



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 28th March 2024 at 19.30 hrs in Welford Village Hall.

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

Clerk: Mrs Clare E Valentine

Members of Public: 5 and Unitary Councillor Kevin Parker.

	<i>Business to be Transacted</i>
24/128	<u>APOLOGIES OF ABSENCE</u>
	None
24/129	<u>APPROVAL OF MINUTES</u>
	It was RESOLVED to approve the minutes of the Parish Council meeting held on Thursday 22 nd February 2024.
24/130	<u>DECLARATIONS OF INTEREST & DISPENSATIONS ON THE AGENDA</u>
	The Chairman declared an interest in item 24/132 (d). The boundary plan runs through the Chairman’s property (garden) and the Chairman owns agricultural land outside the boundary plan. Councillor Curtis declared an interest in item 24/132 (d). The Boundary plans pass through the Councillors property and they have ownership of land both sides of the property. Dispensations were requested by both Councillors and approved for this meeting by the Council.
24/131	<u>PUBLIC PARTICIPATION</u>
	A member of the public raised the planning matter regarding prior approval for removal of agricultural sheds at the corner of Newlands Road and asked if it includes the bungalow. They also asked if the damaged bench on Westfield Crescent would be replaced. Currently the plan is to remove the bench, make the areas safe and tidy, then a replacement bench can be considered. A member of public reported that there is an increased amount of traffic using Hall Lane and tractors. Potential hazard for people on foot and requested this matter is looked into. The Chairman, as Parish Path Warden, said he would highlight this to the Rights of Way team at WNC. Unitary Councillor Parker reported that the latest town and Parish newsletter has information on West Northants Council but the major item, the draft Local Plan is out for consultation during April 2024. The finances were adrift by £3.5m at period 9 but by period 12 all the departments will look at outstanding expenditure to assess where they are, and it is too early to predict. Budget 24/24 £419m net will be challenging with children and adult social care which contributes to 58% of the precept in the area.
24/132	<u>PLANNING</u>
a)	To consider planning applications and those not otherwise on the agenda
b)	<p style="margin: 0;"><u>NEW APPLICATIONS</u></p> <p style="margin: 0;">2024/0531/LBC The Manor House 2 West Street Listed building consent for the replacement 05/04/2024 Welford NN6 6HX of entrance gates</p> <p style="margin: 0;">It was RESOLVED to support the application</p> <p style="margin: 0;"><u>AWAITING DECISION/COMMENT – West Northants Council</u></p> <p style="margin: 0;">E/2024/5797 - Passage adjacent to 27 High Street Welford NN6 6HT – Possible planning breach.</p>
c)	Planning responded prior to the PC meeting some applicable permitted developments rights are available in terms of facilitating and supporting the development. The ridge and furrow matter is not within their department to comment. It was RESOLVED Unitary Councillor Parker to look at the Town and Country 2015 General Permitted Development Order with Planning and their response about permitted development rights and livestock near dwellings. KP to query with the Conservation Officer both ridge and furrow and livestock/buildings with regard to the adopted Conservation Appraisal.
d)	<p style="margin: 0;">2024/0914/PA Determination as to whether prior approval is required for the demolition of former cow shed and barn - Newlands Farm Newlands Road Welford NN6 6HR – Decision date 20.03.24.</p> <p style="margin: 0;">Application noted and reference noted as prior approval application only. No comment back from the case officer when contacted for an update. It was RESOLVED the Clerk puts forward any public feedback to the Case Officer.</p>
e)	Cllr Brotherton took over chairing of the meeting for this item due to the Chairman having declared an interest and been granted a dispensation to remain in the meeting. To respond to the West Northamptonshire Local Plan - Parish Engagement – WELFORD regarding Rural Settlement Hierarchy. Deadline 2 nd April 2024.



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	The Council Reviewed the questionnaire and reached an agreement on the specific questions. It was RESOLVED for the Clerk to complete the form and submit to West Northants Council.
	Planning application search - Planning register Planning register West Northamptonshire Council (planning-register.co.uk) https://wnc.planning-register.co.uk
24/133	MATTERS ARISING AND OUTSTANDING FROM THE MEETING OF THE 25th of January 2024
	a) It was noted the Parish Council has three vacancies for co-option and welcomes applicants.
	b) It was RESOLVED to approve the removal of damaged bench on corner of Westfield Crescent. The bench was deemed beyond repair by three contractors. PU Rural Services will remove the bench, level, and top seed ground for £130.00 (No VAT). The Chairman will investigate whether the bench could be replaced by the George V bench offered by the Sports Field Association, once it has been restored.
	c) Review of Playing Field Gate key access: parking on playing field and obstruction of emergency entrance. There is concern that parking prevents the gates closing which keeps children safe from the road and obstructs the entrance in an emergency. The PC are aware that the WYCC instruct hirers that the gates are to remain closed, and no parking is permitted on the playing field when hiring the WYCC. Visitors irresponsibly park on the pavement entrance, dropped kerb, gates and on the playing field on occasion. The Clerk suggested implementing a no parking Bylaw on the playing field, warning of possible fines. It was suggested that part of a hiring deposit could be used as a fine for non-compliance. It was RESOLVED Councillors Brotherton and Gorrod to meet with the WYCC and discuss the matter further. Suggestions: 1. Keeping gates locked (specifically non-regular bookings) 2. Bylaw idea with notice of fines. 3. Suggest a notice inside the community centre about safe parking and more signage and notice on the tarmac 4. Investigate section where bulbs are planted/ area not used in the field that could park 4/5 vehicles. The cob wall is listed, and within conservation area so correct process with planning required and the impact on the pedestrian entrance would need to be addressed.
	d) Updates on the Land Registry re Spinney Boundary and Wayleave. Land to rear of 6a Northampton Road & land with the transformer on it. It was RESOLVED for the Clerk to check Wayleave payments. Cllr Brotherton provided documents of the two areas, 1 has extra boundary and not claimed the other registered 1953. Clerk to investigate the process with Land Registry to correct the plans and for Nigel to assist.
	e) West Northants Council Transfer of the Pocket Park land to Welford Parish Council. Clerk is progressing.
	f) Overgrown Trees – The Leys. It was RESOLVED for the Clerk to check history and respond. Unless trees are causing damage then unlikely TPO work would be carried out if application made on light alone.
	g) To consider proposal agreement with owners to manage green space WP 4/6 off Newlands Road in accordance with Neighbourhood Plan Policy W4 - Allocation of New Public Spaces. Councillor Brotherton advised work in progress but there are now multiple interested parties involved in the process.
	h) Asset of Community Value and the Elizabethan Pub – feedback from the village survey. The Chairman reported 30 people had responded, not enough to progress but would see how the situation develops. More information: https://chng.it/7MrXjYqYYy
	i) To consider request for purchasing litter picking equipment and purple bin bags for volunteers. It was RESOLVED to approve the purchase of equipment up to the value of £30.00. The Chairman has Hi-Vis vests available.
24/134	REPORTS
	a) Highways - To consider any Highways matters for action. Number of drains reported to WNC have been cleared. Road condition still a general issue.
	b) Highways verges – reporting damage and ownership. It was RESOLVED to look at reporting and highlighting highway safety and public right of way along Hall Lane as traffic has increased and tractors and concerns it is becoming more dangerous.



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	<p>c) Requests for parking restrictions – Noted update from WNC Highways regarding requests received. Possibly HGV parking in layby can be investigated.</p>																																			
	<p>d) It was noted issues can be reported directly to: www.fixmystreet.northamptonshire.gov.uk</p> <p>e) Streetlights - To consider quote for an additional solar LED by the Bridge. To note ZETA have repaired two lights along Northampton Road and the High Street. E.On have been contacted for a solar light quote.</p> <p>f) Village maintenance tasks – Clerk to contact Village Technician.</p> <p>g) Playing field and annual Inspection- It was RESOLVED to proceed with Wicksteed at £264.00 plus VAT. Check if they do safety audits on playing field access. Councillor Brotherton has additional keys cut and will look at providing WYCC Treasurer with back up key.</p> <p>h) Trees for Welford –response to questions regarding Tree Strategy briefing. The PC has no comment. As we have limited resource, we look to volunteer groups who can ask for support from PC but manage the projects and noted that the clerk had previously made Trees for Welford aware of the Tree Strategy briefing.</p> <p>i) To note the Parish Council has escalated the Highways response to the complaint regarding the A5199 to the south of Welford mud on road incident w/c 27th November 2023. Unitary Councillors Park and Harris asked to investigate response.</p>																																			
24/135	FINANCES																																			
	<p>a) It was RESOLVED to approve the Unity Trust Bank balance of £ 18,555.15 Current A/c: £33,148.41 Instant Access 21.03.24</p> <p>b) Bank Reconciliation approved. It was noted that Councillor McCullagh has reviewed the payments and banking for March 2024 which was approved.</p> <p>c) It was noted the Allotment Association have been invoiced for annual rent.</p> <p>d) It was noted the WNC Urban Mowing Agreement for 2024 has been received but as a WNC error.</p> <p>e) It was RESOLVED to approve the following payments for March 2024:</p> <table border="1"> <thead> <tr> <th>PAYEE</th> <th>REASON</th> <th>PAYMENT TYPE</th> <th>Amount £</th> <th></th> </tr> </thead> <tbody> <tr> <td>Staff costs</td> <td>Salaries March 2024</td> <td>BACS</td> <td>692.90</td> <td>LGA 1972 (s112)</td> </tr> <tr> <td>HMRC TAX</td> <td>March 2024</td> <td>BACS</td> <td>134.20</td> <td>LGA 1972 (S111)</td> </tr> <tr> <td>C Valentine</td> <td>Lebara mobile</td> <td>BACS</td> <td>4.50</td> <td>LGA 1972 (S111)</td> </tr> <tr> <td>BJ Osbourne</td> <td>Payroll invoice 7643 Jan- Mar 2024</td> <td>BACS</td> <td>69.00</td> <td>LGA 1972 (S142)</td> </tr> <tr> <td>Hutchenson Arboriculture</td> <td>Feb 2024 Inv 1099 tree at church</td> <td>BACS</td> <td>180.00</td> <td>Opens Spaces Act (1908)</td> </tr> <tr> <td></td> <td></td> <td>TOTAL</td> <td>£1080.60</td> <td></td> </tr> </tbody> </table>	PAYEE	REASON	PAYMENT TYPE	Amount £		Staff costs	Salaries March 2024	BACS	692.90	LGA 1972 (s112)	HMRC TAX	March 2024	BACS	134.20	LGA 1972 (S111)	C Valentine	Lebara mobile	BACS	4.50	LGA 1972 (S111)	BJ Osbourne	Payroll invoice 7643 Jan- Mar 2024	BACS	69.00	LGA 1972 (S142)	Hutchenson Arboriculture	Feb 2024 Inv 1099 tree at church	BACS	180.00	Opens Spaces Act (1908)			TOTAL	£1080.60	
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24/136	CORRESPONDANCE																																			
	<p>a) It was noted to consider appointing a Police Liaison Representative (PLR) as recommended by NCALC but the PC do not have the resource at this time.</p> <p>b) Northants Police Parish AGM Report for 2024 – Noted as circulated.</p> <p>c) Northants ACRE Village Spring magazine – Noted as circulated.</p> <p>d) Post-16 Transport Policy Statement Consultation 2024. https://westnorthants.citizenspace.com/cet/post-16-transport-policy-statement-2024/ Closes 1st April 2024. Noted</p> <p>e) Cost-of-living household support: https://www.northnorthants.gov.uk/cost-living/household-support-fund Noted</p>																																			
24/137	ANY OTHER BUSINESS (NOT FOR DECISION)																																			
	<p>Pedestrian crossing Butchers Close</p> <p>Village Hall held a committee meeting. Outside building work completed. 61 tickets sold for cinema night.</p> <p>Community Speed Watch 27th April – 25th May 2024 Police to complete a village assessment with Cllr Forder who will facilitate/co-ordinate project with thanks to volunteers.</p> <p>Annual Parish Council Meeting in May 2024 – Elections of new Chairman and vacancies</p>																																			
24/138	NEXT MEETING DATE: Annual Parish Meeting Thursday 25th April 2024 19:00 followed by Parish Council Meeting. Meeting closed at 21:43																																			