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Minutes of the ordinary meeting held on: Thursday 19th September 2024 commencing at 7.30pm, held at Brampton Primary School, Harlestone Rd, Chapel Brampton.

Minutes taken by the Clerk, Sarah Stock.

Attending: Cllrs Stephen Crane, William Shearer, Mick Macmain, Robin Green, Margaret Green, Mark Vernon, Jill Slinn, Richard Gent

MOP: Linda Smith (Cedar Hythe Resident), Sam Williams (Althorp)

2024/047 **Declarations of Interest.** No declarations made.

2024/048 **Public Session** Meeting adjourned for members of the public to address the council.

Mrs Smith outlined plans for the restoration of 18 Cedar Hythe (planning application 2024/3858). Chairman directed council to review the application at this time. No observations.

Sam Williams (Althorp) informed council that Garth Clark (Estate director) has left Althorp. Helen Frampton, Andrew Prideaux and Sam are the council's principal contacts. The estate's farming work has refocused on regenerative methods rather than organic farming.

- Work at the Old Bake House continues. Traffic lights have been removed. It is hoped all work will be completed over the next couple of months and the house will be let shortly after.
- Works at Brampton Brook are finished, and the ponds will fill over the coming months. It is hoped that over the next three years, the planting will establish. Sam confirmed to put in pedestrian permitted footpath in the future.

Verbal Updates

- Grant has been received from Northants Safer Roads to fund two VAS signs. Item closed.
- Updates requested from Althorp regarding fence at Ten Cottages and funding for Chapel Meeting Room (CMR).

SW invited to address the council. Andrew P at Estate will contact PC to confirm what, if any, works will be completed at the CMR.

Re: Fence at Ten Cottages.

Cllr Green informed the meeting of the history of the post and rail fencing at Ten Cottages, Church Brampton. This was installed by Althorp following a car crashing through the hedge. Althorp asked permission in writing to install a temporary fence on highway land while the hedge established and promised to remove it, to which the Parish Council agreed and confirmed in writing.

All three of the last Althorp Agents in the past 4 years have agreed that this fence would be removed. A year ago, Stuart Coleman at the site meeting with Cllr Green and Cllr Shearer confirmed that the fence installed by Althorp was half a metre on highway land and he would get it removed.

Sam Williams attended that meeting.

The Council have repeatedly maintained that the fence makes the footpath too narrow for wheelchair users to pass on the narrow footpath. Examples were provided.

Councillors appreciate that the current resident may struggle to maintain the fence and volunteers would be available to assist him. The hedge is 5 metres wide within their land at this point

Sam Williams reluctantly agreed to remove the fence.

(8pm Cllr MV left the meeting)

- Spencer Close Tree/Street Lamp. BPHA were notified some months ago that the tree was precarious and have subsequently been notified that it has fallen. Clerk instructed to write to Richard Hill, CEO of BPHA. Damage streetlight to be reported to the insurance company.
- A5199 Bus Stop. Bus stops were removed while road resurfacing works took place and have been repainted. Item closed.
- Chapel Brampton traffic lights. Council continues to receive complaints about the traffic lights and the apparent absence of work taking place. Lights have been removed. Item closed.
- Council accepted an offer from Kier to resurface the car park at the playing field.

2024/049 Minutes. Minutes for 18th July approved and signed by the Chairman.

2024/050 Bank reconciliation and YTD budget vs Expenditure review. Accepted.

2023/24 Opening balance:	£32,615	
YTD Income	£19,326	
YTD expenditure (Inc. VAT & pending payments)		£21,209

Online Balance

Current Account (Unity 20415701)	£3,568
Reserve Account (Unity 20415714)	£30,760
Balance (less pending payments)	£30,733
2023/24 Unclaimed VAT YTD	£2,665

2024/051 Accounts for Payment. Council approved the accounts for payment.

Payee	Invoice #	Invoice Date	Amount Due (Inc. VAT)	VAT
(DD) E-on Next	KI-7FD9A6C2-0006	1.7.24	£9.76	£0.46
(DD) Yu Energy	1857239	1.8.24	£258.99	£12.33
(DD) Yu Energy	1857240	1.8.24	£32.49	£1.55
(INCOME) Northants Police	Grant	8.8.24	(£2,475.00)	
(DD) E-on Next	KI-7FD9A6C2-0007	1.8.24	£9.45	£0.45
Elan City UK Ltd	01900	5.8.24	£4,798.80	£799.80
Northampton Services	Sandy Ln hedge	17.7.24	£45.00	
Cllr MM - B&Q/AMAZON	Pirate Ship repairs	12.7.24	£76.90	
PW Warden Environmental	7139	1.8.24	£900.00	£150.00
(SO) Sarah Stock	August	28.8.24	£523.25	
(SO) Z A Finney (Noah & Grace)	August	28.8.24	£55.00	
(SO) J Hawkins	August	28.8.24	£27.50	
(DD) E-on Next	KI-7FD9A6C2-0008	1.8.24	£9.76	£0.46
(DD) Yu Energy		1.8.24	£263.47	£12.55
(DD) Yu Energy		1.8.24	£32.63	£1.55

Contact: The Clerk, 9 Lower Harlestone, Northamptonshire, NN7 4EW.

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(SO) Sarah Stock	September	28.9.24	£523.25	
(SO) Z A Finney (Noah & Grace)	September	28.9.24	£55.00	
(DD) Unity Trust Brank	Statement 40	30.6.24	£18.00	
Maurice Fitch Tree Works	11054	20.8.24	£1,980.00	£330.00
Miracle Design & Play	23126	20.8.24	£528.40	
PW Warden Environmental	7146	2.9.24	£408.00	£68.00
COEVAL	5995	30.10.24	£81.60	£13.60
B Osborne Business Services	7805	30.9.24	£72.00	

2024/052 **Playing Field & Pocket Park**

Playing Field: Council acknowledge receipt of the ROSPA safety report on the play equipment. The following items need attention:

- Repair/replace swing seats. Quote received for supply only of replacement seats, cost of £426.41 accepted. Council will appoint Paul Thomas to fit the seats.
- Repair/replace toddler swing safety bar. Included above
- Remove the PIG BALL game and pole – quote accepted from A&A Landscapes. £330.
- Replace rubber chain guard on rotator swing. Completed.

Cllr MM met with Helen Frampton (Althorp) to agree the western boundary line. Althorp will confirm and provide drawings.

Council resolved to ask A&A to cut the hedge back at the car park entrance.

2024/053 **Harlestone Road Benches**

Council noted comments regarding the state of the benches and resolved to appoint Paul Thomas to clean the WW2 commemorative bench on Harlestone Road and to clear foliage surrounding the 2002 bench near Halfway Thorn. If possible, the 2002 bench could be restored. PT will advise to council if it is possible to restore or if a replacement is required.

2024/054 **Northwest Sandy Lane Relief Road**

Council noted the reply to letter regarding signage from Cllr J Shephard:

I put the point to the manager of the NWRR project, particularly asking about consultation with your parish council. Her reply is:

"The design and the construction of the new Northampton North-West Relief Road (NNWRR) has been subject to planning approval that entailed all relevant supporting information. Please refer more specifically to the Transport Assessment and the supporting evidence; [Major highways projects | West Northamptonshire Council \(westnorthants.gov.uk\)](https://www.westnorthants.gov.uk).

The Transport Assessment (TA) does include the predicted changes in traffic flows vehicles with the new road in place. With the Dalington Grange section of road does not open for a while, the change to routing of traffic will not happen for a while. The monitoring conditioned by planning will enable this to be monitored and assessed.

The traffic road signs have been designed, manufactured, and installed in line with UK national guidance.

Following the completion of the construction of the NNWRR, we will continue monitoring its impact on the network and update our local and regional traffic model accordingly. This may inform if further updates or changes may be necessary at the approach of the NNWRR."

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My understanding is that the whole of the new road will be complete in the spring of next year. The WNC plan seems to be to keep new traffic flows under review.

Council is aware of a proposal to develop the land adjacent to the causeway for solar panels (east side), and a fast-food drive through outlet on the west side. Council noted that developers may consider that regrading the road justifies a service area. Cllr RGN believed Kier's plan is to plant the area with trees. This area is a natural flood plain and managed by the NN2 committee as a local amenity for dog walkers. Council resolved to share their concerns with neighbouring parishes.

2024/055 Chapel Meeting Room

Area around the sides of the meeting room and front hedges need clearing and pruning. The work will include cutting the front hedge and cutting back all vegetation up to the perimeter of the site. In addition, to clear the pathway and apply weedkiller. Council accepted a quote from A&A for £300 to complete work.

2024/056 Environment (verges, path, trees, and village maintenance)

A5199 Verge. Following Mr Cutler's death, this area (previously licenced to Mr Cutler for wildflowers) can be incorporated into the Brampton mowing schedule. Council resolved to plant wildflowers on this verge and continue John's work. Cllr MM will contact R&G.

Spencer Close grass seed still needs sowing.

Cedar Hythe tree. Cedar Hythe Residents Association and the Parish Council planted the tree. CHRA have requested a third tree on the green. Council suggested Cedar tree but resolved to allow the existing tree to establish before planting a third tree.

Ten Cottages, Harlestone Road Fence. To removing the small section of post and rail fencing, together with the weldmesh, which runs parallel with the Harlestone Road near Walkers Lane. Althorp to remove this fence as discussed above.

2024/057 Litter Picking

Jemima Hawkins has resigned from her role as one of the village litter pickers (a letter of thanks has been sent on behalf of the council).

Council resolved to place an advert in the newsletter. Applicants will be provided with a route, bags, litter grabbers and are paid £27.50 per month.

2024/058 WNC Consultation: Draft Local Transport Plan

As the plan includes the Northampton to Market Harborough rail link, council resolved to submit the letter sent to the secretary of state in response.

2024/059 Government consultation: Reforms to planning and housebuilding legislation

Council noted that the reforms threaten the green wedges which separate the villages from the town and Church and Chapel Brampton are under threat of unwanted development in open countryside and coalescence with the town. It was noted that Neighbourhood Development Plans may not afford the protection they once did and that parish representatives' power to influence planning are being eroded. Clerk will respond to the consultation accordingly.

2024/060 Planning matters Council to consider and resolve response to planning applications.

(Applications received after the publication of this agenda may be included)

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2024/3825/FULL at The Old Bakehouse 14
Welford Road Chapel Brampton NN6 8AF

(CO Tim Cantwell, obs by 6 Sept) Demolition of existing rear single storey extension and construction of single storey extension to rear, replacement windows and alterations.
OBJECTION as follows:

Please note this home is in the conservation area and the council object to this application as the proposed alteration to not comply with the principles of the conservation area management plan.

Specifically:

- The timber cladding to 2 elevations is incongruous with building materials on principle dwelling and the adjacent dwellings
- The roof is too high and should be reduced to below the guttering of the main house. At the proposed height, the roof can be seen when entering the village from the North and detrimentally impacts the street scene
- Council note that a previous application was refused because the roof height was too high.
- All the Ex-estate and estate cottages on the Welford Road and the neighbouring houses in Cedar Hythe have diamond leaded light windows. To change the windows to square Georgian would be mismatched to the other homes in the area.
- The Flat roof extension is out of keeping for the area.
- Raising the garden by 600mm, and above the floor level of out buildings in the garden and in the surrounding gardens may present a flood risk to those buildings.
- The excavations for the foundations will damage the roots to the Pine tree in the rear garden to 26 Cedar Hythe. The tree is subject to a TPO

2024/3858/FULL at 18 Cedar Hythe Chapel
Brampton NN6 8BG

(CO Nathan Healey, Obs by 18 Sep - ext requ')
Insertion of new rooflights and windows in external elevation, and replacement of existing windows and garage doors.
NO OBSERVATIONS

2024/3523/FULL at Barn South of Brampton
Fisheries Pitsford Road Chapel Brampton
Northamptonshire

(CO Nisar Mogul, obs by 18 Sep) Change of use of a barn to a dwelling house with the other portion being used as a community hub for use by the fishing club and scout group. Retrospective

OBJECTION as follows:

For context, council noted that this property sits in the area known as Brampton Plains, which is divided into several plots. Although this land is in Pitsford Parish it is adjacent to the boundary of Brampton and is visible from Chapel Brampton. Church with Chapel Brampton Parish Council OBJECT to this proposal.

Proposal submitted bares only slight resemblance to the structure built and no resemblance, either in design or intended use, to the original approved application DA 2015 0374. It is clearly living accommodation. Council believes this is a change of use for land and structure. The development is a new residential development within the open countryside for which no justification has been demonstrated. This proposal is not essential for a rural worker nor is it an exceptional quality or innovative design.

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Council note that hardship is quoted as the reason to justify the development. However, this is not a valid planning consideration.

Date of next meetings: 17th October. 21st November. No December meeting.

Meeting closed at 9.15