstee, S Gardner

In attendance: Mrs N Phillips (Clerk)

21.02/313	To receive and approve apologies for absence Cllrs Fenton unable to attend due to previous commitment - approved
21.02/314	Public participation session None
21.02/315	To receive declarations of interest under the Council's Code of Conduct related to business on the agenda. None received
21.02/316	To receive and approve for signature the minutes of the meeting held on Wednesday 18th November 2020 Resolved: Approved – to be signed by the Chair
21.02/317	To note any matters arising from the minutes not included on this agenda for report only None
21.02/318	To receive and approve for signature the minutes of the extraordinary meeting held on Wednesday 2nd December 2020 Resolved: Approved – to be signed by the Chair
21.02/319	To note any matters arising from the minutes not included on this agenda for report only None
21.02/320	To receive and approve for signature the minutes of the extraordinary meeting held on Wednesday 06th January 2021 Resolved: Approved – to be signed by the Chair
21.02/321	To note any matters arising from the minutes not included on this agenda for report only None
21.02/322	To receive and approve for signature the minutes of the extraordinary meeting held on Wednesday 27th January 2021 Resolved: Approved – to be signed by the Chair
21.02/323	To note any matters arising from the minutes not included on this agenda for report only None
21.02/324	In response to the Covid-19 outbreak in the UK and in the event that it is not possible to convene a meeting of the council in a reasonable time, the Clerk shall have delegated authority to make decisions on behalf of the council where such decision cannot reasonably be deferred and must be made in order to comply with a commercial or statutory deadline. The delegation does not extend to matters

	<p>expressly reserved to the council in legislation or in its Standing Orders or Financial Regulations. Any decisions made under this delegation must be recorded in writing and must be published in accordance with the relevant regulations. This delegated authority ceases upon the first meeting of the council after the council meeting at which the delegation was put in place.</p> <p>Resolved: All in agreement</p>																																																		
21.02/325	<p>To receive and approve the Balance of Accounts/Bank Reconciliation</p> <p>Resolved: Balance of accounts and the bank reconciliation approved</p>																																																		
21.02/326	<p>To examine and approve the Bank Statements The bank balance of January 30th stands at £11933.36 and includes £2263.54 Pocket Park funds</p> <p>Resolved: Bank statements approved</p>																																																		
21.02/327	<p>To approve and authorise payment of the following invoices</p> <table border="1"> <thead> <tr> <th>Chq</th> <th>Payee</th> <th>Item</th> <th>Amount</th> <th>Power</th> </tr> </thead> <tbody> <tr> <td>100490</td> <td>N A Phillips</td> <td>Underpayment of salary picked up at salary audit</td> <td>£32.55</td> <td>GA 1972 s112</td> </tr> <tr> <td>100492</td> <td>G Britton</td> <td>Reimbursement for 1 yr website + email address</td> <td>£121.06</td> <td>LGA 1972 s111</td> </tr> <tr> <td>100491</td> <td>N A Phillips</td> <td>Nov/Dec/Jan expenses + ZOOM</td> <td>£66.64</td> <td>LGA 1972 s111</td> </tr> <tr> <td>100493</td> <td>N A Phillips</td> <td>10 additional hrs paid with Jan salary</td> <td>£101.60</td> <td>LGA 1972 s112</td> </tr> <tr> <td>100494</td> <td>N A Phillips</td> <td>Feb salary + 10 additional hrs</td> <td>£1274.55</td> <td>LGA 1972 s112</td> </tr> <tr> <td>100495</td> <td>N A Phillips</td> <td>March salary + 37 hrs worked 19/20</td> <td>£172.95</td> <td>LGA 1972 s112</td> </tr> <tr> <td>100496</td> <td>N A Phillips</td> <td>Feb/Mar expenses + ZOOM + laptop case</td> <td>£TBC</td> <td>LGA 1972 s111</td> </tr> <tr> <td>100497</td> <td>NACRE</td> <td>Annual membership</td> <td>£40.00</td> <td>LGA 1972 s111</td> </tr> <tr> <td>100498</td> <td>N A Phillips</td> <td>April salary</td> <td>£172.95</td> <td>LGA 1972 s112</td> </tr> </tbody> </table> <p>Resolved: All payments authorised</p>	Chq	Payee	Item	Amount	Power	100490	N A Phillips	Underpayment of salary picked up at salary audit	£32.55	GA 1972 s112	100492	G Britton	Reimbursement for 1 yr website + email address	£121.06	LGA 1972 s111	100491	N A Phillips	Nov/Dec/Jan expenses + ZOOM	£66.64	LGA 1972 s111	100493	N A Phillips	10 additional hrs paid with Jan salary	£101.60	LGA 1972 s112	100494	N A Phillips	Feb salary + 10 additional hrs	£1274.55	LGA 1972 s112	100495	N A Phillips	March salary + 37 hrs worked 19/20	£172.95	LGA 1972 s112	100496	N A Phillips	Feb/Mar expenses + ZOOM + laptop case	£TBC	LGA 1972 s111	100497	NACRE	Annual membership	£40.00	LGA 1972 s111	100498	N A Phillips	April salary	£172.95	LGA 1972 s112
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21.02/328	<p>To note credit at 02.02.2021 of £165.03 with SSE due to overpayment of street lighting in previous year.</p> <p>Resolved: Credit amount noted</p>																																																		
21.02/329	<p>To review the budget for the current year and resolve to adjust to take account of shortfall of funds in some area and surplus in others</p> <p>There will be an overspend overall of £208.00 (see attached sheet)</p> <p>Resolved: £208.00 to be taken from undesignated reserves to cover shortfall, areas of budget with an excess of funds to be vired to those area with an overspend.</p>																																																		
21.02/330	<p>To resolve to designate reserves to reflect likely expenditure in 2021/2022</p> <p>Resolved: Currently to leave £5000 as undesignated reserves and to defer other allocations to the May meeting</p>																																																		
21.02/331	<p>To receive the results of the Internal Finance checks from Cllr Gardner</p> <p>Resolved: No issues identified</p>																																																		
21.02/332	<p>To consider and resolve the council's response to planning applications listed below plus any other planning applications advised by East Northamptonshire Council and available on its website between the circulation of this agenda and the meeting.</p> <p>20/-1706/FUL Partial demolition and conversion of public house to a single residential dwelling with associated development including garage, access, parking and landscaping at The Samuel Pepys Slipton Lane Slipton NN14 3AS</p>																																																		

	<p>Resolved: L&SPC objects to this application on the following grounds (See attached document) Clerk to respond to ENC accordingly</p>
21.02/333	<p>To note the council's response to planning applications received and considered between meetings.</p> <p>None</p>
21.02/334	<p>To note planning decisions made by ENC</p> <p>20/0106/FUL To remove the existing cedar shingle roof tiles and replace them with clay pantile roof tiles in natural red at Halfpenny Cottage 12 Robbs Lane Lowick NN14 3BE – permitted with conditions</p>
21.02/335	<p>To note that inspections and other works have been carried out at the Pocket Park, and to receive an update on other matters</p> <p>Weekly equipment inspections carried out by Cllr Chipchase, tree work as identified in tree safety survey carried out by VMS Ltd at no charge. Solicitors in process for registering the land with the Land Registry. The old charity now needs to be closed and a bank account opened.</p> <p>Resolved: VMS thanked for work carried out. Clerk to action arranging closing of charity and opening of bank statement</p>
20.02/336	<p>To note the results of weekly defibrillator inspections and to resolve what action if any to be taken.</p> <p>Weekly inspections carried out by Cllr Fenton and Beardmore and logged on the WEBNOS website. Slipton defib currently listed as 'inactive' due to problems with the batteries. Fault with electric supply to Slipton box diagnosed and fixed.</p> <p>Resolved: Clerk to order new battery if replacement under warranty not valid.</p>
21.02/337	<p>To receive an update on the flood resilience project and to resolve what action if any to be taken</p> <p>Drains appear to be cleared but reports of problems with at two have been received. Flood resilience paperwork handed over to the Clerk in readiness of this role being taken on by someone else at the May meeting. Cllr Britton investigating as to what help can be provided to stop a repeat of the build-up of excess water on Main Street Lowick.</p> <p>Resolved: Flood Warden to be appointed at the May meeting, Cllr Britton to continue to seek help with Main Street flooding issues.</p>
21.02/338	<p>To discuss the provision of any necessary traffic calming measures and to resolve what action to be taken</p> <p>Initial information received from NCC and circulated.</p> <p>Resolved: To seek design and costings – Clerk to liaise with NCC to obtain.</p>
21.02/339	<p>To receive feedback from the Joint Action Group meeting attended by Cllr Britton.</p> <p>Unfortunately Cllr Britton had not been able to attend the last meeting.</p> <p>Resolved: New JAG representative to be appointed at the May meeting</p>
21.02/340	<p>To receive an update from the Clerk on any street lighting issues and to resolve what action if any to be taken</p> <p>No issues raised</p>
21.02/341	<p>To approve and adopt the Members Allowances Policy</p> <p>Resolved: To adopt the Members Allowances Policy</p>

21.02/342	<p>To produce a Parish Council newsletter to promote the work of the PC</p> <p>Despite the success of the e-newsletter it has become apparent that a number of residents do not access it and would prefer a leaflet through the letterbox.</p> <p>Resolved: Clerk to produce draft newsletter, for distribution round both villages, for approval at the May meeting.</p>
21.02/343	<p>To discuss the removal from the Definitive Map of public footpath NH19 Aldwincle Road Lowick</p> <p>Resolved: No objection – no action needed</p>
21.02/344	<p>To note the handing over of Parish Council records, laptop, flood contact details and email archive to the Clerk by Cllr G Britton as he approaches the end of his term as Chairman</p> <p>Resolved: Noted – no action needed</p>
21.02/345	<p>To note the handing over of Parish Council CPR training equipment and noticeboard keys to Cllrs Gardner and Beardmore by Cllr G Britton as he approaches the end of his term as Councillor</p> <p>Resolved: Noted – no action needed</p>
21.02/346	<p>To confirm the date and format of the Annual Parish Meeting</p> <p>Resolved: Confirmed as 19th May 2021 with a start time of 7.00pm</p>
21.02/347	<p>To confirm the date of the next meeting as 19th May 2021</p> <p>Resolved: Confirmed as 19th May 2021 to follow on from the Annual Parish Meeting</p>
21.02/348	<p>To close the meeting</p> <p>The meeting closed at 20.23pm</p>

Signed:

Dated:

17.02.2021		Total Spend	Budget v2	Balance	Budget v3	Balance	Predicted Spend	
1)	Salary	£2,959.02	£2,485.00	£474.02	£2,959.02	£0.00	£2,959.02	1) plus £100 from 13), £10 from 5), £70 from 7),
2)	Street lighting	£2,000.00	£2,000.00	£0.00	£2,000.00	£0.00	£2,000.00	£4.02 from 6), £82 from 11), £208 from reserves
4)	Office expenses	£200.18	£232.00	£31.82	£250.00	£49.82	£250.00	4) plus £18 from 6)
5)	NCALC/NARCE subs	£234.81	£245.00	£10.19	£235.00	£0.19	£234.81	
6)	Insurance	£276.58	£300.00	£23.42	£277.98	£1.40	£276.58	
7)	Room hire	£80.00	£150.00	£70.00	£80.00	£0.00	£80.00	
9)	Training	£188.00	£163.00	£25.00	£188.00	£0.00	£188.00	9) plus £25 from 11)
10)	GDPR/ICO	£45.00	£45.00	£0.00	£45.00	£0.00	£45.00	
11)	Audit	£24.00	£180.00	£156.00	£24.00	£0.00	£24.00	
12)	Assets maint	£50.00	£50.00	£0.00	£50.00	£0.00	£50.00	
13)	Grit Bin	£0.00	£100.00	£100.00	£0.00	£0.00	£0.00	
14)	S137	£50.00	£50.00	£0.00	£50.00	£0.00	£50.00	
15)	Website	£98.28	£50.00	£48.28	£99.00	£0.72	£98.28	15) plus £49 from 11)
		£6,205.87	£6,050.00		£6,258.00		£6,255.69	

Spending from Reserves	Balance	
Defib	£2,224.92	£141.08
P Park	£2,845.04	£3,263.54
Trees	£294.00	£706.00
Assets maint	£250.00	£700.00
Elections		£1,000.00
Undesignate	£208.00	£5,000.00
	£10,810.62	

Lowick & Slipton Parish Council objects to planning application 20/01706/FUL on the following grounds

- 1) This is the fourth application to be submitted in less than 18 months and none of the reasons for refusal of the first three appear to have been addressed in any significant way. The decision of East Northamptonshire Council to refuse permission on all of the previous applications applies to PL-003 Rev A - Plot 2 Pub Conversion Floor Plans & Elevation and SU-001 - Pub Conversion Existing Floor Plans & Elevations and therefore should include the conversion covered by this latest application.
- 2) No final decision should be made until the outcome of the current Asset of Community Value nomination has been decided.
- 3) The Parish Council is resolute in its belief that the loss of this community facility is not acceptable and that no consideration for other community uses have been given consideration. This is contrary to Policy 7 c) of the North Northamptonshire Joint Core Strategy 2016 and Paragraph 83 d) of the National Planning Policy Framework 2019. There is a great deal of local support for the Samuel Pepys to keep running as a pub as can be seen from the many statements of support included in the ACV nomination. The Parish Council has been made aware that there has been serious interest to leasing or potentially purchasing the Samuel Pepys to continue to run it as a public house and a community hub. These appear to have been dismissed outright by the current owner as not commercially viable by calculating commercial rent valuation based on the valuation of the short term gains of a residential redevelopment the site and not the potential for longer term revenue streams that could be generated from an ongoing commercial venture with realistic commercial rent plus of course the added benefits of a community hub and the social wellbeing of local residents.
- 4) The Parish Council notes that this application only covers the proposed change of use of the existing buildings and leaves the garden plot on one side and the car park on the other out of this application. Given that previous application (20/00161/FUL, 19/01271/FUL + 20/00977/FUL cover all of these plots the Council feels that if this application is successful then applications for building on the rest of the site will soon follow. The Parish Council feels that the inclusion in this application of plans for the drainage system for many additional dwellings, which seems like overkill for one dwelling, that the proposed changes are only the 'thin end of the wedge, with regards to possible future development of this site. Further concerns are also raised about the ability of the current drainage system to cope with any additional use. Development of the car park would be unacceptable due to the development of what is open countryside, and development of the garden plot would permanently rule out there being any communal open space in the village for residents to gather and children to play as was the custom when the Samuel Pepys operated as a village hub. This again in the opinion of the Parish Council contradicts Policy 7 of the NNJCS 2019 and Paragraph 83d of the National Planning policy Framework 2019.
- 5) The proposed alteration and demolition of part of the existing property would result in harm to a non-designated heritage asset and this is contrary to Policy 2 a, c, d Policy 8 b and d and 11 2 b of the NNJCS 2019. Demolition of the existing structure with its local limestone wall and terracotta tile roof will substantially change the roadside character of the village, and maps dating back to 1900 and beyond clearly show the structure in situ and is therefore worthy of being retained.
- 6) Table 19 of Section 8 of ENC Local Plan Part 2 shows that the sufficient housing has already been provided for the area and therefore there is no pressing need for additional dwellings to be constructed.
- 7) The change of use from public house to a domestic dwelling can only increase social isolation in a village where there is no other meeting place
- 8) There is insufficient parking for a 5 bedroom house – overflow traffic will no doubt park on the road in what is already an area that suffers from lack of off-road parking, in addition the blind bend the proposed property is located on has already been the scene of several accidents over the years and the possibility of resident's cars reversing out into this road is not safe or sensible.