

**Minutes of the Parish Council Meeting of Hargrave Parish Council**  
Held on Monday 21<sup>st</sup> June 2021 at Hargrave Village Hall

Members present:  
Cllr J Gunthorpe in the Chair

Councillors  
J Brotherton C Jones M Leonard M Newcombe H West  
Clerk- Ms J Hodgson  
2 members of the public

Meeting started at 7.30 p.m.

**21-25 Apologies for absence**

Apologies were received from Councillor Farrington. **RESOLVED** that his reasons for absence be approved.

Apologies were also received from the three ward councillors.

**21-26 Minutes**

**RESOLVED:** that the Minutes for the meeting held 17<sup>th</sup> May 2021 be approved and signed by the Chairman.

**21-27 Declaration of interests**

Councillor Jones declared a pecuniary interest in planning application NE/21/00732/FUL.

**21-28 Public Speaking Time**

The applicants for planning case NE/21/00829/FUL addressed the council.

**21-29 Planning Matters**

**NE/21/00829/FUL** Detached dwelling of a smaller size, with attached garage pursuant to application 20/00041/FUL Location: High House Raunds Road

**RESOLVED** The Parish Council accepts that the principle of development has been established for this site. The Parish Council does not object to the application. However, the Council does request that the Planning Authority obtains data from Anglian Water to determine the capacity of the foul water infrastructure to ensure the system can accommodate an additional dwelling prior to consent being granted. This is because of incidents of sewage on the highway.

In the interest of mitigating climate change the Council respectfully requests that conditions are imposed to require rain water capture, the use of grey water and an electric charging point/s for vehicles. Permeable hard standings should be used as far as possible to reduce surface water flooding. Hargrave has documented surface water flooding issues in the past few years.

In addition, a condition should be imposed requiring the boundary hedges and trees on site should be retained in the interests of bio-diversity and to maintain the street scene.

**NE/21/00732/FUL** Erection of residential dwelling (Revised submission to 20/01358/FUL)  
Location: Grange Farm Church Road – *this item was moved to the final item to the agenda*

**NE/21/00652/FUL** Installation of Air Source Heat Pump heating system, where heat pump has to be located within 1 metre of boundary Location: The Garden Cottage Church Street

**RESOLVED:** The Parish Council does not object. This decision is based on the assumption that there are no objections from adjoining properties. Any objections should be resolved to the satisfaction of all parties.

**NE/21/00791/FUL** Conversion of an agricultural building to one residential dwelling Location: Brickworks Farm Church Street

There was considerable debate regarding NE/21/00791/FUL. The Parish Council does not agree with development at this site as it is in open countryside and outside the development boundary of the village as has been fully documented as part of planning applications 20/00332/PDU and 20/01463/PDU. However, the Parish Council is aware that permitted development rights have been granted at this location under 20/01463/PDU for five dwellings.

The emerging Neighbourhood Plan indicates that residents desire limited development and this location is outside the development area proposed by the emerging Plan.

On balance, the Parish Council would prefer a single unit rather than five units.

The Planning Authority should determine what type of traffic is permitted to use the track in the interests of clarity and public safety. If the vehicular use is restricted to certain types of vehicles (agricultural vs non-agricultural) this should be included in the conditions of any planning consent granted.

In the event that planning permission is granted the Parish Council would request that conditions be imposed to ensure the following outcomes:

- Septic tank for foul water to protect the sewage infrastructure in Hargrave
- The existing public footpath be widened to 1 metre and preserved at 1 metre in the interests of public safety.
- All exterior lighting to be low level and designed to minimise light pollution in the interests of reducing light nuisance for the benefit of the environment
- Rain water capture and use of grey water to minimise surface water flooding and to mitigate climate change
- Electric vehicle charging point/s to be included in the interest of reducing carbon emissions
- Permitted development rights to be removed to ensure all future changes are subject to scrutiny against planning policies.

It was agreed to defer the final decision of the Council until 5<sup>th</sup> July to all councillors more time to deliberate.

### **21-30 Primrose Way development**

**RESOLVED:** that the following snagging list of items be sent to the developer

- The paving slabs to the front of the development be extended to the track to provide a continuous pathway on Church Road
- Remove the white blocks on the verge as they constitute a hazard on the highway
- To request confirmation that the fence on the boundary with the Hoggin Ditch is structurally sound and that the developer will remove the supporting struts at the earliest opportunity.

- To request written confirmation of who is responsible for the land between the fence line and the ditch
- To determine who is responsible for the maintenance of the amenity area
- To obtain contact details of any management company and details of the extent of their responsibilities.

### **21-31 Freedom of Information Act**

It was noted that a request under the Freedom of Information Act had been received regarding the how certain decisions had been made during the development of the Neighbourhood Plan. It was noted that the response had been issued within the requisite 20 working days.

It was noted that part of the request included a complaint as to how the Council had dealt with an item of correspondence emailed on the day of the meeting held 19<sup>th</sup> April. It was noted that the response would be issued by 25<sup>th</sup> June under the complaints policy.

### **21-32 Cheques for payment**

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

100938	Aylesbury Mains Ltd – street light repair	£110.79
100939	D Thantrey – reimbursement for purchase of projector	£479.00

### **21-33 Zoom account**

**RESOLVED** that the monthly Zoom contract be cancelled at this time.

### **21-34 Tree Survey**

**RESOLVED** that two be obtained for the works identified in the report.

Items of business deferred from the meeting of 17th May 2021:

### **21-35 Members specific areas of interest of the civic year:**

a. Footpaths/public rights of way: it was agreed that there would not be a specific councillor with this responsibility. Any councillor could report issues direct to Rights of Way via Street Doctor and then report back to the Council at the next available meeting. Residents should be encouraged via the newsletter to make their own direct reports to Street Doctor and inform the Parish Council that they have done so.

b. Community and road safety: Councillor West agreed to take on this role. Councillor Brotherton's could assist through contacts at the JAG meetings.

It was suggested that North Northamptonshire Council reintroduce the 'Parish Gangs' to undertake one off works on an annual basis.

### **21-36 Next scheduled meeting**

The next scheduled meeting will be on 5<sup>th</sup> July. It was agreed that flooding on Brook Street and village hall Wi-Fi should be added to a future agenda. Councillor Jones gave his apologies for the meeting on 5<sup>th</sup> July.

Councillor Jones left the meeting at 9.15pm.

### **21.19 Planning Matters continued**

**NE/21/00732/FUL** Erection of residential dwelling (Revised submission to 20/01358/FUL)  
Location: Grange Farm Church Road

**RESOLVED:** The Parish Council will rely on the Highways department to determine the highway safety of the proposed access.

The Parish Council is pleased that revisions have been made to the plans. It welcomes the aspects of sustainability in the proposal and that steps have been taken to ensure the structure is sympathetic to the surroundings.

However, the emerging Neighbourhood Plan supports development along the spine of the village rather than backfill and garden development which this is. Therefore, the Parish Council recommends refusal of this application.

Meeting closed at 9.35pm

**Chairman**