



NORTHBOROUGH PARISH COUNCIL



MINUTES OF MEETING OF NORTHBOROUGH PARISH COUNCIL ON WEDNESDAY 9 January 2013 AT 7.00 pm IN THE SCHOOL

Present: Cllr R Chiva
Cllr J Dadge
Cllr C Fuller
Cllr R Lord
Cllr R Robinson (arrived 7.20 pm)
Cllr M Sleet
Cllr B Spriggs
Cllr R Tindall

In attendance: PCSO Charlotte Harvey, three members of the public (at various times)

The Chairman welcomed everyone to the meeting and wished them a Happy New Year.

Open Forum

PCSO Charlotte Harvey said that there has been one day time burglary in the Village during the last reporting period. However, rogue traders are frequently operating in the Village despite the No Cold Calling signs.

She said that she is arranging for a No Cold Calling leaflet to be delivered around the Village and is recommending that more signs are displayed.

It was recorded at the recent Police Panel meeting that currently Northborough is the safest Village in the area.

She agreed to make contact with Carol Aston requesting she makes contact with the Parish Council who wishes to restart the Neighbourhood Watch Scheme.

She was thanked for her report.

Brian Nicholls said that he is representing the applicant of the planning application at The Stables.

He outlined details of the application, saying that there will be no impact on appearance as the building, externally, remains unchanged. Further information has recently been submitted to various Authorities to support the application.

He responded to various questions asked by Parish Councillors.

1433/13 Apologies for Absence

An apology was received from Cllr L Steen.

1434/13 Declaration of Interest

Cllrs Chiva and Dadge declared a personal interest in Agenda item No. 1441/13 through their contact with the applicant's agent.

It was agreed to take Agenda item 1441/13 at this position in the meeting.

1441/13 Planning

The planning application for

Change of use to mixed use for residential and business use for livery stables – part retrospective Stables Paradise Lane [12/01876FUL]

was considered.

The applicant's agent made representations and whilst the Parish Council is sympathetic to the applicant's personal circumstances the case in favour of the development was considered not to have been made in terms of either the representations or the supporting evidence submitted with the application.

The agent said that the applicant has been living in the building for a number of years and thus there are only three stables that can be utilised as part of any breeding/riding business. The Parish Council and local Residents knowledge of the site bears this out this position.

In relation to the establishment of an equestrian business with an associated dwelling the standard practice is for an applicant to first seek to reside in a mobile home on the site whilst the viability and profitability of the enterprise is proven. In this instance the applicant converted half of the building to residential use and has taken occupancy of it before establishing a sound business basis.

The information provided with the application, and in

particular the business case, appears vague and contradictory in terms of the nature of the business and the functional requirement for the residential occupation of the site.

It is noted that the net area of application area is 4.5 acres. The proportion of the site available for grazing and riding appears to be approximately 3.5 acres. Given that the general recommendations for keeping horses is one horse per acre it is difficult to see how the number of horses proposed and range of activities suggested for the business can be accommodated on the site.

The site is considered too small for a viable enterprise and the business plan does not account the true costs of the business and does **not** provide a sound basis for approval.

The proposal is contrary to the relevant policies contained in the NPPF and the adopted LDF, DPD's.

For the reasons summarised above the Parish Council therefore considers that the application should be refused.

The building of brick piers, the introduction of metal gates, lights and the widening of the access to the site on the corner of Paradise Lane, immediately before the submission of this planning application, are not in character and keeping with this rural location or the conservation area.

It is understood that they should have been the subject of a planning application and that this is declared unauthorised development. This was taken into account along with the unauthorised residential use of the site.

It was agreed not to support the application.

Clerk

1435/13 Footpath Forum

No report.

1436/13 Minutes of Meeting of the 12 December 2012

The Minutes were agreed and signed.

1437/13 Matters Arising [for information]

1429/12.03 Burial Ground

The report has been received and is to be discussed with Peterborough City Council Tree Officer before making an application to remove the trees.

Cllr Dadge

1423/12.03 Neighbourhood Planning Pilot Project

The support of the Parish Council has been registered. The ensuing meeting is being arranged at which the Group will look at the next stage of the project.

1438/13 Accounts 2012 - 2013

The Clerk presented the accounts as at the 31 December 2012.

He said that the increase in Income is on account of Peterborough City Council passing the S106 monies to the Parish Council for use in paying towards the cost of the Car Park Extension. The costs associated with the project, also included in the accounts, is the cause of Expenditure being greater than the Budget.

The forecast shown at the end of the year, after allowing for the payment of the Retention Monies for the Car Park Extension, shows a break even position.

The accounts as presented were accepted.

1439/13 Precept 2012 - 2013

The Clerk said that Peterborough City Council has stated that it is running late with the preparation of its Budget 2013 – 2014 and this is delaying the sending out of the paperwork for the Parish Council to complete and submit its Precept figures.

It was noted that, subject to the date for the submission of the Precept forms if not coinciding with the date of the next meeting, an additional meeting may need to be held to discuss and set the Precept for 2013 – 2014.

Clerk

1440/13 Code of Conduct

The draft Code of Conduct document was reviewed and noted that it is a requirement of the new Localism Act. The document is based upon a model document.

It was agreed to adopt the Code of Conduct Northborough Parish Council dated January 2013.

A form for was distributed to Parish Councillors for requesting a dispensation.

The form to register members Financial and Other Interests was completed by each Parish Councillor and handed to the Clerk.

1442/13 **Finance**

1442/13.01 Payments

The following payments were approved:

Mrs Baxter	Wages [December]	£ 235.00
Lentons	Grass cutting	£ 303.92
Landscaping	contract [December]	
Mr Bloodworth	Wages [December]	£ 80.00
Clerk	Salary and expenses	£1,222.92
HMRC	PAYE	£ 344.14
Viridor	Waste collection	£ 50.41

1442/13.02 Receipts

The following payments were noted:

Village Hall	Reimbursement of wages	£ 760.00
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1443/13 **Village Hall Extension**

The Village Hall Management Committee has slightly modified their previous drawing showing details of an extension to the front of the building.

It was agreed to allow the Village Hall Management Committee to proceed with the proposal based upon the new drawing.

1444/1 **Seating**

The Working Group is still considering the location of the two seats which have been donated by Peterborough City Council.

Working Group

1445/13 **Training**

No report.

Cllr Lord

1446/13 **Correspondence**

A report from the Northern Footpath Forum was read to the meeting. The Forum outlined details of their current project of a footbridge to cross the Welland at Deeping Lakes.

They are working in partnership with various Local Bodies and are seeking funds to undertake the project from several Funders.

They are seeking support from the Community and the adjoining Parish Councils.

It was agreed to write to the Forum expressing support of the Parish Council to the scheme. Clerk

1447/13 **Village Matters**

1447/13.01 Car Park Extension

It was agreed to instruct the Contractor to install additional post and rail fencing to block access onto the Playing Field.

The Contractor will also be informed that some areas require additional topsoil to cover the specialist paving which is showing through the grass. Cllr Lord

1447/13.02 Deeping St James Road

Speeding is still being experienced along the road and the Police are to be approached to undertake a Speedwatch. Cllrs Fuller and Robinson

1448/13 **Date of Next Meeting**

Wednesday 6 February 2013 in the School at 7.00 pm.

Signed..... Date.....