

# Glaphorn Parish Council

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## MINUTES

### Ordinary General Meeting Wednesday November 20<sup>th</sup>, 2024

**Present:** David Cashmore (DCa, Chair), Nathan Bland (NB, Vice-Chair), David Chapple (DCh), Malcolm Moss (MM), Richard Stark (RS), Raimonda Navickaite (RN) & Jonathan Ward-Langman (Clerk, JBW-L).

### Ordinary General Meeting

- 1124.1 **Public Open Time:** no members of the public attended.
- 1124.2 **Apologies for absence:** none.
- 1124.3 **Declarations of Disclosable Pecuniary or Other Interests:** there were none.
- 1124.4 **Minutes of the Ordinary Parish Council Meeting held on Wednesday October 16<sup>th</sup>, 2024:** approved unanimously by those present, (proposed DCh, seconded NB).
- 1124.5 **Matters Arising:** there were none.
- 1124.6 **Finance**
- a. **Account balance update.** The accounts for October including Income and Expenditure for the Year to date and forecast for 2024/25 included at Annex A were approved unanimously.
  - b. **Review of new Finance Regulations:** consideration deferred for December OGM. See attached.
  - c. **Review of Parish Clerk's salary:** consideration deferred for December OGM. Clerk to confirm intentions of other Parish Councils that he serves. DCa and RS to review Clerk's salary. **Action JBW-L, DCa, RS.**
  - d. **Parish Council reserves and transfer of funds to interest bearing account:** Clerk updated; consideration deferred for December OGM. **(Action JBW-L)**
  - e. **Budget and precept 2025-26 See Annex B below:** discussed. consideration deferred for December OGM, with amendments below.
  - f. **Payments:** approved as below; approval for Clerk's NCALC training CIL and S106. (Proposed RS, seconded MM):

Payee	Service Provided	Net Cost (£)	VAT (£)	Total Cost (£)	Power
Jonathan Ward-Langman	Parish Clerk Salary (November)	231.20	0.00	231.20	
HMRC	Income tax (November)	57.80	0.00	57.80	
NCALC	Clerk training	42.00	8.40	50.40	
Eon	Streetlighting	104.00	20.80	124.80	
Turney Landscapes	Grass cutting	543.65	108.73	652.38	

#### 1124.7 Planning:

- Neighbourhood Plan: consideration deferred for January OGM. Case for review produced by DCh (Annex C, below) was agreed as the Council's view. Update to be included in December Village Newsletter (DCa) **(Action JBW-L)**
- Proposed warehouses on the A605 - Huntingdonshire Local Plan Update. Discussed. Agreed to submit comments drafted by Oundle Town Council (Annex D) and to forward to Elton PC as these are shared by Glapthorn PC (proposed DCh, seconded RS). **(Action JBW-L)**
- NE/24/00957/FUL Full Planning Permission. Front porch extension, garage conversion and internal reconfiguration, single storey side extension (replacing conservatory), re roof dwelling, new exterior cladding, new windows/doors **Brookfield Main Street Glapthorn Peterborough PE8 5BE** Unanimously agreed that there is no objection. **(Action JBW-L)**
- NE/24/01032/VAR Variation of (a) Condition(s). Variation of condition 2 (Approved plans) to allow for revised plans - to move the approved timber frame extension from the south gable to the east side of the barn pursuant to NE/24/00269/FUL - Conversion of former agricultural barn to an independent dwelling, to include the construction of a single storey extension to the south gable and re-build of existing outhouse. Church Farm Main Street Glapthorn Peterborough PE8 5BE Unanimously agreed that there is no objection. **(Action JBW-L)**

#### 1124.8 Playing Field:

- Padel Court project update: nothing to report.
- Autumn agronomic maintenance/remedial work incl. funding: MM reported that re-seeding work had been successful. Oundle Town FC looking to start using the pitch after Christmas.
- Update regarding damage to barrier and replacement: Clerk reported that delivery is now being scheduled. To liaise with MM re date and installation. **(Action JBW-L)**

- 1124.9 Road Safety:** Clerk reported NNC proposing TRO for 30MPH speed limits at Cotterstock Crossroads (see plan, Annex E). Unanimously agreed that the Council had no objections.
- 1124.10 Grass cutting:** Discussed. Agreed to seek quotes from Turneys for 2025, to same specification as 2024, with additional Windy Spire cutting from start of season. **(Action JBW-L)**
- 1124.11 ICT upgrade:** Clerk updated; will liaise with Cuttlefish and Councillors. **(Action JBW-L)**
- 1124.12 Strategic Town and Parish Forum - East Northants and Wellingborough - Thursday 21st November 2024:** RS to attend and report back **(Action RS)**.
- 1124.13 Matters for future consideration and matters from Councillors:**
- Noted elections to take place for Parish Council in May 2025.
  - ‘Welcome to Glaphorn’ leaflet produced by RN to be consider at next meeting. **(Action RN, JBW-L)**
- 1124.14 Date of next meeting: Wednesday December 18<sup>th</sup> at 7.30p.m.**



**GLAPTHORN PARISH COUNCIL - FINANCIAL FORECAST P: 7 (October) (NB: Net of VAT)**

	Actual to P7 incl. (Oct. 2024)	Full year forecast	Budget 2024-25	Variance (budget vs forecast)	Notes
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<b>OPENING BALANCE</b>		£9,638.88			
<b>RECEIPTS</b>					
Precept	£16,028.00	£16,028.00	£16,028.00	£0.00	
PCC Grant (VAS)	£4,680.00	£4,680.00	£0.00	£4,680.00	
S136 Grasscutting (NNC)	£309.28	£309.28	£309.28	£0.00	
Other grants and payments	£2,615.40	£2,615.40	£0.00	£2,615.40	Insurance payment, grant for fertiliser, surplus topsoil
<b>TOTAL</b>	£21,017.28	£21,017.28	£16,337.28	£7,295.40	
<b>PAYMENTS</b>					
Clerk's salary & PAYE	£2,055.00	£3,500.00	£3,300.00	-£200.00	
Additional training hours	£96.00	£96.00	£275.00	£179.00	
Office costs	£0.00	£0.00	£150.00	£150.00	
Stationery	£0.00	£20.00	£200.00	£180.00	
Insurance	£577.11	£577.11	£500.00	-£77.11	
NCALC	£270.93	£271.00	£614.00	£343.00	
Internal Audit	£280.00	£280.00	£369.00	£89.00	
ACRE	£35.00	£35.00	£50.00	£15.00	
ICO	£35.00	£35.00	£35.00	£0.00	
External Audit	£0.00	£0.00	£0.00	£0.00	
Training	£352.00	£420.00	£200.00	-£220.00	
Website & email accounts	£555.00	£750.00	£705.00	-£45.00	
DPO fee	£12.00	£12.00	£10.00	-£2.00	
Scribe licence and training	£154.80	£155.00	£300.00	£145.00	
IT support and training	£0.00	£0.00	£250.00	£250.00	

Energy - Street Lighting	£357.39	£500.00	£378.00	-£122.00	
Maintenance - Street Lighting	£0.00	£104.00	£104.00	£0.00	
Water-playing field irrigation	£76.75	£100.00	£100.00	£0.00	
Playing Field - maintenance	£2,900.63	£2,900.63	£0.00	-£2,900.63	Hire of spreader/tractor
Car Park	£185.00	£185.00	£0.00	-£185.00	
Playground inspection	£272.00	£272.00	£0.00	-£272.00	
Windy Spire	£0.00	£0.00	£200.00	£200.00	
NVN Delivery	£0.00	£300.00	£300.00	£0.00	
Salt/Grit	£0.00	£40.00	£40.00	£0.00	
Dog litter-bins	£0.00	£65.00	£65.00	£0.00	
Grass maintenance - verges	£1,748.30	£3,150.00	£3,000.00	-£150.00	
Playing Field	£722.33	£800.00	£0.00	-£800.00	Padel Court Project
SALIX loan	£0.00	£0.00	£0.00	£0.00	
General maintenance	£0.00	£500.00	£500.00	£0.00	
Village Hall hire	£500.00	£500.00	£500.00	£0.00	
GPFA grant	£0.00	£0.00	£500.00	£500.00	
Contested election	£0.00	£150.00	£150.00	£0.00	
2024 PWLB (TBC)	£0.00	£669.00	£669.00	£0.00	
Existing PWLB loans	£1,511.31	£3,023.00	£3,023.00	£0.00	
VAS installation	£4,405.66	£4,406.00	£0.00	-£4,406.00	Not included in budget.
<b>TOTAL PAYMENTS</b>	<b>£17,102.21</b>	<b>£23,815.74</b>	<b>£16,487.00</b>	<b>-£7,328.74</b>	<b>Does not include £100 internal transfer</b>
<b><u>TOTAL (Surplus/overspend)</u></b>		<b>-£2,798.46</b>			
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<b>F'CAST CLOSING BALANCE</b>		<b>£6,840.42</b>			
<b>No.2 CURRENT ACC.</b>	<b>£100.00</b>	<b>£100.00</b>			
<b>PLAYING FIELD RESERVE ACC.</b>	<b>£0.00</b>	<b>£3,000.00</b>			

**ANNEX B: GLAPTHORN PARISH COUNCIL - FINANCIAL FORECAST AND DRAFT  
BUDGET 2025-26**

	Full year forecast	Budget 2024-25	Variance (budget vs forecast)	Draft Budget 2025-26	Notes
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<b>OPENING BALANCE</b>	£9,638.88			<b>£7,415.05</b>	
<b>RECEIPTS</b>					
Precept	£16,028.00	£16,028.00	£0.00	£18,183.62	Taxbase for 2025-26 = 194, Band D = £93.73
PCC Grant (VAS)	£4,680.00	£0.00	£4,680.00	£0.00	
S136 Grasscutting (NNC)	£309.28	£309.28	£0.00	£310.00	
Other grants and payments	£1,482.36	£0.00	£1,482.36	£0.00	
<b>TOTAL</b>	<b>£21,017.28</b>	<b>£16,337.28</b>	<b>£6,162.36</b>	<b>£18,493.62</b>	
<b>PAYMENTS</b>					
Clerk's salary & PAYE	£3,500.00	£3,300.00	-£200.00	£4,062.00	SCP and 2025-6 salary TBC
Additional training hours	£96.00	£275.00	£179.00	£96.00	
Office costs	£0.00	£150.00	£150.00	£50.00	
Stationery	£20.00	£200.00	£180.00	£50.00	
Insurance	£577.11	£500.00	-£77.11	£600.00	
NCALC	£271.00	£614.00	£343.00	£280.00	
Internal Audit	£280.00	£369.00	£89.00	£300.00	
ACRE	£35.00	£50.00	£15.00	£35.00	
ICO	£35.00	£35.00	£0.00	£40.00	
Training	£420.00	£200.00	-£220.00	£200.00	
Website & email accounts	£750.00	£705.00	-£45.00	£800.00	
DPO fee	£12.00	£10.00	-£2.00	£15.00	
Scribe licence and training	£155.00	£300.00	£145.00	£160.00	
IT support and training	£0.00	£250.00	£250.00	£100.00	
Energy - Street Lighting	£500.00	£378.00	-£122.00	£550.00	
Maintenance - Street Lighting	£104.00	£104.00	£0.00	£150.00	
Water-playing field irrigation	£100.00	£100.00	£0.00	£75.00	
Playing Field - maintenance	£1,826.00	£0.00	-£1,826.00	£500.00	
Car Park	£185.00	£0.00	-£185.00	£200.00	
Playground inspection	£272.00	£0.00	-£272.00	£0.00	
Windy Spire	£0.00	£200.00	£200.00	£100.00	
NVN Delivery	£300.00	£300.00	£0.00	£300.00	
Salt/Grit	£40.00	£40.00	£0.00	£40.00	
Dog litter-bins	£65.00	£65.00	£0.00	£65.00	
Grass maintenance - verges	£3,150.00	£3,000.00	-£150.00	£3,500.00	
Padel Court project	£800.00	£0.00	-£800.00	£0.00	
General maintenance	£500.00	£500.00	£0.00	£500.00	

Village Hall hire	£500.00	£500.00	£0.00	£500.00	
GPFA grant	£500.00	£500.00	£0.00	£0.00	
Contested election	£150.00	£150.00	£0.00	£500.00	
Existing PWLB loans	£3,023.00	£3,023.00	£0.00	£3,023.00	
VAS installation	£4,406.00	£0.00	-£4,406.00	£0.00	
<b>TOTAL PAYMENTS</b>	<b>£22,572.11</b>	<b>£15,818.00</b>	<b>-£6,754.11</b>	<b>£16,791.00</b>	
<b><u>TOTAL (Surplus/overspend)</u></b>	<b>-£1,554.83</b>		<b>-£591.75</b>	<b>£1,702.62</b>	
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<b>F'CAST CLOSING BALANCE</b>	<b>£8,084.05</b>				
<b>No.2 CURRENT ACC.</b>	<b>£100.00</b>				
<b>PLAYING FIELD RESERVE ACC.</b>	<b>£3,000.00</b>			<b>£3,000.00</b>	



## Annex C

### WHY THE PARISH COUNCIL WISHES TO REVIEW THE NEIGHBOURHOOD PLAN

The Glapthorn Neighbourhood Plan (GNP) covers the fifteen-year period, from when work on the plan started in 2016, through to 2031. It was “made” (that is adopted) following a village referendum and examination by the then East Northamptonshire Council (ENC) on the 30<sup>th</sup> July 2018.

The referendum result was extremely significant (unheard of according to ENC) with an 82% vote in favour on a turnout of 69%.

The final section of the plan (Para 11.2) states:

**“It is expected that a thorough review of the GNP will be appropriate midway through the plan period.”**

It was, therefore, envisaged, back when the plan was prepared and subsequently approved by the village referendum, that a thorough review would be required at the stage we are now at in 2024/25.

When the plan was prepared the ENC Rural North Oundle and Thrapston Plan (RNOTP) was the relevant local plan, but work was under way on its replacement, the Local Plan Part 2. This was completed by North Northamptonshire Council (NNC) and was adopted in December 2023. The GNP expressly envisaged that a review was likely to be necessary in the context of considering “the implications if any of the emerging Local Plan Part 2”.

This new plan, which runs to 2031, did not specifically allocate any housing sites in Glapthorn, but it did allocate three sites for residential development in Oundle, one of which, “Cotterstock Meadows” (a development off Cotterstock Road), is only partly in Oundle with the remainder of the development being within the parish of Glapthorn. Although Glapthorn Parish Council had not wanted that part of the site to be developed it was not allowed to include this in its neighbourhood plan on the basis that the site had been identified as a possible site for residential development beyond the RNOTP plan period.

Policy 8 of the GNP states:

“In order to maintain the established pattern of development and conserve the character of Glapthorn as a separate and distinct village and to be supported, development proposals (with the exception of a site that is allocated or is identified for possible housing development in a current Development Plan document) must demonstrate that they will not have a significant adverse impact on the open nature of the countryside between Glapthorn and Oundle when viewed from publicly accessible locations.”

The words in brackets had to be included at the express direction of ENC to cater for the development of the Cotterstock Road site.

All three sites allocated for residential development in Oundle for the period to 2031 already have planning permission and the Cotterstock Road site is under development now. The Local Plan Part 2 does not identify any possible sites for future residential development beyond the plan period that would affect Glapthorn.

**However, NNC has started work on a replacement for the Local Plan Part 2 which would run to 2041.**

The concern of the parish council is that against this background:

1. NNC might come under pressure to permit residential development on sites not currently allocated for development in any plan, particularly given the new government’s intended planning reforms (which, by the way, make no reference to

Neighbourhood Planning) and the stated desire for the construction of 300,000 houses each year and,

2. although the GNP will have to be taken into account by NNC in determining applications up to 2031 developers might begin to press for the plan to be discounted as it was conceived many years beforehand at the time of the RNOTP and prior to the new political emphasis on building homes.

Whilst having an updated neighbourhood plan cannot guarantee that the only new housing to be developed would be that approved of by the parish council, it will, in the view of the council, make this significantly more likely.

Part of the process of reviewing and updating the plan will be a fresh call for sites for a new plan period (**probably 2025 to 2041 to tie in with the new NNC plan under development**). The council anticipates that further residential development during such period will be necessary but wants a new plan to direct what housing there should be and where and, ideally, where it should not be with the current Policy 8 no doubt much to the fore.

Reviewing and updating the plan will, the council anticipates be a far simpler exercise than preparing a plan from scratch as was the case last time. It may well be that the revised plan will carry forward many of the policies contained in the existing plan.

These existing policies cover:

1. site allocations
2. settlement boundary
3. housing development within the settlement boundary
4. supporting rural diversification
5. protecting landscape character
6. green infrastructure
7. built environment
8. avoiding coalescence
9. local green space
10. design principles
11. mitigating traffic and road safety issues
12. protecting existing and supporting new community and recreational facilities and services.

**Glaphorn Parish Council Minute adopted 20 November 2024**

## **Annex D**

### **CONSULTATION RESPONSE TO REVIEW OF HUNTINGDONSHIRE LOCAL PLAN**

The plan includes three sites for development which could substantially increase traffic on the A605 between the A1 and Oundle.

#### **SITE CHESTERTON 2**

The site lies between the A605 Oundle Road to the North and Peterborough Motorway Services to the South and is West of the A1(M). The site is wholly within flood zone 1 with some surface water flood risk within the site and is wholly classified as grade 3 agricultural land and is currently in agricultural use comprising a number of medium to large arable fields. There are a number of agricultural buildings and farmhouses on site which would be demolished. The site is in multiple ownership with all landowners supporting the development and has been promoted on behalf of a developer who part owns the site and has indicated that it has control of the rest of the site by way of an option agreement. The site promoter suggests that the land will be available between 2024 and 2028 and that development would take two years to complete. Access is proposed from the A605 with pedestrian, cycle and bus access provided from Oundle Road.

The gross site area is 89.05 hectares but due to site constraints relating to the land levels and need for landscaping, some flood attenuation, incorporation of public rights of way and access route and connection off the roundabout from the A605 HDC considers that the net developable area would be 60% of the gross area ie 53.43 hectares.

HDC has identified the site use as commercial – employment and logistics/distribution.

The site promoter states that the site (floorspace 213720sqm) could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses with B2 capped at 30% of the floorspace (64116 sqm) and B8 use 149604 sqm. HDC assesses that the site could become available post 2028 with build out over 5 years.

#### **SITE HADDON 4**

This 45.97 hectare site forms part of the above site and the promoter puts it forward on the basis of 71535 sqm floorspace with B2 and B8 usage with B2 capped at 30% giving floorspace of 21460.5 sqm B2 and 50074.5 sqm B8. It was the subject of planning application 22/000441/FUL seeking outline permission for the construction of industrial distribution units (use class B8) with ancillary offices and all matters except access reserved which was withdrawn in March 2023. The application provided for 1650 on site parking spaces.

HDC has identified the site use as commercial – employment and logistics/distribution but due to site constraints it considers that it has a net developable area of 50% of the gross area ie 23 hectares with B2 capped at 30% of the floorspace (30667 sqm) and B8 61333sqm.

#### **SITE HADDON 5**

This 48.28 hectare site on land at A1 West (South) – South of Peterborough Motorway Services, Haddon is put forward by its promoter for commercial use – employment and logistics/distribution with a total floorspace of 138355 sqm of floorspace with B2 use capped at 30% broken down as to 41806 sqm of B2 floorspace and 97548 sqm of B8 floorspace. The promoter states available 2024 – 2028 with build out over two years.

The site is wholly within flood zone 1 with some surface water flood risk within the site and is wholly classified as grade 3 agricultural land currently in agricultural use and consisting of several small and medium sized fields. The site is contained by a combination of the A1 junction 17, A605 and a service area to the North, East and North East. To the South and West is further farmland, woodland and hedgerows and a minor watercourse/wet ditch. There are agricultural buildings and a single dwelling adjacent to the site's South West corner accessed from Haddon Road. The site has a public right of way within its South Eastern section.

The site lies between the A605 and Haddon Road west of the A1(M) junction 17. It is located on the north eastern edge of Huntingdonshire district with Peterborough City Council being the relevant local authority on the other side of the A1(M). The site is immediately to the south of site Haddon 4. Access is proposed from the A605 with pedestrian, cycle and bus access provided from Haddon Road.

The site is controlled by a developer company which supports its development with an option agreement on the land. The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) with B2 capped at 30% of the floorspace. HDC noting constraints on the site relating to land levels and need for landscaping, some flood attenuation, incorporation of public rights of way and access route from the A605 assess that the net developable area of the site would be 26.97 hectares (60%) and suggests a commercial use – employment and logistics/distribution on 115880 sqm providing B2 use 34764 sqm and B8 81116 sqm. HDC assesses this as available post 2028 with build out over more than 5 years.

## PROPOSED RESPONSE TO ALL THREE SITES

The sites would be accessed from and provide egress to the A605 at the roundabout currently accessing Peterborough Services. Between the A1 and Oundle the road is essentially a single carriageway road with two short sections where there are 'crawler' lanes on uphill sections. The A605 rounds Oundle and joins the A14 at Thrapston meaning that this road is a link between the A14 and the A1. The amount of traffic using this road is already above the capacity of the road (Northants Safer Roads data) and the stretch of road between Thrapston and Oundle is designated as a red route ie as being dangerous by working groups of experts from North Northamptonshire Council Highways and the Safer Road Alliance. The junction giving access to Elton has been the scene of a number of serious accidents and does not benefit from either traffic lights or a roundabout making it difficult for residents of Elton to access the A605 safely.

There are proposals for warehousing developments off the A605 outside Thrapston East of the existing Haldens Parkway Distribution Centre (applications NE/22/00698/OUT 58.3 hectares and NE/22/00151/FUL 60 hectares for sites accessed from the A605 still await determination) and OTC is concerned by the impact of such developments at either end of this stretch of the A605. In connection with NE/22/00151/FUL the applicant refers to the generation of 4922 2 way trips daily of which 1628 would be HGVs.

The A1 currently creates a natural boundary between the developed areas of Peterborough to the East and the rural area to the West which would be lost should any of these sites be developed for commercial/industrial purposes.

The proposed development sites are opposed as increasing the volume of traffic on the A605 by constructing warehousing and industrial space accessed from and giving access to the A605 will significantly exacerbate the existing problems on this road particularly at peak times and have an adverse environmental impact. The A605 represents the main route to Peterborough from Oundle and there are already concerns that new housing

developments within Oundle will lead to even higher levels of traffic than now using the road.