



www.welfordvillage.org.uk
 c/o 20 Styles Place Yelvertoft, Northamptonshire, NN6 6LR
 Tel: 07767 976448
clerk@welfordvillage.org.uk

Minutes of the Parish Council Ordinary Meeting

Held on Thursday 22nd February 2024 at 19.30 hrs in Welford Village Hall.

Attendees: Dr. M. Gorrod (Chairman), Mr. N Brotherton, Mr. McCullagh, Mr Hughes, Mr Curtis, and Mrs Phelan.

Clerk: Mrs Clare E Valentine

Members of Public: 10

	<i>Business to be Transacted</i>
24/117	<u>APOLOGIES OF ABSENCE</u>
	Apologies of absence were received and accepted for Councillor Forder.
24/118	<u>APPROVAL OF MINUTES</u>
	It was RESOLVED to approve the minutes of the Parish Council meeting held on Thursday 25 th January 2024 as a correct record.
24/119	<u>DECLARATIONS OF INTEREST & DISPENSATIONS ON THE AGENDA</u>
	None
24/120	<u>PUBLIC PARTICIPATION</u>
	A member of the public raised concern regarding the planning matter being investigated by WNC Planning Enforcement ref: E/2024/5797. Noted for comment for item 24/121/d). A member of the member advised on the BBC website there was information regarding Ability bus service and offered to send the information to the Clerk.
24/121	<u>PLANNING</u>
a)	To consider planning applications and those not otherwise on the agenda
b)	<p>2024/0649/MAFF The development of a solar farm of up to 49.9MWac of generating capacity and 67MWh of battery storage, comprising the installation of solar photovoltaic panels and associated infrastructure.</p> <p>Location Land north of South Kilworth Road Northampton NN6 6JH</p> <p>This is a consultation on the above proposal - comments by 10 March 2024.</p> <p>https://wnc.planning-register.co.uk/Planning/Display/2024/0649/MAFF?cuuid=1738099A-CC44-465F-818C-4BE58C79A21D</p> <p>It was RESOLVED to approve the application but with several observations summarised as follows:</p> <ol style="list-style-type: none"> 1. annual maintenance to both the existing area and landscaped areas of the proposal over a period of 40 years. 2. Survey of Welford Road to South Kilworth canal bridge. 3. Court Lane to South Kilworth Road weight limit - will not withstand heavy traffic. The road surface to be regularly monitored and maintained along with the verges. 4. At the end of the six-month period any damage to roads and verges is reinstated. 5. The proposal is an isolated development. 6. Hedgerows are maintained and, where possible, reinforced to conceal the solar farm. 7. The Gilding Club fly over the area and we request they are notified (glint/glare) 8. We (WPC) are included in the negotiations and agreement regarding any community endowment payments to be made for the operating lifetime of the operation. 9. The Supporting document: Welford Solar Farm Planning, Design and Access Statement, Welford Solar Farm Ltd December 2023. Page 6 item S9. Refers to West Northamptonshire Strategic Plan and "energy opportunity maps". and the site is identified as a "suitable area for solar farm development" and an "area for potential solar development". Welford Parish Council have not been aware of this identification prior to this document and would like to question its validity. 10 HGV traffic access site via the A14 and not through Welford should be a condition of this application. 11. We request the Case Officer feeds back any early planning conditions to Welford Parish Council.



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c)	<p>2024/0178/TPO Notification of tree work at south of Newlands Road & immediately east of Millers Road, Welford, Northamptonshire. Intended tree work includes pruning back to leave a 1 metre gap. TPO ref - DA/503 2018 Deadline 27th February 2024. https://wnc.planning-register.co.uk/Planning/Display/2024/0178/TPO?cuuid=21C2BEB6-3385-4136-980D-E3553879F69F</p> <p>It was RESOLVED to approve the application and request the tree is pruned back minimum amount to ensure no interference with the building but keeping the natural shape of the tree.</p>
d)	<p>E/2024/5797 - Passage adjacent to 27 High Street Welford NN6 6HT – WNC investigating a potential breach of planning control. The Parish Council has received two reports of complaints from members of the public regarding the new field gate and hardstanding, barn and ridge and furrow field. The matter is being investigated by West Northants Council Planning Enforcement. The field is part of an Article 4 Direction in Planning and within the conservation area. It is also a ridge and furrow field. Concern second barn is being constructed and levelling of the ridge and furrow and the keeping of livestock near to properties.</p>
e)	<p>West Northamptonshire Local Plan - Parish Engagement information session Tuesday 27th February 10.00am. The development of the West Northamptonshire Local Plan (WNLP) including the settlement hierarchy. 2 delegates per council. It was RESOLVED for Councillor Curtis to attend the briefing.</p>
	<p>Planning application search - Planning register Planning register West Northamptonshire Council (planning-register.co.uk) https://wnc.planning-register.co.uk</p>
24/122	MATTERS ARISING AND OUTSTANDING FROM THE MEETING OF THE 25th January 2024
a)	<p>It was noted the Parish Council has three vacancies for co-option and welcomes applicants. We have received an expression of interest.</p>
b)	<p>To consider an offer from the Sports Field Association to relocate a George V Silver Jubilee bench within the village. It was RESOLVED to accept the kind offer of the bench and location to be considered. The Chairman will contact the Sports Field Association.</p>
c)	<p>Trees for Welford – Parish Council feedback and comments for the group. It was RESOLVED to thank Trees for Welford for the project work and confirm the Parish Council feedback has been sent to the group. Clerk to also send to the group the information on the Keir project for the offer of 10 trees.</p>
d)	<p>Updates on the Land Registry re Spinney Boundary and Wayleave. The Clerk has the larger copy of the conveyance from Councillor Brotherton. Councillor Brotherton is dealing with the paperwork and relevant signatures. Will also be looking at registering the land in front of the transformer on Northampton Road.</p>
e)	<p>The Clerk has progressed the request to transfer Pocket Park land to Welford Parish Council. It was RESOLVED the Clerk is to continue to progress this matter.</p>
f)	<p>Councillor Brotherton reported that a draft proposal agreement has been sent to the owners for consideration to manage green space WP 4/6 off Newlands Road in accordance with Neighbourhood Plan Policy W4 - Allocation of New Public Spaces</p>
g)	<p>The Parish Council has been advised that a new operator has been awarded the contract without a break in the 59/60 bus service.</p>
h)	<p>The Asset of Community Value application for the Elizabethan Pub was turned down as it was not an active pub for some time, then when it reopened it changed and has not yet had enough events. It is felt the ACV will highlight the importance of the building for the community and a survey is on Facebook to encourage all to comment and support WNC to reconsider the ACV status. It is being shared with the local CAMRA group and the PC are to discuss with the Pub. Clerk to mention in the newsletter about ACV's.</p>
i)	<p>Parish Council website and email hosting provision. It was RESOLVED that as the current provider has been taken over by the creator of the website and email provision, and timeline has been accelerated to stay or loose the data that the PC will stay with Cuttlefish for 12 months at £888.00 and look to move to assess moving to another provider over the next 12 months.</p>



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24/123	REPORTS
a)	Highways – The chairman is continuing to report potholes. The Chairman has also reported a case of fly tipping in the layby that was cleared straight away.
b)	It was reported the Chairman has reported the blocked drain clearance requested for High Street (Greeny Brook) and Northampton Road.
c)	To note highways matters can be reported directly to: www.fixmystreet.northamptonshire.gov.uk
d)	Rights of Way – not too many issues and the weather has been particularly bad to investigate.
e)	It was noted with thanks to Councillor Forder that the most volunteers have confirmed their availability for the Northants CSW (Community Speed Watch) 2024 team for Welford, and the loan of the equipment has been reserved.
f)	Streetlights - installation update 1 x lamp Butchers Close, 1 x solar light Pocket Park, 1 x light High Street has been completed and several compliments received. It was RESOLVED for the Clerk to obtain a quote for an additional solar LED light by the Bridge.
g)	Village maintenance report (MA) and actions. Thanks, noted to our Village Technician who provided a report on the work around the village in the last month. The PC were asked to think of tasks required for the village such as clearing leaves around memorial for Remembrance Sunday and continuing to keep the village tidy. The Chairman is to report an area used for parking near the playfield on Northampton Road near the swing gate that needs maintenance. It was reported that it once had light gravel. Needs attention to enable better parking and prevent churning of the green.
h)	Playing field; annual Inspection reminder. Councillor Brotherton reported the area is in good condition despite the bad weather. The play wall is looking tatty, and the Chairman is to contact the Scouts to see if they wish to paint the wall again if the PC supply the materials. There is a high voltage cable running underground alongside the play wall. Councillor Brotherton to supply Trees for Welford with the plan in case of tree planting. It was RESOLVED for the Clerk to seek quotes for inspection for the next agenda.
i)	It was noted Welford Youth and Community Centre - Request received to book outside space of the playing field KidsFest at the WYCC on 8th June 2024.
j)	Village Hall <ol style="list-style-type: none"> 1. Committee meeting update. Councillor Phelan reported that the committee discussed that building work at the front of the village hall and the surfacing of the ramp for safety and to help people access the building. Two new groups have joined the village hall, and it continues to be well attended with a cinema night with 60 people. 2. The enquiry about conservation area requirements to carry out various small maintenance works to the building was recommended to contact West Northants Council for advice.
k)	Highways response to the complaint regarding the A5199 to the south of Welford mud on road incident w/c 27th November 2023. It was RESOLVED to escalate the matter to Unitary Councillors to take forward as the response was not felt to deal with the seriousness of the incident. It was felt that there was significant impact, and it was extremely dangerous over a prolonged time and was frightening for members of public.
24/124	FINANCES
a)	It was RESOLVED to approve the Unity Trust Bank balance of £ 21,145.25 current account and saver £33,148.41 as of 14 th February 2024.
b)	It was RESOLVED to approve the Bank Reconciliation and note that Councillor McCullagh has reviewed the payments and banking for February 2024.
c)	It was RESOLVED to approve the effectiveness of the internal control process.
d)	It was RESOLVED to approve the General Risk Assessment



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e)	It was RESOLVED to approve the Asset Register with the addition of the new streetlight.				
f)	It was RESOLVED to approve the following payments for February 2024				
	PAYEE	REASON	PAYMENT TYPE	Amount £	
	Staff costs	Salaries February 2024	BACS	692.90	LGA 1972 (s112)
	HMRC TAX	February 2024	BACS	134.20	LGA 1972 (S111)
	Cuttlefish	Invoice INV-0742 Annual website & email provision	BACS	888.00	LGA 1972 (S142)
	D J Cliffe	Invoice 2875 Hedge cutting Newlands Road	BACS	420.00	Opens Spaces Act (1908)
	Fisher German Trustees of Lucettes Fund	Allotments rent invWELFO002 153605	BACS	275.00	Small Holdings Act 1908
			TOTAL	£2410.10	
24/125	Correspondence				
a)	NCALC Police Liaison Representative (PLR) event noted and PLR appointment to be considered on the next agenda.				
b)	It was noted WNC grants up to £1,500 to recruit new volunteers for use for projects which address a local community need is now open. www.westnorthants.gov.uk/community-safety-and-emergencies/community-funding-grants-framework				
c)	It was noted Martyn's Law public consultation on the Terrorism (Protection of Premises) Bill. The consultation will run for six weeks and closes on 18 March 2024.				
d)	www.gov.uk/government/news/six-week-martyns-law-consultation-launched .				
	It was noted the Post-16 Transport Policy Statement Consultation 2024. Proposed changes to the Post-16 Transport Policy Statement for students across West Northamptonshire.				
	https://westnorthants.citizenspace.com/cet/post-16-transport-policy-statement-2024/ Closes 1 st April 2024.				
e)	It was noted TTO 2324 W717 Elkington Road Welford – Part of Elkington Road will be closed between 13 th -15 th May to allow Anglian Water to repair a chamber. Cover and frame.				
24/126	ANY OTHER BUSINESS (NOT FOR DECISION)				
	Quotes for repairs to the bench at the junction of West Street/Westfield Crescent Welford – contact insurance				
	List of ACV's and renewal dates				
	Meeting Closed at 21:03				
24/127	NEXT MEETING DATE: Thursday 28 th March 2024				