

**Minutes of the Parish Council Meeting of Hargrave Parish Council**  
Held on Monday 15<sup>th</sup> June 2020 on Zoom

Members present:  
Cllr J Gunthorpe in the Chair

Councillors  
J Brotherton M Clarke D Farrington N How C Jones H West  
Clerk- Ms J Hodgson  
ENC Councillor Howell  
5 members of the public

This meeting was held 'remotely' via an internet platform as permitted by The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

**20-28 Apologies for absence**

All councillors were present.

**20-29 Minutes**

**RESOLVED:** that the Minutes for the meeting held 18<sup>th</sup> May 2020 be approved and signed by the Chairman.

It was confirmed that the councillor areas of interest shown in the Minutes for 18<sup>th</sup> May were correct.

**20-30 Declaration of interests**

Councillor West declared a DPI in planning application 20/00565/FUL.

**20-31 Public Speaking Time**

A resident of Church Road addressed the Council regarding two planning applications being considered by East Northamptonshire Council as 'non-material amendment' for land adjacent to Rectory View. The resident explained why he felt they should not be regarded as non-material amendment. He expressed concerns about work being to trees at the rear of the site.

East Northamptonshire Council Councillor Howell responded at the invitation of the Chairman to outline the position of East Northamptonshire Council following the appeal decision on the development plot.

Councillor Bird of Dean and Shelton Parish Council spoke about the escalating problem of nuisance motorbikes on the B645 and outlined the steps the Council had taken on recent years to address the issue. She asked Hargrave Parish Council if they could offer any other suggestions or approaches to tackle the issue.

A resident of Church Road detailed his experiences with motorbike nuisance both experienced from his residence and whilst in the road.

Two other residents of Church Road spoke to agree with the comments made and add their experiences.

## 20-32 Nuisance motor bikes

ENC Councillor Howell stated that similar problems were being experienced in Raunds. She agreed to make contact with the Police Fire & Crime Commissioner who in turn could contact his counterparts for Bedfordshire and Cambridgeshire. Also offered to contact our MP and the ENC councillor who is the police representative.

All councillors agreed that the motorbikes being ridden at excessive speeds on the B645 created a significant noise nuisance for residents and caused safety issues on the road.

It was agreed that the Council should endeavour to obtain accident statistics together with evidence of speeding and noise recording equipment. It was agreed that the council should apply to ENC Howell's 'empowerment fund' for a grant funding for a decibel recorder if appropriate. (Local Government and Ratings Act 1997 s 31).

It was noted that there were strict regulations regarding the use of CCTV by the Parish Council that would most likely make this cost prohibitive.

It was agreed that the village newsletter could be used to encourage all residents to report the nuisance as it occurs.

The Council was asked to enquire whether the police would lend cameras to record the problem.

## 20-33 Planning Matters

### a. Planning applications

Councillor West was removed from the meeting for consideration of this planning application.

**20/00565/FUL** The installation of 70 ground mounted solar panels to provide a source of electricity for Top Farm which includes a residential property two ancillary domestic accommodation units and electric vehicle charging points. It is proposed the panels are mounted on steel frames in a single row along the northern boundary of the property. at Top Farm Church Street

It as noted that the Parish Council had previously expressed its sustainability credentials. The issue of possible light reflection from the panels and the visual impact was discussed. It was noted that the panels would be of a matt black at a 32<sup>o</sup> angle and two panels high.

**RESOLVED:** The Parish Council does not object to the proposal.

Councillor West returned to the meeting.

**20/00139/FUL** Conversion and extension of existing detached garage to create 3-bedroom dwelling with associated, access, parking and amenity space (Re-submission of 18/02362/FUL) at Idle Acre Nags Head Lane *To consider new information received and to determine whether this alters the Parish Council's response of 2<sup>nd</sup> March 2020*

**RESOLVED:** The Parish Council does not alter its position in that it objects to the application. The proposal is contrary to Joint Core Strategy Policy 13 a) in that there is no evidence of an identified need within the village. In addition, the East Northamptonshire area as a whole has a proven 5-year land supply.

Whilst it would appear that the agent for the applicant does not share the Parish Council concern regarding the amount of new development in this physically restricted area over the past 20 years, the incremental development creep does negatively impact on the amenity of existing dwellings.

The National Planning Policy Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. Hargrave is not, by any definition, a sustainable settlement as there are no services and the infrastructure is poor.

The capacity of the physical infrastructure is a material planning consideration. The Parish Council has been making representations to both the planning authority and Northamptonshire Highways for several years regarding local flooding issues and the condition of the roads, which, in the Council's opinion do constitute a highway safety matter.

*Note: the council has not been formally notified or consulted on of the following two applications:*

**20/00644/AMD** Non material amendment to allow for amended garage design Pursuant to 18/01293/FUL - Erection of two detached dwellings Land Adjacent Vicarage View Church Road

**RESOLVED:** The Parish Council is aware of this proposal from the planning portal and has elected to use its right to make a representation.

The Parish Council objects to the proposal being dealt with as a 'non-material amendment' and is of the opinion that it should be considered as an application requiring full planning permission.

The proposed increase in the size and scale of the garage represents a significant change to the original plans approved and a significant increase in the amount of built structure of this dwelling and on the site generally.

The Parish Council therefore respectfully requests that the application is considered as a full planning application to ensure the appropriate level of scrutiny is applied.

The Council would also like to express its disappointment that it has not been formally consulted on this proposal. It would be interested to know why both the agents covering letter and the application form correctly describe the property as 'land adjacent to Rectory View' yet the proposal under consideration is for 'Vicarage View' on the East Northamptonshire Council planning portal.

Finally, it is the Parish Council view that it would be for everyone's benefit, if when an application is submitted for an amendment, that there is a requirement to the proposed changes to be clearly and explicitly set out, in the interests of transparency and clarity.

**20/00645/AMD** Non material amendment to allow for amendment to Garage plot 3 pursuant to application 19/01527/FUL Erection of two dwellings (resubmission of 19/00454/FUL) Land Adjacent Vicarage View Church Road

**RESOLVED:** The Parish Council is aware of this proposal from the planning portal and has elected to use its right to make a representation.

The Parish Council objects to the proposal being dealt with as a 'non-material amendment' and is of the opinion that it should be considered as an application requiring full planning permission.

The proposed increase in the size and scale of the garage represents a significant change to the original plans approved and a significant increase in the amount of built structure of this dwelling and on the site generally.

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Finally, it is the Parish Council view that it would be for everyone's benefit, if when an application is submitted for an amendment, that there is a requirement to the proposed changes to be clearly and explicitly set out, in the interests of transparency and clarity.

### **20-34 Bridle way NA15**

Further to Minute 20-21 re 20/00278/FUL it was noted that correspondence had been received from Northamptonshire County Council regarding the status of the track. The track that goes behind Moor Cottages is not publicly maintained. Land Registry documents provided by Northamptonshire County Council indicate that the deeds for 4 Moor Cottages do not make any reference to the track behind the property.

The land upon which the bridleway rests is therefore 'privately owned' as with many public rights of way. The ownership of this land is not known to the Parish Council. Any one wishing to determine the ownership should make enquiries with Land Registry although there is a possibility that the land is not registered or that it is 'crown land'.

As a bridleway, it is for use by walkers, horse riders and cyclist and not motorised vehicles. Section 34(1) of the Road Traffic Act 1988 provides that anyone driving a mechanically propelled vehicle, for example a motor car, on a road that is a footpath, bridleway or restricted byway is guilty of an offence unless it can be shown that there is a private right in place for people to use the accessway.

The Parish Council does not have any legal interest in the land or the track and therefore is not able to give or refuse permission for anyone to pass over the land. This would be a private, civil matter.

However, it was agreed that the Parish Council would, in cases of planning applications, make the planning authority aware of this situation if it believed that vehicles may need to use bridleway to access the development so that the planning authority had the information to make an informed decision.

### **20-35 Parking on Church Street**

Further to Minute 20-18 there was a discussion on the issues of vehicles parked on Church Street, both historically and currently, and the needs of agricultural vehicles at certain times of the year. There was no clear consensus of a way forward.

### **20-36 Cheques presented for payment**

**RESOLVED** that the following payments be authorised.

100904	Greenbiro Ltd – internal audit fee – Local Audit & Accountability Act 2014	£210.00
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100905	S Garrett-Harvey – grass cutting - Highways Act 1980 s43	£60.00
100906	J Hodgson – salary & expenses – LGA 1972 s112 & s111	£224.61

**20-37 Date of the next scheduled meeting**

The next scheduled meeting will be on 6<sup>th</sup> July 2020.

Meeting closed at 9.30pm

**Chairman**