

LOWICK & SLIPTON PARISH COUNCIL

Minutes of the Meeting held on Wednesday 16th March 2022 at 7.00pm at The Germain Rooms Lowick

Present: Councillors Will Childs, (Chair), S Gardner (Vice Chair), D Chipchase, L Blow, D Campden, A Fenton,

In attendance: Mrs N Phillips (Clerk), Unitary Cllr G Shacklock

22.03/524	To receive and approve apologies for absence Cllr P Anstee, Unitary Cllr W Brackenbury			
22.03/525	Public participation session None			
22.03/526	To receive declarations of interest under the Council's Code of Conduct related to business on the agenda. Cllr Gardner – item 22.03/547			
22.03/527	To receive and approve for signature the minutes of the meeting held on Wednesday 19th January 2022 Resolved: Approved and signed by the Chair			
22.03/528	To note any matters arising from the minutes not included on this agenda for report only None			
22.03/529	To receive and approve for signature the minutes of the meeting held on Friday 11th March 2022 Resolved: Approved and signed by the Chair			
22.03/530	To note any matters arising from the minutes not included on this agenda for report only None			
22.03/531	To receive a report from North Northamptonshire Councillors NNC consultation on garden waste collections, Members Empowerment Fund grants now in place			
22.03/532	To receive and approve the Balance of Accounts/Bank Reconciliation Resolved: The balance of accounts and the bank reconciliation were approved and signed by Cllr Childs. Virements to bring budget back into line approved.			
22.03/533	To examine and approve the Bank Statements Bank balance stands at £11632.39 and includes £3158.62 Pocket Park funds. Resolved: Bank statements approved and signed by Cllr Childs			
22.03/534	To approve and authorise payment of the following invoices			
	Cheque	Payee	Item	Amount
	100531	N A Phillips	January expenses/ virus protection/ for Slipton condolence book	£46.48
	100532	N A Phillips	March Salary	£235.20
	100533	N A Phillips	Hours owing from 2020/2021 (3 of 3)	£290.17
	100534	N A Phillips	February/March expenses to date	£45.40
	100535	SSE	Unmetered supply February 2022	£22.16
	100536	N A Phillips	Reimbursement for black armbands	£10.99
				Power to Pay
				LGA 1972 s111
				LGA 1972 s112
				LGA 1972 s112
				LGA 1972 s111
				PCA 1957 s3
				LGA 1972 s111

	100537	SSE	Unmetered supply March 2022	£22.16	PCA 1957 s3
	100538	NACRE	Subscription 2022/23	£40.00	LGA 1972 s111
	<p>Resolved: All payments authorised chqs signed by W Childs and P Anstee (signed in advance of the meeting) or the Clerk. Cllr Fenton carried out Internal Finance Control checks and found all in order with no issues raised.</p>				
22.03/535	<p>To note hours worked by the Clerk to date this year</p> <p>Resolved: All hours worked 20/21 now paid for – Clerk to be paid for an additional 17.5 hrs to cover work and annual leave to the end of the current financial year.</p>				
22.03/536	<p>To review the Clerk’s salary and to note the result of the Staff Appraisal</p> <p>Resolved: To increase the Clerk’s salary in line with local going rate, Clerk to send guidance to all Cllrs for final approval at the May meeting.</p>				
22.03/537	<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>NE/22/00238/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 Kettering NN14 3AS</p> <p>Resolved: Lowick & Slipton PC objects to this application – see attached:</p>				
22.03/538	<p>To note planning decisions made by NNC</p> <p>NE/21/01867/TCA: Removal of Christmas tree originally planted in 1987 was to be removed to make way for a planned extension, but it has been damaged by weather, resulting in top 25 feet of the tree being broken off. Root structure of the tree is beginning to impact the boundary wall at 30 Main Street Lowick NN14 3BH – permitted.</p> <p>NE/21/01805/FUL: Single storey rear extension including demolition of outbuildings at 30 Main Street Lowick NN14 3BH - permitted</p>				
22.03/539	<p>To receive an update from Cllr Fenton on The Samuel Pepys Public House</p> <p>Attempts have been made by the Friends of The Pepys to access the premises to carry out a valuation with the view to making an offer but no progress has been made.</p> <p>Resolved: Cllr Fenton to urge those who wish to see the pub re-open to submit their thoughts to the Planning Department. Clerk to invite Unitary Cllr D Brackenbury to meet with Cllrs to explain more about the planning process</p>				
22.03/540	<p>To note that the weekly safety checks of the Pocket Park equipment are carried out</p> <p>Weekly safety checks have been carried out by Cllr Chipchase.</p> <p>Resolved: Cllr Childs to seek quote for repair of barbeque, Cllr Childs to liaise with volunteer to clear safety matting off moss prior to cleaning. Cllr Gardner to liaise with Drayton Estate re use of pressure washing equipment.</p>				
22.03/541	<p>To note the weekly checks of the defibrillators are carried out</p> <p>Resolved: All checks carried out by Cllr Fenton and Cllr Blow. Cllr Gardner to arrange CPR training. Clerk to order replacement pads as necessary</p>				
22.03/542	<p>To receive an update from Cllr Campden on repairs to the benches</p>				

	Resolved: Cllrs Campden and Gardner to carry out the work once suitable slats have been sourced.
22.03/543	To approve and adopt a plan to enable L&S PC to meet the requirements of the Environment Policy. Resolved: To bring back to the May meeting
22.03/544	To receive an update on plans for marking The Queen's Jubilee in June 2022 Costings for the materials for constructing a willow tunnel will be around £150.00 if volunteer labour can be used for the installation. Resolved: Clerk to apply for grant funding.
22.03/545	To receive an update on potential work to the Slipton War memorial and to resolve what action if any to be taken Resolved: To investigate further and bring back to the May meeting
22.03/546	To receive an update on the Northants CALC Asset Mapping Project (AMP) Resolved: Information collated, Clerk to continue with the mapping, Cllrs to see a copy and suggest any other items they feel should be added.
22.03/547	To receive an assurance that the organisers of the Lowick Village Fete will hold adequate insurance cover whilst using the Recreation Field and Pocket Park Resolved: Change of date to Sunday 26 th June, Clerk to rearrange Police representative. Cllr Blow to liaise with organisers and provide a copy of the insurance cover
22.03/548	To discuss any highways issues and to resolve what action to be taken Resolved: Clerk to arrange a site meeting with County Highways representative to discuss village gates/traffic calming measures. No other issues.
22.03/549	To note ongoing issues with the direct debit payments for streetlight electricity charges Resolved: Despite the original Direct Debit form being returned to SSE in September it has not been actioned due to no one picking up mail from the address SSE asked it to be sent to due to Covid. Clerk to email new form, requesting acknowledgement of receipt, once countersigned by Cllr Childs
22.03.550	To receive an update on revising the bank mandate and setting up provision for online payments Resolved: Forms now returned to the bank, Cllrs Childs and Gardner to register for online banking once mandate updated.
22.03/551	Correspondence None
22.03/552	To confirm the date of the next meeting as 18th May 2022 Resolved: The next meeting, which will be the Annual Parish Council Meeting confirmed as May 18 th 2022 to follow on directly after the Annual Parish Meeting
22.03/553	To close the meeting The meeting closed at 20.10.

Signed:

Dated:

Lowick & Slipton Parish Council wishes to object to planning application NE/22/00238/FUL:

This is the fifth attempt since August 2019 to change the use of these premises and remove for all times the possibility of the village having a social meeting place. The pub was until recent years, a thriving business attracting customers not just from the village but from the surrounding area, being popular with walkers, and others passing through. The majority, if not all, residents strongly object to the loss of what is the only social gathering place for this community, as the only other public building, the church which has no running water or toilet facilities, lies some way outside of the village along an unlit track and is not suitable for meeting and socialising in the same way as a pub is.

The Samuel Pepys public house is registered as an Asset of Community Value (review/expiry date 01.04.2026) and a community benefit society 'Friends of the Pepys Ltd' is actively working to purchase the premises to run as a community venture, and any delays (an application was made on 10.12.2021 to view the property for the purposes of obtaining a valuation but access to the premises was not made available) and holdups with proceeding with this are not the fault or shortcomings of this group (the group is a member of the Plunkett Foundation and is being supported regarding the process for a valuation and subsequent bidding). The Pepys stands at the centre of the village both physically and emotionally and it is, and will be sadly missed if this development is allowed to proceed.

The premises date back to 1884 and beyond, when it was known as The Red Cow PH, and as the County Archaeological Advisor stated in August 2019 'its significance lies in its role in the community as well as in its historic fabric.' Further, in November 2019 the Senior Conservation Officer for ENC stated that in his/her view 'the building possessed a good level of historical illustrative value, in that it represents a building that is built of local vernacular materials and design. The building also possesses a good level of aesthetic value given its positive contribution to the character and appearance of the street scene and the wider village.' They also noted that the building possesses communal value which is derived from its use as a public house and should be treated as a non-designated heritage asset. The Senior Conservation officer reconfirmed this view in May 2020 quoting paragraph 197 of the NPPF which states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.' Cllrs feel that this development will not only harm the historic fabric of the premises but also destroy the social spirit of the village. Cllrs are concerned to see that the application includes plans to demolish part of the original structure which will vastly change the street scene, indeed the Senior Conservation officer said in April 2021 that 'the proposed loss of the barn/range on the right hand side of the building would be regrettable' and 'the alteration of the windows and doors on the buildings front elevation is not justified' and that in their view 'this elevation should remain as existing to preserve the building's historic character and appearance.'

There are fears that the proposed vehicle access will cause safety issues on a stretch of road which has experienced several near misses from traffic coming through the village at some speed. In addition Cllrs feel that the provision of only three car parking spaces for a five bedroomed property is insufficient and will result in overflow parking taking place on the road which already suffers, like most villages, from a shortage of parking spaces. Cllrs have concerns that as no off-road turning area is to be supplied, that vehicles will have little or at least limited sight of traffic coming down the Slipton Lane or turning out of Main Street as they reverse out of the site – the vision splay shown on the location plan does nothing to reassure Cllrs that sufficient views of oncoming traffic will be provided.

The Parish Council again notes, that this application only covers the proposed change of use of the existing building and leaves the garden plot on one side and the car park on the other out of this application, and given that three previous applications (20/00161/FUL, 19/01271/FUL and 20/00997/FUL cover all of these plots the Parish Council strongly suspects that if this application is successful then further applications for the rest of the site will soon follow. The Parish Council still feels that development of the carpark would be unacceptable being surrounded as it by open

countryside and therefore outside of the village boundary, and that development of the garden will permanently rule out any possibility for a communal open space in the village, for residents to gather and children to play, as was the custom when the Pepys operated as a community hub, and which Friends of the Pepys Ltd would like to re-establish if they are given a chance to purchase the property as they wish to do.

The previous application 20/01/01706/FUL, dating from January 2021 was refused on the following grounds and as Cllrs can see no material difference between the two applications they therefore urge you to reject this current application

'The proposal fails to adequately demonstrate that the loss of a community facility is acceptable and that other community uses have been considered as an alternative to the loss – this is contrary to Policy 7c) of the North Northamptonshire Joint Core Strategy and paragraph 83d) of the national Planning Policy Framework 2019.'