

GREAT DODDINGTON PARISH COUNCIL

The minutes of the meeting of Great Doddington Parish Council held on 3 July 2013 in the Chapel Rooms, Great Doddington.

Present: Mr C Davies (Chairman), Mr J Crisp, Mr J Sharp, Mrs S Sharp, Mrs A Smith.

Apologies were received from Mrs J Griffiths, Mr K Howes, Mr D Kelly and Mr I Ross.

Also present: Mrs C A Mundy (Clerk) and 11 parishioners.

13/23 APPROVAL OF THE MINUTES

The minutes of the meeting of 5 June 2013 were approved and signed as a true record.

13/24 DECLARATIONS

There were no declarations made.

13/25 MATTERS ARISING

Welcome to County Councillor

The Chairman welcomed the newly elected county councillor, Councillor Paul Bell, to the meeting.

13/26 POLICE ISSUES

The incidents for the month of June were reported. There had been a total of five during this period. The Police would continue to undertake speeding checks from time to time.

13/27 HIGHWAY ISSUES

Potholes The Ridge/ Tree roots Earls Barton Road

Parish Councillors asked Councillor Bell if he knew when the potholes along The Ridge would be repaired. Concern was also expressed about the tree roots which were causing problems with 'bumpy' footpaths. Councillor Bell said he would make enquiries about The Ridge and get back to the Clerk. With regard to the tree roots there was little that could be done to improve this issue as the trees had been there a long time. It would be highlighted to the County Council to see if they could suggest any remedial work.

Glenfield Drive potholes

It was reported that the County Council had completed the highway works and that the residents of Glenfield Drive were most grateful but would have appreciated a little more notice.

Overgrown hedges

Despite the Clerk writing to the owners of the 2 properties where the hedges were infringing the footpaths, they had still not been cut back. One further letter would be sent.

Grass Verge opposite the shop

The sign 'please keep off the grass' had been ordered from Mr Abbott and should be available shortly to be installed on the grass verge.

13/28 PLANNING ISSUES

WP/2013/0263/FM

A planning application had been received for the construction of 10 affordable homes at land adjacent to 56 Earls Barton Road. This development was just outside the village policy boundary. Consent was sought as the land was part of the rural exception site to meet the local housing need as specified in the Local Needs Housing Survey.

The site would consist of 8, two bedroom houses, 1, 2 bed bungalow, and 1, 3 bedroom house.

Eleven residents attended the meeting and raised various issues regarding the construction of these dwellings on this land. Main concerns related to possible flooding and highway issues and these are summarised below.

A précis of the comments of residents is given below:

- lack of communication between the developers and people living in the vicinity.
- Flooding issues – main concern of many residents.
- terrible problems with 3 gardens in Earls Barton Road regularly flooding.
- on occasion the flood water had entered properties and sandbags had been used by local residents to protect their homes.
- Over the years numerous complaints had been made to the Council about the issues of flooding.
- The problem seemed to start following the construction of the A45 as the work had affected the natural spring waters.
- The excess water from the field also caused problems in the winter with ice forming on Earls Barton Road and Glenfield Drive in inclement weather.
- The problem had been exacerbated since the gas board had placed a gas pipe on the land some years ago.
- The storm drain at the top of one of the gardens had also been backing up. Letters have been sent to the Environment agency

regarding flooding issues etc. and they have promised a reply by 12 July.

- Would the grass strip of land over the gas main be maintained and who by?

The general application and proposal for the site:

- Is this the right type of development for Great Doddington?
- There was concern over the layout shown on the plans. This indicated that the tarmac road could lead to additional houses being built in the future.
- The land was not shown on the local plan for building. The Chairman clarified that due to this being an affordable housing project this was classified as an 'exception site' where houses could be placed outside the policy line.
- It was believed that the mix of properties was not right for the needs of Great Doddington residents.
- There is only 1 bungalow. Residents were crying out for affordable bungalows. There were 4 or 5 residents currently living in 3 bedroom properties who, for many years, had not used the upstairs of their homes due to access issues.
- Some believed the process to be flawed - lack of communication with local residents by developers - how will the people who live in the homes be associated to Great Doddington – need more information on this.
- Comment that Wellingborough Homes do not put local people from Great Doddington in their homes; some recent residents have come from Wellingborough, Wollaston and Irchester
- The shared ownership properties in Little Harrowden had not been allocated to people with a housing need in Little Harrowden – what was the point of and what was the need to build them? The Chairman explained about the Housing Needs Survey which was conducted in 2010 by the Council. A number of residents said they could not remember receiving one. There had been 197 responses to the survey and one resident, who recalled receiving it, thought it had been delivered with the Link.
- Reference to the affordable housing had also been made in a number of issues of the Village News over the years. This was circulated to all residents. The Parish Council had only recently been informed of the chosen site.
- A ward walk had taken place to ascertain a number of options for development. A number of sites had been chosen as options and the landowners had been approached and asked if they would be prepared to sell their land. After consulting, the Housing Association had chosen this site as the best one available.
- A question was asked of the Parish Council as to whether it could confirm that no further development would take place on the site. The Chairman informed the residence that whilst the local plan, at the current time, indicated that dwellings other than as part of an exception site, could not be placed on this site the parish council

could not categorically guarantee that in the future there would not be additional housing on this site. This would be something that residents would need to take up with the borough council.

- Road safety issues - there was concern regarding the volume and speed of traffic using Earls Barton Road. However, it was believed that if and when the A45 roundabout was improved this would reduce the volume of cars using the village as a shortcut.
- It was reported that on a number of occasions, even when people have been indicating to turn right to go down Glenfield Drive, cars travelling from the A45 had overtaken on the 30mph stretch. There had been over 5 accidents during the years. Another access onto Earls Barton Road would be very dangerous. Speeding along this part of the road was also particularly dangerous at night. Considered that a maximum speed of 20mph should be introduced.
- How would the affordable housing work. What would the price of the homes be? How would they be allocated? What % would be for rental? How affordable would they be? What if residents of Great Doddington did not need the houses.
- What about School places. If the properties were given to people with young children they may take priority over current residents in the village. Would the 'bedroom tax' would that apply to affordable housing?
- The indication was that allocations could be given to 'surrounding villages'. How far does that extend? Is it to adjacent villages or further afield?
Why did the parish council support the affordable housing scheme?

The Chairman confirmed that following the housing needs survey there had been an indication that the number and style of properties was required by parishioners who responded to the survey. It had taken the Rural housing association many years to find a suitable piece of land, a purchaser who wished to sell, a developer who wished to develop and also the funding to carry out the scheme. The price of the houses would be at market value at the time of sale.

The Chairman reminded those present that the parish council did not have any say on a planning application. They, like the residents, could only comment on an application. The flooding and highway concern had been raised with the developer and the parish council would also do the same to the planning department. Residents needed to respond to Mr Mike Kilpin as soon as possible with their concerns. Residents could also apply to speak at the planning committee. They would need to submit a request to the committee clerk, Mrs Fiona Hubbard, of the borough council and do this by 12 noon on the day of the committee. He reiterated that the borough council would determine the planning application not the parish council. Councillor Graves, the ward councillor could also be approached to speak on behalf of residents.

Some of the residents confirmed that they had already submitted a formal written response to the planning department.

The parish councillors discussed the issues that had been raised and confirmed that these comments would be passed to the borough council.

WP/2013/0234 – 16 Goodens Lane – Smith
No objections were raised

WP/2013/0278/F – 55 Glenfield Drive, Great Doddington
No objections

Grain dryer at Manor Farm – no objections

13/29 FINANCE

The statement and accounts for payment were agreed as follows:

E-on street lighting maintenance for q/e 30 6 13	364.51
Accounting Solutions year end accounts 31 3 13	282.00
Reids Playground Maintenance – baby seat replacement	168.00
Auditing Solutions Audit of accounts	360.00
Abbott Signs – Keep off the grass	50.40
Isams website hosting	62.32
F M Puttnam – Various handyman jobs	544.00
C A Mundy – Salary/Accommodation fee June/July/August	786.90
Marchean Press – Village News	320.00
Mr R Garon – Grasscutting	547.50
John Crisp – reimbursement for turf for verge High Street	27.84

The Clerk also reported that the accounts and audit reports to 31 March 2013 had been completed and these were reviewed and approved. The annual return had been completed and the Chairman signed this for submission to the external auditors.

13/30 Matters arising

Fencing around the basketball courts

Mr Crisp reported that whilst the work to the fencing had been undertaken it wasn't perfect and he suggested that a 'barge board' may need to be placed around the bottom for health and safety reasons and to complete the job. He would look into this and report back

Size of basketball net

The clerk would chase Mr Howes for the appropriate size and style required for the basketball net.

Land at the amenity garden

The clerk confirmed that she had written to Capita Symonds to confirm that whilst the parish council was happy to have a lease of the land it was unable to pay the legal costs of £750.

The County Councillor was asked to raise this issue with the County Council to see if there was a necessity to do this and to charge such large legal fees as the parish council already maintained the land on behalf of the county council.

Village Spring clean

The Chairman thanked everyone who attended the village spring clean. A number of bags of rubbish had been collected.

Dog Fouling

The issue of where to put the bags from the dog bins was raised. It had been normal practice that the bags were placed in the larger bins but it had been indicated by Norse that this was not acceptable practice. The clerk would contact Norse and ask for instructions on where the dog fouling bins should be placed.

New property in High Street, Great Doddington

When the planning application had been approved there had been an agreement that there would be an area where the valley could be viewed from the High Street. It was reported that this vista was currently blocked following the arrival of tubs and planters. The clerk was asked to write to the planning department and raise this as a potential issue for enforcement.

Spinney Footpath

It was reported that the footpath needed to be strimmed. As this was a safer routes to school footpath it should be carried out by the County Council. Mr Crisp suggested that he approach Mr Garon to see if he could do it and that the parish council would pay him an additional fee. This was agreed for the essence of speed.

13/31 Next meeting

It was agreed that the next meeting of the parish council would be held on Wednesday 11 September 2013. The meeting would commence at **7.30pm.**

The meeting closed at 9.15pm.

Chairman.....