

TITCHMARSH PARISH COUNCIL

Minutes of the Meeting held on Thursday 15 January 2009 in the Clubroom

Councillors Present: Michael Alderman (Chair) Julie Cheney
 Sylvia Prestwich Geoff Love
 Bert Ash Gina Gaskin
 Ian Teague John Greig

In Attendance: Ian Curtis
 Emma Meen (Clerk)
 Joanne Richardson - Northants Rural Housing.
 Aine Cooper – East Northamptonshire District Council
 Natalie Westland – Northants ACRE

2009/01/1 **Public Open Time** As there were no members of the public present, the Chair deemed public open time to be closed

2009/01/2 **Apologies For Absence:** None

2009/01/3 **Declaration of Interests for items contained on the Agenda:** SP expressed a personal interest in agenda point 2009/01/9. Declaration of Interests book duly signed by SP. SP also advised that she will leave the room during TPC discussion regarding Affordable Housing and the proposed new site in Tofts Close. IC raised the question of Affordable Housing and if a Councillor supports the suggested scheme and then at some point in the future wishes to apply to occupy an Affordable Housing property, could this be seen as having a personal interest. Members agreed that the question raised was a fair comment, but all agreed that the decision made by a Councillor to support at this point in time reflected their decision now and bore now relevance to individual circumstances in the future.

2009/01/4 **Minutes of Last Meeting:** SP requested for minute 2008/12/3 to be amended to include that JG and JC were asked if they had a personal interest in Affordable Housing. Both responded that they did not. All agreed minutes of the meeting held on 18 December 2008 to be an accurate record, to include the above amendment. GG proposed and GL seconded that the Chair sign them.

2009/01/5 **Matters Arising (for information purposes only):**

2009/01/5.1 **Removal of overhead electric cables in parts of the village – update** EON advised that some jointing problems were discovered outside the Wheatsheaf prior to Christmas which has prevented the job being completed. EON intend to start works again over the next week to rectify the problems and to complete the job. Aylesbury Mains will then be able to install the remaining street lighting column and bracket in North Street.

2009/01/5.1.1 Aylesbury Mains response to our query about the pole in Church Street which has the BT connection. When this is transferred over to the ownership of BT, and if BT do not allow the existing lighting bracket to remain on the pole, they suggest TPC purchase a new column and lighting bracket if finances allow. Members agreed for lighting bracket to remain on the existing pole for the time being and to wait if BT make contact in the future

2009/01/5.2 **Northamptonshire ACRE meeting – Policing Issues in the County** Confusion over the venue for the meeting. JG did not attend. ACRE advised that an on line survey is available for completion if members wish to participate. JG volunteered to complete survey. Members in agreement.

2009/01/6 **Finance**

Payments to authorise:

Northamptonshire ACRE	Support for Northamptonshire ACRE	£34.00
Emma Meen	Clerks Salary December 2008 paid by standing order	£178.40

Members advised that the amount paid to clerk in December was actually £178.40. The amount should have been increased to reflect cost of living back pay from April making £209.20. Barclays omitted to implement increase and transferred the shortfall direct to clerks account

2009/01/6.1 SP proposed that payments be made. GL seconded, all in favour

- 2009/01/6.2 Updated Budget for approval before uploading on to Web site Budget figures finalised. Agreed for budget to be re-named as Provisional Forecast with 2010 and 2011 uploaded to website for information purposes.
- 2009/01/6.3 ¼'ly review of accounts compared budget against actual expenditure, accounts show £1,500.00 within budget. Members agreed for accounts to continue to be presented on a ¼'ly basis.
- 2009/01/7
2009/01/7.1 **Correspondence**
2009/01/7.2 NCC Highways – Parish Questionnaire Clerk to complete and return
2009/01/7.2 NCALC – Concerns over crime and anti social behaviour details circulated in float file
- 2009/01/7.3 ENC – Rural North, Oundle & Thrapston Plan – Settlement Boundaries The Planning Inspectorate has expressed concern about the soundness of the plan and has asked ENC to carryout further work. ENC have requested for any comments relating to the inconsistencies to be made to them by no later than 23 January. TPC expressed concern regarding Affordable Housing and the suggestion of boundaries being re-examined. IC delegated on behalf of TPC to provide a response. IC
- 2009/01/7.3a Cultural Community Partnerships – Introducing free play programme to the area Members agreed for copy of letter to be sent to Pre-School, Village School and Youth Group. Clerk
- 2009/01/7.4 Allotments – letter received from Merchant Venturers (MV) responding to our letter giving details of the water connection costs and advising that TPC do not support the installation of a water connection due to complexity of billing arrangements. MV acknowledges TPC comments and have not offered to take the matter further. This matter is now closed, no further action.
- 2009/01/7.5 Invitation to Race Night by ENC to be held on the 7th February at Raunds Cricket Club. Members advised - no one available on that date to attend.
- 2009/01/8 Presentation by ENC and Northants Rural Housing re: Allocation process for Affordable Housing Aine Cooper (AC) from ENC presented TPC details of the selection process for Spire Homes properties. Members were provided with information and an application form which has to be completed by people wanting to be added to the Housing Register. AC explained that there are 31 affordable housing units in Titchmarsh, which are managed by Spire Homes and tenants on the Housing Register are invited to apply for occupancy of properties when vacancies arise. The proposed AH scheme in Tofts Close would be sited outside the village boundary and so would be classed as an 'exception site' meaning that the criteria for occupancy falls under a 106 agreement. The 106 agreement, which would be placed on the title of these, means that these properties are earmarked for people who have a link to Titchmarsh, either through residency, work or by family link; although they would still have to be on the Housing Register. The Parish Council would have input into the finer points of the 106 agreement, such as the qualification requirements e.g. how long prospective applicants must have lived/worked in the village, what classes as a 'family link' etc. Much discussion took place to the eligibility of persons requiring affordable housing and the need which has been defined from the Housing Needs Survey. Concern expressed by the members regarding access to the remainder of the field by the land owner, and whether or not this will in time qualify as open market development land, particularly in view of the details contained within the letter from ENC, see minute number 2009/01/7.3. ENC and Joanne Richardson from Northants Rural Housing (NRH) requested a response from TPC whether in principle the proposed scheme in Tofts Close be supported or not, PC backing is important. Should TPC not support the scheme ENC and NRH will require to see justified reasons why not to go ahead. ENC indicated that should the scheme not be supported it is possible that for them to pursue the scheme without PC support. MA thanked all three representatives for attending and that a response would be sent to them in due course.

2009/01/9	<p><u>To discuss Affordable Housing and proposed new scheme in Tofts Close</u> SP vacated the room whilst discussion took place in order to reach a decision whether to support the scheme or not. Following the presentation by ENC, NRH and ACRE members discussed in detail the information and facts provided this evening. JG proposed to support in principle the scheme as set out in the sketch plan in Tofts Close, Titchmarsh BA seconded . The following vote took place. JG, BA, IT & JC in favour of supporting the scheme. MA, GG, GL & IC voted against supporting the scheme. Chair took the casting vote and voted not to support the proposal. Concluded 5 to 4 that TPC do not support the scheme as set out in the sketch plan in Tofts Close, Titchmarsh. Among the reasons by individual Councillors as justification for not supporting the scheme:-</p> <ol style="list-style-type: none"> 1. The site being one of the few exceptional views from the village across the valley, would not be appropriate to be used for Affordable Housing 2. Some members feel uncomfortable that the site would set precedence for future development beyond the Affordable Housing site, should planning policy change in the future 3 Some members believe that there is a lack of need for Affordable Housing <p>Whilst most members supported the principle of a small affordable housing scheme in the village, the site in Tofts Close was not supported. Clerk to respond to NRH with TPC decision. SP returned to the remainder of the PC meeting</p>	Clerk
2009/01/10	<p><u>Communities and Local Government – Consultation paper – recommended practice on local authority publicity circulated in float file.</u> Members to note any comments for response to Communities and Local Government</p>	
2009/01/11	<p><u>Invites and Structure of APM Annual Parish Meeting Date and Speaker</u> Clerk confirmed Clubroom has been booked for APM (30th April 2009). Members felt that last years format was successful and for this years meeting to be along similar lines with refreshments with invitations to the following speakers:-</p> <ul style="list-style-type: none"> • Church • School • Shop • Playing Field Association • Clubroom • Path Warden • Cllr Bob Seery • Cllr Phillip Hardcastle <p>Clerk suggested inviting a representative from Youth Group and pre-school. Members all in favour. Clerk to prepare invites for speakers, poster and leaflets. Notice to be included in TT.</p>	Clerk
2009/01/12	<p><u>Procedure for Parish Council correspondence by email between meetings</u> Clerk has sourced a Model Email Policy via Working with Your Council Forum. Members agreed for copy policy to be circulated in the float file so this can be read prior to the next meeting. Matter to be deferred to next meeting whether or not to adopt policy.</p>	
2009/01/13	<p>Date of next meeting Thursday 19th February 2009</p>	
2009/01/14	<p><u>Items for report only</u> IC – reported that the horsebox in Polopit has now been removed SP – Conveyed her apologies for the next meeting BA – Advised that the grass verge areas within the Drydens Close are looking very messy. Matter scheduled for next meeting JG – Expressed concern of the state of the highway, particularly evidence of possible subsidence on the green outside the shop and the surface of Islington junction with Church Street is not skid resistant. Matter scheduled for next meeting The Chair closed the meeting at 10.05 pm</p>	