

GRETTON PARISH COUNCIL

Email: [clerkgpc@btinternet.com](mailto:clerkgpc@btinternet.com)

[www.grettonparishcouncil.co.uk](http://www.grettonparishcouncil.co.uk)

**Present:** Cllrs Lilley, Fox, Thompson, Husk, Blamire, Nicholls, Wright, Smith, Trevor Smith and The Clerk (C Watts). **Minutes of the Meeting of Gretton Parish Council held on Monday 13<sup>th</sup> November**

2023 at 7.30pm at Gretton Village Hall, 61

**23/349:** **To receive and approve apologies for absence.**

Cllr Newby and Watt were unable to attend

**RESOLVED:** Approved

**23/350** **To receive declarations of interest under the Council's Code of Conduct**

Cllr Smith and Thompson shared declaration of interest on the Planning application of Craxford Road NC/23/00402

**RESOLVED:** Approved

**23/351** **To receive and approve for signature the minutes of the October meeting held on 9<sup>th</sup> October 2023**

Minutes approved without amendment and signed by the chair

**RESOLVED:** Approved. Votes – all in favour.

**23/352** **To receive and approve for signature the minutes of the meeting held at the Pavillion on 26<sup>th</sup> September in relation to the Sewage and drainage issue at the Recreation Ground**

Names of Cllr's Husk and Blamire to be added to the attendees but approved at this meeting for distribution to the GSSC, Football and Cricket committee's

**RESOLVED:** Approved. Votes – all in favour.

**23/353** **Open Forum**

A member of the public was in attendance to evidence the discussion held regarding the Planning application of Craxford Road NC/23/00402

**RESOLVED:** Approved

**23/354** **To receive a report from Corby Rural Division, North Northamptonshire Council**

Cllr Watt contacted Cllr Lilley stating that he had been to no council meetings in the month so there was nothing to report

**RESOLVED:** Approved

**23/355** **To receive a report from the Police.**

No report received and PC Wilson was not in attendance

**RESOLVED:** Approved

23/356

**To receive a report from the Police Liaison Representative and Gretton Neighbourhood Watch Co-ordinator**

There has been an incident involving a dog that has been reported and is being investigated. Cllr Nicholls raised the point that there was a lot of information on the report by the police sharing only one point of view. Trevor to feed back to PC Wilson that if it was a report for generic information then was so much information needed in the report.

Trevor attended an online liaison meeting and will provide the detail at the next meeting. In short it focused on costs and cost savings with new programs being implemented.

Neighbourhood Watch, New signs have been erected in the village. A quiet Halloween and Bonfire night within the village. Cllr Nicholls shared that a resident had an issue with their front door being repeatedly kicked. He asked them to report it to the Clerk. At the time of this meeting no email has been received.

**RESOLVED: Noted**

23/357

**To receive a report from the Safer Corby Team**

No report received

**RESOLVED: Noted**

23/358

**To receive a report from the following Working Groups:**

**23/358a** Neighbourhood Plan and Local Plan matters – Cllr.Lilley

Report sent prior to the meeting

**RESOLVED: Approved**

**23/358b Communications including website, newsletters, press and blog – Cllr.Smith**

Report sent prior to the meeting.

At the meeting it was raised if there have been any volunteers for a new new Editor for Gretton Life. No volunteers have come forward.

**RESOLVED: Approved**

**23/358d Highways Working Group – Cllr.Thompson**

Cllr Thompson shared at the meeting that he is in the process of investigating the possibility of a grant for two further TVAS for the village. Cllr Lilley has shared a link with Cllr Thompson that he will be looking into and has asked the Clerk to assist with information

Cllr Thompson is also looking into the 20's plenty scheme where there is an option of the scheme being adopted only on certain streets. Further investigation to be undertaken.

**RESOLVED: Approved**

**23/358e Community –buses, doctors' surgery, school liaison – Cllr.Husk**

Report sent prior to the meeting:

**RESOLVED: Approved**

**23/358e Environment –trees, Pocket Park, litter collecting groups-Cllr.Newby**

Report sent prior to the meeting

**RESOLVED: Approved**

**23/358f Recreation ground – Cllr.Fox**

Report sent prior to the meeting

**RESOLVED: Approved**

**23/358g Village Hall – Cllr.Smith**

Report sent prior to the meeting

It was raised at the meeting that the Village Hall committee were give one week to respond with an action plan and not 48 hours as was stated at the Village Hall Committee meeting. The Cllr's agreed that Cllr Lilley to speak with Helen to clarify the situation and to confirm if her email that she sent to Liz had been forwarded onto the rest of the Village Hall Committee.

**RESOLVED: Approved**

**23/358h Sports and Social Club – Cllr.Nicholls**

Report sent prior to the meeting

Cllr Lilley clarified the reasons for the not taking up the offer of monies from the GSSC to help with the sewerage. Cllr Nicholls thanked Cllr Lilley for sharing at this meeting and understood the reasons.

Cllr Lilley raised that the Club needs to be listed as an Asset of Community value to give it a bit more protection.

Cllr Fox shared the updated quote he received after the Sewerage meeting. This was £15K for the Tank and installation. Cllr Wright has also reached out to the original companies approached for an updated quote so a like for like comparison can be done.

Cllr Lilley shared that we have become aware of a Government Community Ownership Fund. This fund allows for funding for refurbishment of community assets that are already in use/place. It was agreed that the Finance Committee will make an Expression of Interest request for the next window of application once all quotes were in and approved by the PC. A match funding of 20% will need to come from the PC. It was agreed to go for the best system available to future proof the facility.

**RESOLVED: Approved**

**23/358i Youth Council – Cllr.Blamire**

Before the meeting Cllr Blamire reported on:

To follow up with the CYPN following some research they carried out for Gretton services,

**RESOLVED: Approved**

**23/359**

**Planning Applications received:**

23/358a: NC/23/00413/DPA

Erection of five detached houses and garages with associated access road parking space and amenity space (Enlarged site-previous planning permission 14/00120/DPA Land Hatton Lane Gretton

The re-submission of this application has not addressed the previous objections raised by the Parish Council. All Cllr's voted to object again and raise concerns on

this planning application. The Clerk to submit to NNC the following objections and concerns.

The development is in contravention of the following Neighbourhood Plan Policies:

- H4 Windfall Sites: Development of the site does not meet the following criteria:
  1. H4(b) the development does not meet the identified housing requirement for Gretton
  2. H4(d) the development does not retain existing important natural boundaries such as trees, hedges and streams
  3. H4(e) the development does not provide for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken. (This is particularly relevant on this development as a public right of way spans one side of the plot.)
  4. H4(f) The development may result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise
  5. H4(g) the development may reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling
  6. H4(i) The development may increase flood risk and does not incorporate the use of sustainable urban drainage systems.
- H5 Housing Mix: The development does not include any two-bedroomed houses or homes suitable for older people. There are concerns that skylights in the attics of the three-bedroomed houses suggest there may be future conversions without planning permission required for additional bedrooms. Therefore the Parish Council do not support this development.
- T1: Insufficient parking: The design does not incorporate sufficient off-road parking areas
- T2: Housing developments should provide charging points for electric vehicles.
- ENV7 There is a significant view from the Welland Valley toward the village and the development will have an impact on this significant view.
- ENV8 There is no mitigation supplied for the impact, loss or significant adverse effect on the public right of way (known locally as "Clinkers").

The additional concerns that will be raised are:

1. The new proposal differs from the previous proposal due to five houses being erected on a smaller plot.
2. There are concerns that there will be an increase in water run off on Hatton Lane and Station Road, due to increase in concrete laid.
3. A statement has been made that the proposed point of access remains as previously put forward in 2021 yet the current drawing does not show the access point onto the road. There remain significant concerns around safety of road users and pedestrians at that junction.

**RESOLVED: Noted**

23/358b: NC/23/00402/DPA

Change of use of commercial garage to a single dwelling and including the partial demolition of the garage and the construction of a two storey extension

Gretton Garage Site Craxford Road Gretton NN17 3DH

The Village resident, Ken Payne who resides at 1B Craxford road attended the meeting and shared he had submitted a letter and photographs to NNC with his concerns and suggestions on how to overcome the privacy issue.

The Clerk to submit to NNC that although no objections to the planning application but that the following points to be considered.

- Privacy for the neighbour at No 1B in particular the windows in the roof
- Consideration be given to Electronic Vehicle Charging points to be installed

**RESOLVED: Noted**

**23/360**      **Report from the Finance Meeting held on 28<sup>th</sup> September 2023 and Draft reports From 17<sup>th</sup> October and 7<sup>th</sup> November for sightings**

**RESOLVED: Approved**

**23/361**      **To inform Cllr's that July Finance Meeting minutes not supplied during handover to new Clerk**

Cllr Lilley shared that the previous clerk has some draft minutes and will be requested to send them to Cllr Lilley.

**RESOLVED: Approved**

**23/362**      **To discuss review of 2023/24 Budget and Precept and Draft Budget of 2024/25**

Review sent to all Cllr's, no points raised. Cllr Lilley shared that all on target to what was budgeted. It was shared that the budget for 23/24 is currently being finalised by the Finance Committee for approval by the Parish Council before being submitted by the clerk to request the next precept.

**RESOLVED: Approved**

**23/363**      **To receive Finance statements from May to August showing Invoices paid and Received.**

Reports given to Cllr Wright for review before signature.

**RESOLVED: Approved**

**23/364**      **To receive a report on any correspondence received since the previous meeting.**

Correspondence received from Phil Bromhall that Lower churchyard had not been cut since September 18<sup>th</sup>. Clerk to contact Liam at NNC. (This has now been cut) He shared the adjoining hedges had not been cut. Cllr Smith to contact the neighbour.

The Clerk received a call from a resident Shirley Fursdon in relation the RBL box that is no longer fit for purpose. She has asked if the Parish Council could contribute to the cost of it being replaced. The Clerk to contact her asking for a quote to be provided and it will be discussed at the next Parish Council Meeting.

Correspondence was received from a resident Terry Forsey that he witnessed 8 cars parked on the pavement between The Maltings and the Hatton Arms.

Cllr Smith has shared she will ask the builders to take care in parking. Cllr Lilley to respond to Mr Forsey that this will be discussed with PC Wilson as to how best to deal with this.

**RESOLVED: Approved**

**23/365**      **Councillor questions**

Clerk to contact NNC in relation to the Hedge on Fullwell Avenue

**RESOLVED: Approved**

**23/366**

**Date of Next Meeting**

11<sup>th</sup> December 2023

**RESOLVED: Approved**

**23/367**

**Close**

9.25pm

**RESOLVED: Approved**