Parish Office
10 Orchard Place
Westbury
Northamptonshire
NN13 5JT

Telephone: 01280 423295
E-mail: clerk@evenleypc.org.uk
Web: www.evenleypc.org.uk

EVENLEY
PARISH COUNCIL
www.evenleypc.org.uk

Minutes of the meeting of the parish council held on Monday 18th July 2022 at 7.30 pm at the Learning Loft, Barn Owl Farm, Evenley

Present: Cathy Ellis (CE), Jean Morgan (JM), Jeff Peyton-Bruhl (JPB), Charles Reader (CR), Cathy Knott (CK) clerk and c.25 members of the public

104/22 To receive apologies for absence and welcome

Apologies received and accepted from Spencer Burnham (SB), Paul Crompton (PC) and Sue Ricketts (SR). The chairman welcomed everyone to the meeting and thanked Charles and Andy for allowing us to use their lovely air-conditioned learning loft free of charge during this heat wave.
Due to the next item on the agenda, it was agreed to bring item 108/22 forward.

108/22 To receive declarations of interest related to business on the agenda

Cllr JPB for 105/22 and 110/22, land to rear of 17 Broad Lane belongs to him and his wife.

105/22 Open forum to receive information regarding planning application WNS/2022/1181/FUL- erection of two self-build dwellings at land to the rear of 17 Broad Lane, followed by question/answer session

Cllr JPB removed himself from council during this item and joined members of the public to be able to answer any queries arising from the floor/councillors. The chairman welcomed Pete and Adam, the applicants who are purchasing land to the rear of 17 Broad Lane and submitting applications to WNC for the purpose of two self builds.
The chairman advised she and cllr JM had visited the site and spoken to the neighbours. She asked members of the public (including neighbours to the site) if they would like to comment on the application and raise any queries with the applicants.
The following comments were made by the public:

- We are not against the application in principle, but we object to the height and proximity of the garage and studio on plot one, to our garden boundary. It would make more sense to locate the garage/studio to the front (as in plot two).
- We will lose a good deal of sunlight in our garden and drawings don't appear to show all trees; we don't want our tree roots to be damaged during construction.
- Plans have been drawn without showing the defining boundary (stone wall).
- Bungalows would be more in keeping with the area.
- Four letters of objection have been submitted to the planning portal and six letters of support appear to be responding to the objections raised in the letters rather than referring to the application.
- The houses don't reflect dwellings on Lawyers Close which will be overlooked.
- The houses and garage/studios are too high; it would be better to build single story buildings in this location.
- No more large houses are necessary in the village.

The chairman sumarised her and cllr JM's thoughts; we don't object to the land being used for development however, we are concerned about plot one's height of the garage and proximity to the neighbouring dwelling. Hedging to the front would be more favourable and in keeping than estate fencing as this will soften the view rather than change the aspect/character coming into the village.

Further points from councillors included:

- It will change the street scene in Lawyers Close as the roof ridges are so high.
- I would recommend removing permitted development rights.
- You should consider green roofs over the lower garage and put the studio in the roof space.
- Views from AK9 will give a different prospective to a rural view.
- Access is a major concern. The pinch point for construction/emergency service vehicles is not wide enough. The adjacent field entrance gets busy at times and the junction with Broad Lane/Church Leys could be dangerous.

DRAFT

The applicants advised they have been consulting with WNC and have had two pre-application meetings. The planning officer insisted on the location of the garage being so close to the boundary despite the applicants preferring them both to be at the front of the main dwellings.
A topographical survey has taken place which doesn't include neighbouring trees.
They have looked at vernacular design (reflecting local building traditions like the striped roofs in Spencer Close) and have actively said they want a traditional design which gives a nod to the historic buildings in the village. They advised they have followed due process and fit in with WNC policies; in this part of the village, it is the norm to have larger houses. They have taken comments onboard and will consider hedging and soft landscaping to the front aspect rather than fencing.

The chairman thanked Pete and Adam for attending the meeting and wished them luck with their application.
The applicants and a few members of public left and the meeting resumed. Cllr JPB rejoined the council.

106/22 To receive and approve for signature the minutes of the meeting of the parish council held on 20th June 2022

The minutes were approved and signed.

107/22 To note any matters arising from the minutes not included on this agenda for report only

96/22 the clerk will get a quote for the Evenley Common sign. ***Action: CK***
98/22 the chairman advises work has commenced to lop lower branches off trees on the Green but we will wait for a break in the weather before we continue with the work.
98/22 after looking at costs incurred by other parish councils, our costs don't appear to be too high, however, the clerk will circulate an email asking if anyone in the village would be interested in designing and maintaining a new village website. ***Action: CK***

109/22 Finance: (different to agenda)

- **a.** Financial statement
- **b.** To note payments received
- **c.** To consider invoices to be paid

Account balances	**£**
Community	12,212.02
Business Saver	19,984.40
National Savings	5,875.95
TOTAL	**38,072.37**

Income		
Unity bank interest	18.05	
Allotment rent for plot 11 (new tenant)	18.85	
Payments made since the last meeting (approved by email)		**VAT**
Unity bank service charge	18.00	
Payments submitted for approval		
C. Knott (salary & tax)	654.50	0
C. Knott (expenses)	46.10	0
Media Tribe (website service half yearly fee)	200.00	0
NCALC (annual subs incl. internal audit fee)	560.33	49.00
Evenley Village Hall (June meetings & soup lunch)	42.00	0
SSE (streetlight electricity direct debit)	96.29	4.81
British Gas (electricity on the Green for May direct debit)	2.27	0.11

An invoice for WAVE (allotment water) has been received for £33.22. Cllr CR will check the metre reading before this is approved for payment.

110/22 To consider new planning applications and to receive an update on applications outstanding

WNS/2021/2118/FUL	Proposal Extensions, Garage Conversion, Detached Garage Location 19 The Prospect Church Lane	EPC: Objection WNC: pending
WNS/2022/0669/FUL	Proposal Variation of condition 2 (Plans) to S/2021/0461/FUL (Side extension, rear extension, and a dormer on the front of the property). To alter loft extension to front dormer only, reduce rear extension in size &	EPC: No objection WNC: pending

DRAFT

	height, alterations to fenestration. Location Anden Cottage 3 Mixbury Road	
*WNS/2022/1181/FUL	Erection of two self-build dwellings Location: Land rear of 17 Broad Lane	EPC: objection with comments WNC: pending
	Replacement of workshop buildings (with class PA approval) with a new dwelling + detached garage (Class C3) Location: Old Farm Buildings Astwick Evenley	EPC: no objection WNC: pending
WNS/2022/1366/FUL	Continued Temporary Change of use to allow the annexe to be used as an independent dwelling not tied to the main house. Location Annexe Barley Mow Farmhouse Buckingham Road, Evenley, Northamptonshire, NN13 5S	EPC: no objection WNC: pending

*During this item, cllr JM raised further comments regarding WNS/2022/1181/FUL and Cllr JBP decided to leave the meeting.

111/22 Update on information regarding the proposed anaerobic digestion plant at Astwick

The clerk sent WNC councillor Rebecca Breese our comments from the last meeting; councillor Breese advised there is nothing else we can do before the application is submitted, but she urges residents to do their research and be vocal sharing legitimate planning concerns. When the application comes in, she will ask for it to go to planning committee so that it can be scrutinised.
Croughton Parish Council were due to host ACORN at their meeting last month but they pulled out so it is in the process of being rearranged; the clerk will find out when this will be, and a member of EPC will try to attend.
The chairman advised that once an application has been submitted, we will object and form a plan.

112/22 To provide feedback on the annual PLR (police liaison representative) conference held on 28th June

The clerk attended the conference. Danny Moody (Northants CALC) welcomed everyone and provided an overview of how the concept of the PLR scheme started, noting its uniqueness; it is the first of its type anywhere in the country.
The main needs identified from the meeting:

- to improve two-way communication between town/parishes and the forces
- to form good relationships with community groups and to understand what they do
- to provide relevant information to our communities (this will help when neighbourhood alerts - currently for the whole of Northants are sent when relevant to the area), building up a geographical area
- most parishes are rural, so information needs to be fit for purpose and focus targeted
- we need better involvement with PCSO's

Information about our local policing team can be found at: https://www.northants.police.uk/a/your-area/northamptonshire/south-northants/south-northants-brackley/?neighbourhoodteam=yourteam

113/22 To receive and approve quotes to continue the installation of granite setts along the top edge of the village green

Despite requesting four quotes, only two have been received from Raybell & Sons and F.J. Morris Contracting Ltd. The chairman advised we are unable to approve and carry out any work this financial year due to lack of funds etc, but it was agreed to add this information to our action plan and make it known to Northamptonshire Highways that we are hoping to carry out further protection of the Green at some point in the near future; they will probably advise we will need drainage installed before more setts can be added. We will investigate this in more depth at the next meeting.

114/22 To accept councillors reports on the following areas (*if there is anything to report*):

a. **Allotments** (CR) the majority of tenants have agreed they would rather pay an extra £5 per plot to go towards bin servicing (from April 2022) rather than composting. The clerk will add a proposal to raise the rent at the next meeting. There have been some changes to tenants and new agreements have been signed.
b. **Evenley Common** CR advised there is a family of hedgehogs residing at the Common. It was therefore agreed to postpone the tidy up (penciled in for August) until later in the year so we don't interrupt their progress.
c. **Street Lighting** (SB) nothing to report.
d. **Village Hall** (JPB) nothing to report.
e. **Website** (CK) see item 107/22.
f. **Village Green and Trees** (CE) see item 107/22. The chairman thanked cllr CR and Andy for watering trees, helping with the planters and for keeping the cricket pitch to such a high standard. Unfortunately, the new crab apple tree outside the Red Lion will need to be replaced.

DRAFT

g. **Newsletter** (CE) the next edition will be published in September.
h. **HS2 & Highways** The next quarterly HS2 liaison group meeting will be held on 22nd July.
i. **Three-year action plan –** see 113/22. We need to progress the electric car charging points and improving the bus shelter.
j. **St. George's Church –** the fete will take place on Saturday 30th July.

115/22 To note correspondence received that requires discussion

- The pensions regulator has written regarding re-enrolment and redeclaration. The clerk will action.
- WNC is writing a policy (currently in draft form) 'adoption of assets policy' wherein parish councils can express an interest in a piece of land or building owned by WNC to be transferred to the parish council. It was agreed we don't have any land/buildings to put forward.
- The chairman and clerk attended the Northamptonshire Village Awards presentation evening on 11th July. This year awarding was different to previous years with gold, silver and bronze awards. Evenley was awarded silver; we are awaiting the full write up and will circulate it once it's received. Thank you to everyone who helped achieve the award and congratulations to all.
  Tiffield was presented with a gold award and the prestigious overall title of Best Village 2022. Information can be found at https://www.northantsacre.org.uk/northamptonshire-village-awards-2022

116/22 To receive areas for improvement suggestion(s) from members
None received.

117/22 Councillors Questions
Cllr CR advised that when the hot weather breaks, there will be a storm and Broad Lane will flood again; he is therefore in the process of clearing the chicane and drains and digging better gulleys. He said the grills need to come up and the drains emptied as they are full of garden waste which he is also attempting to action before the storm. Someone has cut back hedging along Broad Lane but has left all the trimmings which is exacerbating the issue. The chairman thanked cllr CR for all his work on this.

Cllr JM advised she had written to Evenley Wood Garden (EWG) regarding the recent Gifford Circus event, advising she had found Mixbury Road to be impassable and dangerous at times for pedestrians trying to access the circus; she asked if we could contact parishioners to see whether the traffic had an impact on them. The chairman advised we should have been consulted and sent a copy of the traffic management plan but thought the traffic flow worked well overall, with not too much disruption to the village and we will ask parishioners most affected to feedback.***Action: CE***

Cllr CR proposed attendance of council members be reinstated on agendas. The clerk will add the proposal to the next agenda (for the September meeting).

118/22 Public Participation session (members of the public are invited to address the council through the chairman)
A member of the public advised she was disappointed we had removed West Northamptonshire Council (WNC) from the reports section of the agendas. The chairman explained (again) that WNC was only added to reports whilst it was going through changes (from eight councils to two unitary councils). if anything of importance affecting the parish needs to be noted in future, it can be bought up under correspondence received or as a separate agenda item.

119/22 Close
The meeting closed at 9.00pm.

Highlighted amendments made to the draft minutes to be proposed at the next meeting on 19.09.22.

The minutes of a council meeting are a public record of who attended and the decisions that were made.

The next meeting will be held at Evenley Village Hall on Monday 19th September.

DRAFT