

## EYDON PARISH COUNCIL

1. Minutes of Meeting held on Tuesday 13<sup>th</sup> October 2009 at 8.00pm in Village Hall following Neighbourhood Watch meeting.
2. Councillors present P. Broome, M. Hawes, R. Blanshard, and S. Russell. Ellis, C Cutler and the Clerk Mrs. J. M. Rowling
3. Apologies for absence Councillor Denby (work)
4. Members of public present Mr. D. Kench, Dr and Mrs. K. Lodge, Mr. D. Goodman.
5. OPEN MEETING  
Preston Road houses- there had been no response to correspondence from South Northants Council or to the resident who had raised the matter.
6. Declarations of interest None
7. Minutes of meeting previously circulated were agreed as correct and signed by the Chairman.
8. Matters arising
  - a) Empowering Councillors Form submitted. Meeting with Helen Howard NCC Highway Management re relocation of 30mph signs and footpath Hollow Way to Community Sports Field rescheduled for 12 midday 16/10.
  - b) Village design Statement. The Minutes previously circulated from the meetings in September were agreed.
  - c) Dog notices The Chairman found the reclaimed signs unusable because the collars were missing. The new signs have been affixed around the village at vantage points. The cost of provision of dog bins and weekly emptying is too prohibitive.
  - d) Housing Survey postponed until January 2010
  - e) Report from Village Hall Committee Councillor Blanshard reported that the public meeting for the village to express their views on the possible relocation of the Hall is scheduled for 11am 25/10/09.
  - f) Report from Community Sports Field Councillor Russell stated that the MUGA is undergoing snagging problems. The painted lines will be carried out once the tar has settled. A disclaimer notice stating the MUGA is used at own risk, self-booking service is being considered. Notice re dog excreta removal to be displayed. A five a side football tournament is planned for the Grand Opening.
  - g) Report on NCALC training sessions Councillor Russell recommended Off to a flying start for new councillors.
  - h) Village Green. Letter forwarded to NCC legal department.
  - i) Village Maintenance estimates for cutting cemetery hedge to be obtained from Scotts, Mr Harper, and Councillor Ellis. The need for care near graves on burial ground side was stressed
9. Finance
  - a. Internal Controllers report Accounts for last three months checked. No discrepancies highlighted.
  - b. Precept received 21/09/2009
  - c. Receipts  
SNC refund of concessionary tokens £72  
Clerk to claim mowing grant from NCC

- Texprep Newsletters October £70 (000300) RB/MH  
EON Supply July – September £173.96+£8.70=£182.66 (000301) RB/MH  
Scotts Landscapes Mowing September Cemetery £104, Village £106 VAT £31.50= £241.50 (000302) RB/MH  
NCALC for training course for Councillor Russell £40 (000303) RB/MH  
Mrs S. Russell travelling to Raunds for training course £40(000304) RB/MH  
Clerk's Salary July –September £610  
Use of house as office £23.25  
Broadband £22.50  
Travelling Expenses £43.75  
Total £702 (000305) RB/MH  
Councillor Hawes VDS £28.10 +£1.43= £29.53 (000306) MH/RB  
Bay Harper for mowing play area Account awaited  
BDO Stoy Hayward for 2008-9 audit £135+VAT £20.25= £155.25 (000307) PB
- d. Current Account £6965.02
  - e. Business Premium Account £10973.90
  - f. Audit 2008-9 required revision of Fidelity Guarantee. Form completed and signed by Chairman Vice Chairman and Clerk.
  - g. Budget meeting date to be fixed. Committee to be Councillors Broome Hawes and Denby.Councillors to notify the Clerk for budget suggestions.

## 10. Planning

- a. Applications  
S/2009/0965/NA Bungalow Farm West Farndon replacement building.  
Clerk to notify SNC, and DDC and both District Councillors the Parish Council comments that object to the application.

### **Re DA/2009/0722 – Replacement Dwelling at Bungalow Farm, West Farndon, WOODFORD HALSE, Daventry, NN11 3TX.**

The Parish Council has considered the above application having regard to the objectives set out in *the “Saved Policies from the Daventry District Council Local Plan dated 28 September 2007”*. The Parish Council supports those policies and taking their objectives into account, it considers that the application and its proposals do not conform in the following respects :-

#### **1) Policy EN1 – Special Landscape Areas.**

- a) The dwelling, for which no agricultural or exceptional need is claimed, fails to meet the criteria set out in paragraphs ‘A’, ‘B’ or ‘C’ of the policy. It is proposed on an isolated site and there are no buildings in the immediate surroundings with which it can relate.
- b) In addition, it is considered that its scale and bulk, together with the garage, entrance drive, parking, associated services and general domestication of the site will be an unwarranted, prominent visual intrusion into the open countryside and within the designated ‘Special Landscape Area’.

#### **2) Policy HS24 – Open Countryside.**

- a) To the Parish Council’s knowledge (from local residents and the last occupant who still lives locally) the bungalow referred to in the application has had no residential use for 50 or more years. Its use as a dwelling was then abandoned

and during subsequent years it is known to have been empty or used for minor non-residential purposes until its recent demolition.

- b) It is therefore considered that the proposed dwelling is not a replacement dwelling but is new development in the open countryside, for which no agricultural need has been claimed, and therefore fails to meet the criteria of paragraph 'B' of Policy HS24.
- c) Furthermore, even if the above significant issues are disregarded by the Planning Authority, the new dwelling is shown on a totally different footprint and by its bulk, massing and overall size it would, by comparison, dwarf the small derelict timber and steel hut (once the abandoned bungalow) which existed on the site and would result in a significant, unwarranted and prominent intrusion into the open countryside as set out in para. '1' above.

**3) The Application Form.**

- a) In the circumstances, it is the Parish Council's view that the application form in Section 3 & 15 is misleading since the bungalow, having been abandoned for over 50 years, and subsequently used for other purposes, cannot by any reasonable definition be realistically described as a 'replacement dwelling'.

**4) Recommendation**

- a) **The Parish Council therefore strongly recommends that the application is refused for the above reasons and for failing to meet Policies EN1 and HS24 of the Daventry District Council's Saved Policies from the Local Plan dated 28.09.2007**

b. Decisions notified

Consent S/2009/0700/LBC Replacement windows and doors 14 High Street

c. Appeals Result of land in Moreton Road heard on 6/10/09 at SNC awaited

11. Correspondence available as hard copy on request.

- 1. NCC Transport Study A45 Northampton to Daventry
- 2. SNC Arts Newsletter
- 3. Northants 50+Network

12. Any other business None

13. Meeting closed 9.35pm