

**MINUTES of the meeting of HARPOLE PARISH COUNCIL held on April 14<sup>th</sup> 2014  
at the Old School Hall, School Lane, Harpole at 7.30 pm.**

## PRESENT:

Miss S Eason (in the chair)	Mr B Briscoe	Mr D Ballard	Mr J Calderwood	Mr E. Church
Mr B Gibbins	Mrs R Gibbins	Mr J Green	Mrs J Jenkinson	Mrs M Jones
Mr B Justice	Mr D Starmer	Mr C Wilkinson		
	Cllr J Kirkbride. NCC	8 members of the Public	Clerk, G Ravine	

- 1 APOLOGIES FOR ABSENCE.** Cllr A Addison SNC
- 2 DECLARATIONS OF INTEREST;** JC re Churchyard, as Trustee of the Charity, Playing Fields, and Youth Club, and member of Heritage Group. DB and JC regarding the Harpole Action Team. DS regarding land on Manor farm, Allotments, OSH and PFA. BG and RG re allotments. DB re allotments. JJ re allotments.  
BG asked whether everyone had read the code of conduct and showed that he had a copy if anyone wanted to.
- 3 REGISTER OF INTERESTS UPDATE.** None
- 4 PUBLIC DISCUSSION.** It was reported that there were now three people living in the Red Lion layby. Litter had been reported but SNC had apparently said that it would only be removed up to 1.5m from the road, behind that it was the farmer's responsibility. Bottles of urine were all over the site and rats were widespread. Clerk asked to approach District Councillor, SNC and Highways.
- 5 APPROVAL OF MINUTES** of the meeting of 17<sup>th</sup> March 2014. The minutes were accepted as a true record, and signed.
- 6 MATTERS ARISING FROM THE MINUTES.** The Clerk had been advised at a legal course that matters arising should be for information only, and anything not marked down on the agenda should not be discussed. The chair expressed confusion and BG said that this was nonsensical and asked that the advice be clarified. Tyres cleared on Nobottle rd. little comment regarding an e-mail bank. Drain outside Carr House needs to be chased up. Church Farm drain jetted, but blocked again. CW reported that the Ombudsman's decision regarding the Open Gardens/Roadworks issue would be reconsidered.
- 7 To consider legal advice received and to determine whether to pursue disposal by lease or licence of that part of the allotment land formerly known as "the smallholding".**  
Clerk had contacted Paul Clayden, as suggested by RG, rather than a solicitor. His advice is as follows.  
*"The land in question, although called "the smallholding", is part of the council's allotment land. This is apparent from the summary of the conveyance of 5 December 1908 in the page relating to the deeds you sent me. This accords with the advice from NCALC.*  
*The proposal before the council is to let the smallholding to Messrs. Gibbins and Bransby for "agricultural, horticultural and associated commercial purposes". The council has the power to let allotment land that is surplus to requirements under section 26 of the Small Holdings and Allotments Act 1908, which permits letting on terms that would enable possession to be resumed within twelve months. The consent of the Secretary of State is required to a letting under section 8 of the Allotments Act 1925. The proposed letting of the smallholding would thus require such consent. This also accords with the advice from NCALC.*  
*If the letting goes ahead, it would create a farm tenancy regulated by the Agricultural Tenancies Act 1995. Such a tenancy if for more than two years continues automatically until terminated by service of at least 12 months' notice to quit. A farm tenancy of less than two years is not protected by the 1995 Act. This means that a tenancy for a fixed period of up to two years ends automatically when the fixed period expires and no notice to quit is needed.*  
*As you will see, my advice agrees with that of NCALC on the question of letting the land for commercial purposes. It is for the council to decide what to do in the light of the advice received"*  
RG rejected the advice as she said that the reference to "commercial" was not relevant, as it was now only proposed to use the land as allotment land. John Gibbins said that he did not want the land now, but would apply again in September. DS volunteered to keep the grass maintained. EC felt that the 2 acre plot would be used commercially if it were let as one bloc. RG said that if it were only to be used as allotment land there was no need for permission to be sought from the Secretary of State. JG raised the question of rent, and asked whether it should not be charged at the same rate as other allotments. RG said that this was not the case it could be let for whatever could be got for it. John Gibbins interjected that the Bowls Club had not got permission from the Secretary of State. BG had been on the Council at that time (1986) and had taken advice from the then clerk, which had clearly been erroneous, in hindsight.

RG proposed that the original terms and conditions for the letting of allotment land be returned to, and  
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the reference to “commercial” omitted. The Clerk expressed concern that a Councillor who had declared an interest was making this proposal. BG said that the declaration of interest was now irrelevant, as John Gibbins did not want the land at present. JC then made the proposal.

**RESOLVED.** – Council to return to their original Terms and Conditions for the letting of Allotment land.

DB, JJ, EC & MJ did not vote.

## 8 REPORTS FROM ADVISORY GROUPS.

**Allotments.** RG reported that John Gibbins would be restoring Mr Priest’s former allotment, and that an allotment association may well be formed. Clerk to contact Frank Manning regarding ditch clearance at the allotments. The trees received from Heyford had been grown on and were now available for Parishioners to plant. A meeting was arranged for May 8<sup>th</sup>.

**Churchyard.** JC reported that Mr Gamble had been ill, but would commence cutting the Churchyard as soon as possible, a start had been made today. Mr & Mrs Manning of 24 High St had asked for a bench to be placed in the churchyard.

**RESOLVED.** Bench to be allowed.

**Finance. RESOLVED.** Accounts to be passed to the internal Auditor.

External Audit required documents to be sent by July 14<sup>th</sup>.

**Footpaths.** Pony Field footpath had been reported as poor, but BG felt it was passable. BG had reported a fallen bough blocking KP2 (Hill Lane) and it had been cleared. EC retorted that he was the landowner in this case and he had cleared the bough as part of routine maintenance without being prompted, and that the bough had not blocked the path.

**RESOLVED.** Mr Howey to be asked to repair the bench at the bottom of Road Hill, and to repaint the noticeboards.

BG reported multiple car repairs taking place in South View again. Clerk had reported and it was being investigated.

**Lighting.** DS and DB reported that the lights appeared in good order, apart from one in Hall Close that had been reported..

**South View.** BJ asked that the clerk request a large free standing bin for the bus stop, and that it be regularly emptied.

## 9. PLANNING. Meeting would be arranged to consider the following.

S/2014/0444/FUL	5 School Lane Harpole	Single storey rear/side extension	
S/2014/0397/TPO	The Meadows 78 Larkhall Lane	Work to TPO tree Blue Cedar crown thin/clean by 15%, crown reduce lateral growth and remove arisings	
S/2014/0392/FUL	Land at 44 Upper High Street	Two storey dwelling	
S/2014/0362/TCA	The Old Rectory School Lane	T1 - Sycamore - Fell, T2, T3 & T4 Spruce - Fell	
S/2014/0382/FUL	24 Glassthorpe Lane	Disabled access front, side and rear, incl ramp and handrail	
S/2014/0357/HPD	26 Garners Way	Larger homes notification of a single storey rear extension	

The following applications had been considered

S/2014/0229/FUL	6 Park Lane Harpole	New vehicular access and new access gates	No Objections
S/2014/0362/TCA	The Old Rectory School Lane	T1 - Sycamore - Fell, T2, T3 & T4 Spruce - Fell	No Objections

**RESOLVED.** The decisions of the Planning Committee were endorsed.

- 10 Neighbourhood Plan** – No further progress. JPU had apologised for the lack of consultation regarding the proposed housing that had been included in the proposed NP area. SE would attend a meeting with the planning company Pegasus & SNC to observe.
- 11 New Village Hall** – No further report. Sonja Roberts would report after the next meeting of the Working Party.
- 12 New Homes bonus** Clerk reported that the Parish Clock application would be considered in the April meeting. JJ reported that the new floor was in place in the OSH. DS reported that the PFA would be applying for approx. £12, 000 for a new slide.
- 13 Staff Appraisal** – report and recommendation deferred..
- 14 Correspondence.** BG complained that it did not always get round & DB asked for a new list with date of receipt and date of passing on.

*C Frost and Stagecoach re buses. - noted*

*D Cameron – re Employment Allowance - noted*

*Came & co – Spring matters - noted*

*CPRE – application form - - noted*

*P Clayden re Allots referred to above.*

*Glasdon Catalogue - noted*

*Harpole WI –re a grant for a new Table tennis table. **Resolved WI to be given £200 for new table tennis table.***

*NCALC re subs and update. - noted*

*SNC re NHB - noted*

*Wickstead – offers- noted*

*SNC – South Northants Council NCC– Northamptonshire County Council OSHMC – Old School Hall Management Committee . NCALC – Northants County Association of Local Councils. CLASP – Community Landscape & Archaeology Survey Project. WNJPU – West Northants Joint Planning Unit. SNH –South Northants homes*

### ***Accounts for payment.***

<i>Name</i>	<i>Chq no.</i>	<i>Amount</i>	<i>Incl VAT</i>	<i>Power used</i>
G. Ravine – salary .	Chq. 1045	£579.48		<i>LGA 1972 s 112</i>
Inland revenue Tax 147.03 Nis 8.66 Emp Nis 9.96	Chq. 1046	£209.64		<i>LGA 1972 s 112</i>
R Howey – Bus shelters, bench repairs, graffiti removal.	Chq. 1047	£165.00		<i>Clean N/hoods &amp; Env/ Act 2005</i>
AH Contracts –Dog bin clearing.	Chq. 1048	£75.00	£12.50	<i>Highways Act 1980 S96</i>
Hampton Print – Newsletter	Chq. 1049	£63.00		<i>Clean N/hoods &amp; Env/ Act 2005</i>
NCALC –subs and audit fee	Chq. 1050	£483.87		<i>Acct and Audit regs 2003</i>
Eon Light quarterly maint	Chq. 1051	£436.10	£72.68	<i>Parish Councils Act 1957</i>
Local Councils Advisory Service (P Clayden)	Chq. 1052	£150.00		<i>LGA 1972 s 114</i>
Eon – streetlighting electricity	Chq. 1053	£1,038.77	£207.35	<i>Parish Councils Act 1957</i>
NCALC – ½ course fee	Chq. 1054	£14.50		<i>LGA 1972 s 114</i>
Harpole Womens Institute	Chq. 1055	£200.00		<i>LGA 1972 s 137.</i>
Income £500 Heritage group towards War Mem repairs.				

Bank balances HSBC Community Account £83,728.67 16/3/2014 **Resolved.** Payments to be made.

**19. Items for next agenda.** E-mail bank for Parish Council. Ditches on Road Hill, Dog Warden and dog / litter bins. E-mail addresses for Councillors.

**DATE OF NEXT MEETINGS. May 19<sup>th</sup>**

*There being no further business the meeting closed at 21.56.*

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