

Minutes of the Parish Council Meeting of Hargrave Parish Council
Held on Monday 13th December 2021 at Hargrave Village Hall

Members present:
Cllr J Gunthorpe in the Chair

Councillors
J Brotherton D Farrington C Jones M Leonard H West
Clerk- Ms J Hodgson
5 members of the public

Meeting started at 7.30pm

21-90 Apologies for absence

Apologies were received from Cllr Newcombe as she is shielding. Apologies were received from Cllrs Howell, Levell and Wilkes.

21-91 Minutes

RESOLVED: that the Minutes for the meeting held 1st November 2021 be approved and signed by the Chairman.

21-92 Declaration of interests

Cllr Leonard declared an interest with planning application NE/21/01689/OUT. Cllrs Farrington and West declared interests with planning application NE/21/01689/FUL.

21-93 Public Speaking Time

A resident of Church Road spoke against planning application NE/21/01649/FUL citing the loss of green amenity space, a pre-existing planning covenant and flooding issues.

A resident of Church Road spoke against planning application NE/21/01649/FUL reiterating the objections already given. The resident then commented on the Neighbourhood Plan examiner's report stating the implementation of the examiner's recommendations would mean that the draft plan no longer reflected the wishes of Hargrave residents.

21-94 Financial Matters

a. Payment schedule **RESOLVED** that the following payments be authorised to be made via BACS.

Payee	Amount
Northants CALC – Training for M Newcombe	£44.00
Northants CALC – Internal Audit Service	£225.00
M Etherington – reimbursement for Poppy Crosses	£35.88
HMRC – 3 rd quarter tax payment (to be made after 5 th Jan 2022)	£156.00

General Power of Competence adopted May 2021.

b. Clerk's additional hours worked: **RESOLVED** That an additional 14 hours be paid for extra work generated by the Neighbourhood Plan and FOI request

21-95 Neighbourhood Plan independent examiners report

It was noted that that the independent examiners report had been emailed to Councillors on 15th November 2021 and versions of the draft Neighbourhood Plan showing the implementation of the examiner's recommendations had been emailed to councillors on 20th November. It had been agreed between North Northamptonshire Council and the examiner that the Parish Council and North Northamptonshire Council would publish the examiner's report on the respective websites at the same time. This happened on 30th November.

North Northamptonshire Council officers have advised that they cannot provide any direct guidance on the examiner's report and recommended that the Parish Council should seek advice from a planning consultant if advice was required and drew attention to higher level planning policies.

The Parish Council, members of the steering group and members of the public are within their rights to write to the examiner should they wish to do so.

It was noted that the Chairman had spoken with Ms Bradley of Kirkwells who had indicated that they could prepare a report on the effects of the examiner's report.

It was agreed that the Neighbourhood Plan no longer reflected public views and the Plan modified by the examiner's recommendations appeared to create a plan that was inconsistent with other plans in the county. It was noted that since the plan process had started the planning authority had granted a number of planning consents for new housing, some of which are in locations that the Parish Council did not support.

It was agreed that the Council does not wholly agree with the examiner's recommendations and parts of his report should be challenged. It was agreed that professional advice should be obtained and that the Council should seek to understand if the policies removed could be added back in, albeit in a different form, and what the process would be.

RESOLVED: that the authority is delegated to the Clerk under S101 of Local Government Act 1972 to, in conjunction with the Parish Council chairman, engage Kirkwells for advice on the Neighbourhood Plan and further authorised to incur expenditure up to the amount remaining from the grant received for this purpose. It was further **RESOLVED** that parish councillors and members of the Neighbourhood Plan steering group as members of the Qualifying Body would meet in a briefing session to consider the next steps for the Neighbourhood Plan.

Items b and c of this agenda item were not considered as they were not required given the decision made to seek independent advice.

21-96 Planning Matters

NE/21/01649/OUT Outline: Erection of single detached dwelling (All matters reserved except Access) at Land Adjacent Church Road

Cllr Leonard left the room for the duration of this item of business [7.57p.m.]

RESOLVED: that the Parish Council strongly objects to this application. Planning application 85/01179/OUT was granted on the basis of a covenant drawn up under Section 52 of the Town and Country Planning Act 1971 and this document specifically identifies this site as an open amenity area and to be retained as such. Historic documents set aside this piece of land as amenity land for leisure purposes of the village.

The Examiner's report on the emerging Neighbourhood Plan acknowledges this area as open green space.

This is the last piece of open space within the residential centre of the village and as such should be retained and protected. If this site was developed it would be a permanent loss of potential future amenity area that cannot be replicated in the vicinity.

In addition, development at this location would cause a loss of residential amenity to existing properties as there would be a loss of privacy. The development of this green space would exacerbate surface water flooding problems and the Parish Council has not received reassurance that the sewage infrastructure has capacity to have further dwellings added to it.

This site does not meet the requirements of Joint Core Strategy policy 11 2) b as the development would cause material harm to the area.

Hargrave does not have a proven housing need and Local Plan part 2 for North Northamptonshire currently undergoing examination states that the rural housing target has been exceeded [para 8.14]. Therefore, the Parish Council is of the view that there is no justification for development at this location.

The Parish Council requests that the principle of development is refused at this location.

Cllr Leonard returned to the meeting room [8.06p.m.]

NE/21/01689/FUL Erection of 6 dwellings and detached garages, alterations to existing vehicular access, and new pedestrian access onto Church Street including white lining on highway with associated engineering works including retaining walls, fencing, parking and turning facilities, drainage and landscaping at Hill Top House Church Street

This item of business was moved to the end of the meeting.

21-97 Correspondence

It was noted that correspondence had been dealt with under the Parish Council's Complaints Policy relating to the agenda and Minutes of the meeting held 1st November. The response had been issued on 30th November. All Councillors had been made aware of the circumstances.

It was noted that Cllr Farrington had dealt with a complaint relating to the processing of a Freedom of Information Act request and he had issued a response to the complainant that stated that there was no complaint to answer. It was noted that all Councillors had been made aware of the complaint and consulted on the response before it was issued.

21-98 Complaints Policy

RESOLVED: That an updated version of the Complaints Policy, as circulated to all members of the Council with the agenda, be adopted with immediate effect.

21-99 Supplementary complaints policy

RESOLVED: That a Vexatious Complaints Policy, as circulated to all members of the Council with the agenda, be adopted with immediate effect.

21-100 Delegated authority

An emergency item of business was added to the agenda at the discretion of the Chairman in light of the Government's announcements regarding the expected spread of the *omicron* variant of the coronavirus and the possibility of further lockdowns being instigated in the coming months without regulations permitting remote meetings.

RESOLVED: That 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 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.

21-96 Planning Matters – item deferred from earlier in the meeting

NE/21/01689/FUL Erection of 6 dwellings and detached garages, alterations to existing vehicular access, and new pedestrian access onto Church Street including white lining on highway with associated engineering works including retaining walls, fencing, parking and turning facilities, drainage and landscaping at Hill Top House Church Street

Cllrs Farrington and West left the meeting [8.14p.m.]

RESOLVED: The Parish Council objects to the application. The proposed development is outside of the current village boundary and does not conform to Joint Core Strategy policy 13 a) to c) for rural exception sites.

This location has been removed as a possible development site by the examiner for the emerging Neighbourhood Plan.

Hargrave does not have a proven housing need and Local Plan part 2 for North Northamptonshire currently undergoing examination states that the rural housing target has been exceeded [para 8.14]. Therefore, the Parish Council is of the view that there is no justification for development at this location.

Since 2019, the Planning Authority has granted planning consent for at least ten new dwellings within Hargrave. There is not a proven housing need in Hargrave that warrants a further six properties and such a development would not conform to Joint Core Strategy policy 11 as it does not satisfy clauses 2 a) to c).

The Parish Council is concerned about the highway implications as Church Street regularly suffers winter flooding from field run off that freezes on the road surface making it hazardous. The development would exacerbate surface water flooding problems and the Parish Council has not received reassurance that the sewage infrastructure has capacity to have further dwellings added to it.

Church Street is a narrow and cannot accommodate additional traffic movements nor a junction.

This is a proposal for a development of significant size, relative to Hargrave, an unsustainable village, in an area not designated for development and should be refused.

21-101 Next scheduled meeting

The next scheduled meeting will be on 10th January 2022.

Meeting closed 8.23 p.m.

Chairman