

# **COGENHOE & WHISTON PARISH COUNCIL**

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**In accordance with The Local Authorities & Police & Crime Panels (Coronavirus) (Flexibility of Local Authority & Police & Crime Panel Meetings) (England & Wales) Regulations 2020 this meeting will be held by video conference call.**

**Minutes of the Council Meeting of Cogenhoe & Whiston Parish Council held on Monday 3<sup>rd</sup> August 2020 by video conference call.**

## **66. Open forum**

Andrew Gray – Planning Consultant, land north of Whiston Rd.

Mr Gray attended with the landowner to explain the outline planning application for 2 self/custom build serviced residential plots on Land North of Whiston Rd, Cogenhoe. He explained that the applicant is registered on the South Northants Council self-build register and that the original application was for 3 plots, now reduced to 2 on what is considered a 'brown field' site. The land has recently been cleared in the presence of an ecologist and the trees on the site are being safeguarded. He explained that the current culvert would be replaced, and the proposed new dwellings raised to mitigate the flood risk. The development would also aim to improve the vehicular access to the site and the current 'lean-to' would be preserved as a heritage asset.

Three residents who live in properties neighbouring the plot also attended to raise their objections to the development, drawing the council's attention to the previous declined application in 2018. Issues were also raised about highways safety, loss of privacy, existing subsidence, previous flooding, planning policy (outside of village confines), effect on protected species, effect on mature trees and local connection of the applicant.

The Chairman thanked all attendees for joining the meeting.

## **67. To receive and accept apologies for absence.**

**Apologies for absence were received and accepted from**

Cllr's Scott & Usher

**Present;** Cllr Bailey (Chairman), Cllr Biggs, Cllr Brown, Cllr Cunningham, Cllr Darby, Cllr Grubb, Cllr Packer, Cllr Stanton, & the Clerk.

**68. To receive any declarations of disclosable pecuniary or non-statutory disclosable interests from Councillors for items on the agenda.**

Cllr Bailey declared a non-statutory interest in planning item 11 The Piece (74.1) & item 85, request for DBS applications (he was permitted to remain in the meeting during the discussion of both items).

69. To **sign the minutes** of the meeting held on **6<sup>th</sup> July 2020**.

The **minutes** of the meeting held on **6<sup>th</sup> July 2020** were **signed**. (to be wet signed at later date).

70. **Matters arising from previous minutes** (for information only)

-Street doctor updates.

<p>11.2.19 964852</p>	<p>Problem: Vegetation Description: Weeds Street/Town: Cogenhoe Road, Cogenhoe And Whiston Location: The Avenue, Whiston, road as you drive into Whiston from Whiston Road Details: Trees which are we believe are on Highways land are being choked by ivy and in a poor state of maintenance.</p>	<p>18.2.19 Tree report will be undertaken by an Arboriculturist, any recommendations will be added to tree works programme. Referred to Jayne Hawtin.</p>
<p>9.10.19 1798428</p>	<p>Light on public footpath from Church Street to The Piece is obscured</p>	<p>24.10.19 The landowner has been contacted and requested to cut back overhanging vegetation within the next 14 days. A re-visit will then be undertaken.</p>
<p>9.10.19 1798437</p>	<p>Cannot remain on footpath with pushchair due to overhanging vegetation at 46 Church Street</p>	<p>24.10.19 Thank you for your enquiry. The landowner has been contacted and requested to cut back overhanging vegetation within the next 14 days. A re-visit will then be undertaken. 22.4.20 This report has been assessed and a job for repair has been raised. State changed to: Action scheduled</p>
<p>16.4.20 2089101</p>	<p>Footpath in very poor state of repair</p>	<p>Footpaths from shop on Station Rd to Royal Oak on Short Lane are in very poor state of repair, cracked, uneven &amp; lots of dangerous trip hazards. 22.4.20 Thank you for your enquiry. A works order has been raised, Due to the current crisis works will be completed when footway is</p>

		accessible, and cars are no longer parked on or adjacent to the defects. State changed to: Action scheduled
5/5/20 2106615	Footpath from The Piece to Church Street in poor state of repair	Not Highways responsibility, reported to South Northants Homes Photographs forwarded to SNH
2143384	Opposite Roe Farm Whiston RD	Trees are overhanging blocking sensor for speed sign 16.6.20 Thank you for your enquiry. A works order has been raised and will be undertaken within the next four months.
23.6.20 2168542	Vegetation overhanging is making it difficult to use the footpath – 68 Station Rd	25.6.20 Thank you for your enquiry. Site visit has been undertaken. A letter will be sent to the owner/occupier requesting that the vegetation is cut back within 14 days after receipt of the letter. A re-visit will then be undertaken to ensure this work has been carried out.
7.7.20 2189669	Tree branch overhanging making it difficult to use footpath York Avenue	13.7.20 Thank you for your enquiry. The landowner has been contacted and requested to cut back as necessary.  State changed to: Investigating

-Updated emergency plan uploaded to website - NOTED

- 2 x dog bins for outside Village hall ordered (7.7.20) - NOTED

-SNC emailed re tree planting scheme – ‘Trees will be selected that are the most suitable for the site, in most cases this is likely to be mostly native broadleaf species.’ - NOTED

-Highways contacted re use of footpaths by bikes & quads.

KF26 has been taken off of the definitive map as it is registered on the highway register as highway.

KF15 quad bikes have no legal right to be on the route except by being given permission by a landowner then it would be a police matter as they are the only authority who can stop and seize vehicle.

The Clerk **reported** that the raising of this item had revealed some anomalies with the definitive map, further investigations were being completed.

C/F

-Estate contacted re fallen branch opposite Cottons Farm, tree work completed - NOTED

-Sticker obtained for general waste bin re no dog waste - NOTED

-Quotes obtained for clearing of KF15

The Clerk **advised** that the footpath had now been cleared at a cost of £325 (authorised by Clerk & Chairman as urgent revenue/maintenance work).

Consideration of purchasing a leaf blower.

Cllr Bailey **agreed** to circulate details of a suitable machine (approx. cost £130) which would be useful for clearing KF15 which become slippery with leaves. **Action Cllr Bailey**

## 71. Police Matters.

### Crime Stats crime – 9 crimes May 2020 - NOTED

Mill Lane	Anti-social behaviour
Sharmans Close	Anti-social behaviour
Whalley Grove	Violence & sexual offences
Whalley Grove	Anti-social behaviour x 2
Whalley Grove	Public order
Station Rd	Anti-social behaviour x 3

## 72. To receive reports from County & District Councillors

CCllr Michael Clarke **reported** that the finances at NCC are looking much improved and should produce a break-even position by March 2021. However, there is still an unquantifiable cost of the pandemic to consider, but NCC had coped well with the additional demands, with support from the District, Borough and Parish Councils and a huge team of volunteers. A new campaign for 'Better health' had been launched in support of the governments aim to reduce obesity and improve outcomes from Covid-19. He concluded with advising that the one main goal is for there to be a seamless transition to the new unitary authorities in May 2021 with the budgeted £40m of reserves being split between the 2 new authorities.

DCllr Steven Hollowell had circulated a written report before the meeting that confirmed that the Local Plan Part 2 had been formally adopted after nearly 7 year's of work, it now replaces all previous saved policies and becomes part of the development plan for South Northamptonshire. He also advised that there are many changes being introduced to the planning system to encourage building to support the economy, as a result of Covid-19.

## 73. Chairman's Report

-Update on playground renovation project

The Chairman **reported** that the playground renovation project is due to commence on the 14<sup>th</sup> August and will take approx. 3 weeks to complete, a re-opening will be organised for early September.

-Update ACRE event.

The Chairman **reported** that he had attended this zoom event on emergency plans presented by NCC. There were many attendees and unfortunately the Q&A session had focussed mainly on NCC's response to the pandemic.

## 74. Development & Planning

### 74.1 Applications Received

**S/2020/1159/LDP** Certificate of Lawfulness for Proposed Development comprising of using a brick built shed as a nail salon.

11 The Piece Cogenhoe NN7 1LX

It was **proposed** and **resolved** that Cogenhoe & Whiston Parish Council make the following comments to this planning application-

Whilst in principal the council does not object to this certificate of lawfulness it is concerned that this is an already congested area for parking and this new business will generate further vehicles trying to park in the area.

**S/2020/1192/FUL** Development of 7 new dwellings including parking, access, amenity following the demolition of existing dwelling house.

38 Station Road Cogenhoe NN7 1LU

It was **proposed** and **resolved** that Cogenhoe & Whiston Parish Council make the following comments to this planning application-

Whilst the Parish Council is pleased to see development of smaller bungalow plots which is the type of housing the village needs; it **OBJECTS** to this application based on the following material considerations.

#### **Planning Policy**

This development is contrary to policy GS4 of the Local Plan. As backland development it should not have an 'adverse effect on the amenities of neighbouring residential properties. The Parish Council feels it will have an adverse effect on properties in Watts Close & Station Road as they will have an access road running along the back / side of their gardens which will cause noise & disturbance.

#### **Highways issues**

The proposed development will generate increased traffic and the vehicular access joins the busy Station Rd near the pedestrian crossing and entrance to The Piece and opposite turning to York Avenue, creating potential further highway safety issues. Furthermore, contrary to Northamptonshire Parking Standards it indicates tandem parking which 'should be avoided'.

#### **Trees**

There are some mature tree species on this plot, and it is not clear what will be retained.

#### **Layout / Density of building**

The proposed development of 6 additional dwellings is over-development of this site and will affect the character of this part of the village settlement.

**S/2020/1193/OUT** Outline application for up to 2x serviced residential plots (self/custom build) with access as a matter for consideration

Land North of Whiston Road, Cogenhoe, Northamptonshire

It was **proposed** and **resolved** that Cogenhoe & Whiston Parish Council make the following comments to this planning application-

Whilst in principal Cogenhoe & Whiston Parish Council does not object to self-build plots we do not feel that this site is the right one for such development and therefore **OBJECTS** based on the following material considerations-

### **Planning Policies**

This application is contrary to policy SS1, Settlement Hierarchy as it is outside of the settlement confines boundaries, it is also contrary to policy LH1 as it does not meet any of the exception criteria (including Policy LH5). It is contrary to Policy LH5 as it has not been determined that the applicant will be 'actively involved in the building of the house' or that they will 'build a house to occupy as their sole or main residence'.

### **Previous decisions**

Pre-application report P/2018/0095/PRM concluded that 'development on this site would be perceived as an 'intrusion into open countryside and that it would set a precedent for further development for infill housing which the Parish Council would not want to see.

### **Loss of privacy**

The proposed development would cause a loss of privacy for the residents of Manchester House.

### **Highway Issues**

This is a difficult stretch of road as whilst it is within the 30mph speed limit, both Highways and the Safer Roads Team have confirmed that it doesn't 'feel' like a 30mph speed limit area, as a consequence there is a constant speeding problem in this area which the Parish Council have added repeater signs to try to alleviate. The previous application P/2018/0096/PRM also concluded that 'vehicles leaving this site could create a potential source of highway danger having regard to the sub-standard visibility there from'.

### **Physical Infrastructure**

This area has a history of flooding issues (serious flooding incident Dec 2012) and has been subject to recommendations from the Northamptonshire Small Pathfinder project. Whilst the application suggests raising the proposed new dwellings this will have an adverse effect on the neighbouring properties should future flooding occur as it reduces the current containment area for flood water. Furthermore, adjoining properties have already had subsidence problems which suggest that the land is not stable

### **Trees**

Many mature trees / species will be lost by the building of these houses.

### **Nature Conservation**

This area is well known for its bats, barn owls and tawny owls. The bats have already been disturbed by the recent clearing of the plot driving them into the chimneys of neighbouring properties.

## 74.2 Applications Determined

**S/2020/0796/FUL** Single storey rear extension to rear of garage.

49 Church Street Cogenhoe – PERMITTED - NOTED

### 74.3 Other Planning matters

**E/2019/0253** Listed Building Enforcement Notice The Mill House, Mill Lane, Cogenhoe  
Alteration to windows without consent. – NOTED

## 75. Financial matters

75.1 Income Received – Interest £19.71

### 75.2 Expenditure

Date	BACS	Chq No	Payee	Details	Amount	VAT	Payable under power
30.6.20			Unity Bank	Service Charge	£18.00		Localism Act 2011 ss1-8
3.7.20			Unity Bank	Credit card set-up	£50.00		Localism Act 2011 ss1-8
7.7.20	54750690		J Biggs	Pocket park exp	£26.90		Localism Act 2011 ss1-8
12.7.20		DDR	Total Gas & Power	Electricity	£88.12	£4.19	Localism Act 2011 ss1-8
31.7.20	83560586		D J Rush	Wages	£671.90		Localism Act 2011 ss1-8
31.7.20			HMRC	PAYE	£19.50		Localism Act 2011 ss1-8
3.8.20	571511598		D J Rush	Expenses	£37.87		Localism Act 2011 ss1-8
3.8.20	414125464		Wellingboro Norse	Grass	£266.91	£44.49	Localism Act 2011 ss1-8
3.8.20	6954037		CW VHMC	room hire	£40.00		Localism Act 2011 ss1-8

The balance in the Current Account stands at £16,809.14 (assuming all cheques presented).  
The balance on the Business premium account stands at £19762.46

It was **proposed** and **resolved** that all **invoices** as listed should be **paid**. **Action Clerk**

### 75.3 Income Received – Village Hopper

25.6.20	Contactless pymts	£18.72
26.6.20	Contactless pymts	£14.79
30.6.20	Arval	£810.00
1.7.20	Contactless pymts	£33.17
	NCC	£2,925.09
3.7.20	Contactless pymts	£10.86
3.7.20	BSOG	£7,707.00
6.7.20	Contactless pymts	£16.46
8.7.20	Contactless pymts	£35.18
10.7.20	VAT	£323.04
10.7.20	Contactless pymts	£18.38
13.7.20	Contactless pymts	£18.38
14.7.20	Contactless pymts	£23.98
15.7.20	Contactless pymts	£38.48
16.7.20	Contactless pymts	£10.86
22.7.20	Contactless pymts	£55.19

£12,059.58

#### 75.4 Expenditure – Village Hopper

Date		Chq No	Payee	Details	Amount	VAT	Payable under power
30.6.20			Unity Trust	service charge	£18.00		Localism Act 2011 ss1-8
15.7.20	DDR		Fuel Genie	Fuel	£896.20	149.38	Localism Act 2011 ss1-8
15.7.20	DDR		Arval	Lease	£941.82	156.97	Localism Act 2011 ss1-8
21.7.20	STO		Tixiom	Ticket machine	£48.00	£8.00	Localism Act 2011 ss1-8
21.7.20		DDR	Nest	Pension payments	£210.15		Localism Act 2011 ss1-8
15.7.20		DDR	Arval	Maintenance costs	£28.70	£4.79	Localism Act 2011 ss1-8
16.7.20	925747458		Viking Direct	Hand sanitiser	£31.18	£5.20	Localism Act 2011 ss1-8
31.7.20			Wages		£2,744.07		Localism Act 2011 ss1-8
31.7.20			HMRC	PAYE	£564.86		Localism Act 2011 ss1-8

The balance in the Current Account stands at £28,496.33(assuming all cheques presented).

It was **proposed** and **resolved** that all **invoices** as listed should be **paid**. **Action Clerk**

75.5 To **approve** bank reconciliation Parish Council account (appendix 1)

It was **proposed** and **resolved** that this be **approved**.

75.6 To **approve** bank reconciliation Village Hopper account (appendix 2)

It was **proposed** and **resolved** that this be **approved**.

75.7 To **consider** S137 grant application from Cogenhoe Football Club for £2000 (new portable goals & nets for new youth section at cost of £7500).

(£3000 budget nothing spent to date) – further information requested & received (forwarded 21.7.20).

Further information had been requested and circulated prior to the meeting. Following discussion of this a vote was taken on the proposed request for a grant of £2,000, this was **rejected** by unanimous vote.

An amendment to the original motion was **proposed & seconded**, that a grant of £500 be awarded.

This was debated and **approved** by unanimous vote.

**Action Clerk**

75.8 SNAST NHW request for membership subscription £20 (annually)

It was **proposed** and **resolved** that this be **approved**.

75.9 Parish Council multipay card received - NOTED

76. To receive **update** from Cllr Cunnington re **website**.

-To receive usage figures for July

Cllr Cunnington **reported** that there had been 1531 visits to the website in July.

## 77. Village Hopper

-6 monthly report circulated to all parishes

The Clerk **reported** that this had been circulated to the parishes and no comments received.

-Confirmation from NCC that average rate of concessionary fare reimbursement will be paid for July & August – NOTED

-The Clerk **reported** that unfortunately the bus had broken down, it was currently in the garage and should be repaired within the next few days.

## 78. Street Lights

-Request from resident for improved lighting in Nene Rise

Update from councillors from viewing

Cllr Packer **reported** that she had viewed the area and it was rather dark. It was **agreed** that further opinion was required, Cllr Grubb agreed to take a look. **Action Cllr Grubb**

## 79. Policy Reviews

Policy review 2020	Read	Review
Press & media	Jon	Elizabeth
Complaints / comments	Roger	Jez
Disciplinary	Tessa	Jean
Equal Opps	Albert	Gee
Grants	Elizabeth	Roger
Grievance	Jez	Malcolm
Internet use & email	Malcolm	Jon
Health & safety	Jean	Jim
Members allowance	Gee	Albert
Recruitment of ex-offenders	Jim	Tessa
Community Infrastructure levy	Gee	Roger

Councillor had reviewed policies as requested and some minor changes were proposed. It was also **agreed** that a policy on virtual meetings be written. **Action Clerk**

## 80. Lest we forget benches

-Details & costs circulated

It was **agreed** that the council does not currently have budget for these (£1000 each) but that they maybe something to consider from CIL monies in the future, so will be added to the list of identified infrastructure projects. Clerk to advise resident of this decision. **Action Clerk**

## 81. Speeding

Cllr Cunnington **reported** that he had met with a group of residents to hear their concerns about perceived speeding. Issues previously discussed had been raised again with agreement

that cars leaving the village down Whiston Hill were more of an issue than those travelling into the village. Concern was also raised about vehicles travelling past the school / village hall. The residents acknowledged that the council were trying to find some ideas /actions to help.

-Speed survey results circulated.

-Contact the Safer Roads Team to ask about possibility of hand-held device enforcement, in both locations – requested & now carried out.

The Clerk **reported** that some enforcement had taken place following the council's request, no prosecutions had been carried out. Full results of the enforcement had been requested.

-Report the drain cover in Station Rd to Highways as the noise from this as vehicles travel over it was causing nuisance to residents – photo / location awaited Cllr Grubb

The Clerk **reported** that this had been reported to Highways for checking.

-Contact Highways see if there was any legislation that would require heavy vehicles / coaches to use the A45 rather than travel through the village – response received & circulated (21.7.20) Police also asked to carry out some checks / enforcement.

The Clerk **reported** that Highways had advised that as a weight restriction was in place there was little more that could be done but suggested that companies operating heavy vehicles be contacted to remind them not to travel through the village unless accessing another site within the weight restricted area. The police had also been asked to carry out some checks on such vehicles. Action Clerk

-Contact Highways about the possibility of a 20mph speed limit in Orchard Way and what the legal legislation is for such a limit – response received & circulated (21.7.20)

Highways had **advised** that 20mph speed limits have unrealistic expectations of compliance and that they rarely solve the problem and are expensive to install as they often require other traffic calming measures alongside them. A Department of Transport study in 2018 had concluded that there was no clear value or positive changes created by such a scheme. Such a request could be made to the speed limit panel, but it was highly unlikely that it would be supported. It was **agreed** that this would therefore not be pursued.

-Investigate the costs of a mobile vehicle activated speed sign (that could be used at various locations) and that also collects data to help monitor the issue. (Approx. cost £2000). Quote obtained.

The Clerk **advised** that a company who sell these devices had quoted a cost of £1795 + VAT. It was **proposed** and **resolved** that subject to clarification about fixings this would be ordered. Action Clerk

-Community Speed Watch – to consider scheme C/F

## 82. Clerk telephone

-To consider council mobile phone for Clerk, approx. cost £14.99 per month on contract with handset.

It was **proposed** and **resolved** that this be **approved**.

### 83. VJ Day 15<sup>th</sup> August

-Cllr Packer **advised** that there was one name on the war memorial of a resident who had been buried in Singapore and who had relatives living in the village. It was therefore considered appropriate for VJ Day to be marked by the laying of a wreath. Rev Smith had agreed to lead a short act of remembrance and Cllr Bailey offered to lay the wreath on behalf of the Parish Council.

### 84. Correspondence Issued – None

### 85. Correspondence Received (in addition to listed above)

Email Resident re ‘Good Verge’ guide

C/F

3.7.20 SNC – planning Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework. The report and appendices are available on the Councils website at

<https://www.southnorthants.gov.uk/info/65/local-plan-part-2-and-evidence/40/local-plan-part-2>

NOTED

11.7.20 letter from resident re Cricket Club - NOTED

17.7.20 Email from resident re vandalism in Pocket park

It was **agreed** that the police would be made aware of the recent vandalism and awareness raised via Facebook, village chatter etc.

Action Clerk

17.7.20 Anglian water re Billing recycling centre.

It was **agreed** that the proposed increase in vehicle movements would be communicated to residents Via Outlook.

Action Clerk

22.7.20 Northampton Local Plan Part 2 Proposed Submission Consultation Round 2 – extension to deadline. <https://www.northampton.gov.uk/lpp2proposedsubmissionround2> - NOTED

23.7.20 Request for DBS story time leaders.

As this is not an activity organised & regulated by the Parish Council it was **agreed** that these Checks should not be completed by the council

### 86. Information for the Chairman (no legal decision can be made on this information)

It was **reported** that-

There is overhanging vegetation outside 174 Station Rd

Bollards outside 166 Station Rd are damaged

Public footpath to Jerusalem steps (KF12) is overgrown with nettles.

Clerk to report issues via Street Doctor.

Action Clerk

### 87. Meeting Closed & date of Next Meeting

There being no further business the **meeting closed** at 9.45pm

#### **Date of next meeting**

**Monday 7<sup>th</sup> September 7.30pm** –Council Meeting, Village Hall, Cogenhoe  
(if face to face meetings are permitted).

Deborah Rush

Deborah Rush

Parish Clerk 4.8.20

### Appendix 1 CWPC Bank reconciliation

Cogenhoe & Whiston PC		3.8.20		
Bank Reconciliation				
Total receipts			£20,655.61	
less				
Total payments			£12,981.81	
Plus opening balances				£7,673.80
				£28,897.80
				<b>£36,571.60</b>
Bank accounts				
Current AC				£17,933.44
plus				
Business Prem AC				£19,762.46
				£37,695.90
Plus credits not yet showing				NIL
Less unrepresented cheques				
	Total Gas & Power	Electricity	£88.12	
	D J Rush	Wages	£671.90	
	HMRC	PAYE	£19.50	
	D J Rush	Expenses	£37.87	
	Wellingboro Norse	Grass	£266.91	
	CW VHMC	room hire	£40.00	
			£1,124.30	£1,124.30
				<b>£36,571.60</b>

Lasting legacy monies held on behalf of village)

£2,939.65 held in business prem ac

Community Infrastructure Monies

Allocation	1	£9,142.50
Column replacement		£1,050.00
Noticeboards		£3,021.75
Allocation	2	£ 204.00
Allocation	3	£ 601.55
Bus start-up costs		£ 600.00
Repeater speed signs		£ 742.81
Bus shelter		£ 3,861.50
Bus stop signs		£ 312.00
Balance		<b>£ 359.99</b>

## Appendix 2 Village Hopper bank reconciliation

Cogenhoe & Whiston PC		VH	3.8.20	
Bank Reconciliation				
Total receipts			£45,228.88	
Total payments			£23,568.62	£21,660.26
Plus opening balances				£6,836.07
				<b>£28,496.33</b>
Bank accounts				
Current AC				£31,666.79
Plus credits not yet showing				
		w/c 16/3/20	£217.65	
				£217.65
Less unrepresented pymts				
	HMRC	PAYE	£564.86	
	Wages		£2,744.07	
	Tixiom	Ticket machine	£48.00	
	Viking Direct	Hand sanitiser	£31.18	
			£3,388.11	£3,388.11
				<b>£28,496.33</b>