

# Tiffield Parish Council

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From: Mr Andy Tennet, Clerk to Tiffield Parish Council to all Parish Councillors 15/03/2021:

## MINUTES OF THE MEETING OF TIFFFIELD PARISH COUNCIL held in The School Hall on Mon 14/03/2022 at 8.00pm

Present: Cllr J Beasley (Chair of the Council). Cllr S Jowers. Cllr G Ferrie. Cllr. C Pearson. Cllr R Powell. Cllr Cook

Mr A Tennet (Clerk to the Council), Cllr Louisa Fowler, Cllr Jonathan Nunn (Leader – West Northamptonshire Council), Mr Gerald Williams

	Standing Items	Action
2203.01	The Chair read out the Opening Statement - In accordance with the Openness of Local Government Regulations 2014, this meeting may be recorded, filmed, broadcast or otherwise transmitted by any member of the public or press who may be present, without prior reference to the Parish Council. The Chairman shall ensure that such action does not interfere with the conduct or business of the meeting.	
2203.02	Apologies for absence - Cllr J Tyrell. Cllr P Chaplin. Cllr L James.	
2203.03	Declarations of interest related to business on the agenda for this meeting – none made	
2203.04	To receive and approve the minutes of the meeting held on 16/02/22 – these were proposed as an accurate record by Cllr Jowers and seconded by Cllr Ferrie. There were no objections.	
2203.05	Matters arising from the previous minutes not included on the agenda for this meeting – The Chair took the meeting through all of the outstanding actions from the previous meeting. The Chair and the Clerk confirmed that all had been discharged with particular comment made in respect of the following:	

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	<p>2202.15 – Repairs to Pocket Park sign – no invoice had yet been received.</p> <p>2202.17 – Cllr Fowler had contacted Highways to try to confirm dates of for a road sweeper to go through the village on at least two occasions in the year.</p> <p>Cllr Powell also confirmed that he had been able to source a solar panel for the vehicle activated speed sign and was waiting for it to be delivered.</p>	
2203.12	<p>Cllr Jonathan Nunn – Leader of West Northamptonshire Council – This item was bought forward on the agenda by the Chair and Cllr Nunn addressed the meeting and highlighted that he had picked up the concerns raised by a number of parishes in the area, in respect of decisions made by the old council (South Northamptonshire). It was his view that we need development and to preserve the communities that we have and he had learnt that if you want to get something done, you have to go through the process.</p> <p>He set out that planning process is not a democratic process and there limits as to what you can do and what actions you can take. Government policy is to err on the side of development and that if there is any mistake by the council in the process, this can lead to an appeal and or litigation by the developers.</p> <p>The next stage is the Supplementary Planning process.</p> <p>Cllr Beasley asked how the developments have been approved when the Local Plan set out that any such developments were to be small to medium in size? Cllr Nunn responded that he had seen nothing that limited the height or size of the buildings.</p> <p>Cllr Beasley referred to the Joint Core Strategy, which West Northamptonshire Council were supposed to adhere to. This set out that the aim was to meet demand with small to medium sized developments. He had asked for a definition but never had a reply.</p> <p>Cllr Nunn had looked at the Joint Core Strategy again today, and thought there was a gap there. He again confirmed that the Supplementary Planning Guidance is the only way to review a local plan. He agreed that it was ill defined, with no definitive limits on heights/size.</p>	

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If the plan were to be reopened, then they would have to back through the whole plan and process. This would mean there would be no local plan, which was requirement under law and could leave us open to any potential development.

Cllr Beasley commented that if you look at the three developers plans, they are all cojoined and in effect amount to one development. This is not in the spirit of the Local Plan, which has not been adhered to at all and that the planning department appear to have taken whatever developers have told them at face value.

Cllr Fowler informed the meeting that the DHL mitigation measures have been found to be insufficient and they have been told to redesign their plans. This will then have to go back to the Strategic Planning Committee. Both IM Properties and DHL have purchased the land for development so must be confident that it will all go through.

Cllr Beasley noted that both IM Properties and DHL appear to be in the driving seat for this process and that the planning department are behind them.

Cllr Nunn stated that people see conspiracy in everything but that this is not the case and that we now need to go to the Supplementary Planning Process. Discussions are still ongoing and he is meeting the Save Towcester group tomorrow evening. We need to look at mitigation.

Mr Tennet informed Cllr Nunn that the Parish Council has worked with the developers and have tried to have an open and constructive dialogue. This included mitigation measures from a very early stage and details of what we would like, have been submitted to IM Properties. This led to a meeting with them on just that subject, since when we have had no contact by either email or phone, despite attempts to keep the discussion going by the Parish Council.

Mr Williams raised his concerns regarding the proposed new roundabout on the A43 and the impact that is likely to have on local traffic, especially when there are holdups on the M1 or A5. Cllr Powel raised similar concerns. Cllr Fowler commented that we tried to fight the new roundabout and the process had been very frustrating.

Cllr Cook commented that the need for a Supplementary Planning Process surely highlights that the process is flawed. Cllr Nunn stated that he had asked the same question but that the process is now underway and the process is going to be difficult. Cllr Cook also asked why there hasn't been a joint traffic assessment for all three developments as suggested by the Bell Plantation?

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	<p>Cllr Beasley drew the discussion to a close, stating that we are where we are and that we need to make the best out of a bad job. He thanked Cllr Nunn for his help and support in the mitigation process.</p> <p>Cllr Nunn agreed that the Local Plan has a lot of soft words in it and can appear wishy washy.</p> <p>After one or two further discussions regarding sustainability Cllr Nunn left the meeting.</p>	<p>Cllr Beasley to forward the letter sent to IM Properties setting out the suggested mitigation proposals and their response to Cllr's Nunn and Fowler</p>
2203.09	<p>Planning applications – Clerk. This item was brought forward on the agenda by the Chair as Mr Williams (the applicant), was present.</p> <p>WNS/2022/0434/FUL - Ark Farm, High Street South, Tiffield NN12 8AB</p> <p>Mr Williams was invited to give an overview of the application, of the building concerned and of the work to be completed. The property would then be used as a holiday let. There was some discussion as to why Mr Williams had been told it could not be a short term let, only a holiday let. At the conclusion of the discussion, Cllr Beasley proposed that the application be approved. There were no objections.</p>	<p>Mr Tennet to notify WNC Planning that the Parish Council had no objection to this application.</p>
2203.06	<p>Public participation session – no-one present</p>	
2203.07	<p>Finance report – Mr Tennet took the meeting through all expenditure and income since the last meeting and confirmed that all bank balances on the finance report tallied with the on-line accounts. Cllr Powell proposed that the accounts be approved and this was seconded by Cllr Cook. Mr Tennet reminded the meeting that we were approaching the end of the financial year and that this would mean that the NCALC audit would take place shortly after.</p>	
2203.08	<p>Correspondence List – Mr Tennet took the meeting through the correspondence report for the period since the last meeting. There were no matters of note.</p>	
2203.10	<p>IM Properties, DHL and the Bell Plantation developments – It was felt that in light of the discussions with Cllr Nunn as at 2203.12 above, there was nothing else to discuss at this time.</p>	
2203.11	<p>Tiffield 100 club – Cllr Fowler was invited to draw three numbers. These were drawn as follows No's 6, 29 &amp; 22</p>	

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	Business items	Action
2203.13	<p>Increase in dog waste and grass cutting fee's – The Clerk informed the meeting that since setting the budget, Marcus Young (dog waste contractor) had notified the Clerk of an increase in his fees for the next financial year. In addition, Luke Costello (grass maintenance contractor) was now VAT registered. Whilst the VAT could be claimed back in the longer term, both of these changes meant that the budget set for both was likely to be overspent but there were sufficient funds in the reserves to cater for this.</p>	
2203.14	<p>Letter to land owners re ditch maintenance – Cllr Fowler had sent through a plan of who was responsible for the clearing of ditches and their maintenance and a link to correspondence templates for land owners. It was agreed that these would be very useful. Cllr Fowler went on to inform the meeting that the Council had taken back the contract for these matters from Kier and now had a small team working with Ruth Burnham to try to address these issues.</p> <p>Cllr Jowers asked if this included blocked culverts. This will need to be confirmed.</p> <p>Cllr Fowler also informed the meeting that she was a member of the Tree Committee and due to the issues in the village with Ash Dieback, there would shortly be a visit from the committee to Tiffield.</p>	<p>Mr Tennet to email the flood documents to all Councillors and send an email to Cllr Fowler regarding the issue of blocked culverts and their maintenance.</p> <p>Mr Tennet to also chase up any dates for the road sweeper to attend the village.</p>
2203.15	<p>Litter pick &amp; Platinum Jubilee update – Mr Tennet confirmed that the litter pick had now been advertised via all of the usual channels. The date was the 26<sup>th</sup> March and The George would be the centre to which volunteers could report. Free hot drinks and food would be provided by the pub. New litter pickers had been purchased as well as the loan of equipment from the Council. Any rubbish collected would be collected by the Council on the morning of the 28<sup>th</sup> March.</p> <p>Plans for the Platinum Jubilee were also underway with an article to be published in the next Thunderbolt. Further to this a teacher from the school (Abbie Holding), had now volunteered to come onto the working party to help develop the plans and the schools' involvement. Mr Holloway had found a number of photos from the last Jubilee celebrations and these could be the basis for activities during the village BBQ.</p>	<p>Mr Tennet to arrange a date for the next meeting of the Working party and ensure that Ms Holding is invited to attend.</p>

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2203.16	<p>Defibrillator and CPR Training – The Clerk informed the meeting that the defibrillator had been deployed two or three time recently but not used. A check has shown that the pads will reach their expiry date in July and need replacing. The cost for new pads is between £80 and £120. It was agreed that they should be purchased with no objections.</p> <p>Further to this, two residents had asked for refresher training in using the defibrillator. Both Mr Tennet and his wife Fay are qualified to deliver training both in the use of the defibrillator and current Cardiopulmonary resuscitation techniques. They would be happy to hold training sessions later in the summer if there is a demand.</p>	<p>Mr Tennet to arrange for the purchase of new pads for the defibrillator.</p> <p>Mr &amp; Mrs Tennet to identify some dates in the summer to deliver defibrillator and CPR training in the school hall.</p>
2203.17	Urgent Matters (for report only) – No matters raised	
	With no other business the meeting closed at 09.30pm	

I certify that this is a true and accurate record of the transactions of Tiffield Parish Council in the above meeting:

Signed: \_\_\_\_\_ Date: \_\_\_\_\_