

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

13<sup>th</sup> January 2021

Dear Councillor

This is your summons to the **Virtual Meeting of the Parish Council** to be held on **Monday 18<sup>th</sup> January 2021 at 7.00pm**. If you are not able to attend, please let me know. Members of the Public and Press are invited to attend:

Join Zoom Meeting

<https://us02web.zoom.us/j/89706554377?pwd=SnZLMnNlMGI2bTlJR0RyK0NwN3VSUT09>

Meeting ID: 897 0655 4377

Passcode: 645663

One tap mobile

+442034815240,,89706554377#,,,,\*645663# United Kingdom

+441314601196,,89706554377#,,,,\*645663# United Kingdom

Yours sincerely



S Halkett

Clerk & Proper Officer to the Council

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## AGENDA

7.00 pm. Catherine Day, Senior Policy Officer (Housing) from Daventry District Council will speak again on the Housing Needs Assessment for Flore

7.30 pm. Flore Parish Council meeting to commence

### To receive and accept apologies for absence

**603.0 To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed on this agenda**

**604.0 Public Forum:** for parishioners and reports by County and District Councillors

**605.0 To approve the minutes of the Virtual Meeting of the Parish Council held on 16<sup>th</sup> November 2020 and the minutes of the Virtual Extraordinary Meetings of the Parish Council held on the 2<sup>nd</sup> December and 15<sup>th</sup> December 2020**

**606.0 To receive any updates on outstanding items** (not covered elsewhere on the agenda)

- To receive a thank you email from Flore Chapel
- To receive response from owner of Garage site following PC response to planning application
- To receive an update on the S106 monies held by DDC
- To receive correspondence from a resident regarding a proposed planning application for tree work in his garden
- To receive an update on the proposed High Street work following recent meeting.

**607.0 To deal with general correspondence which may require a decision**

607.1 To consider appointing a Police Liaison Representative to act as a single point of contact with Northamptonshire Police

607.2 To look at resident's concerns regarding parking on grass verge

607.3 To note NCALCs Training programme and consider any courses Cllrs wish to undertake

607.4 To consider any issues regarding the Housing Needs Assessment from earlier meeting.

**608.0 COUNCIL PROPERTY**

608.1 To consider a request to move a dog/litter bin from inside the playing field to outside

608.2 To receive an update on the land transfer to the Council and the memorial garden and to consider the

- purchase of two new metal seats for the Bovis Estate – War Horse to represent WWI and a WWII bench. Cost £910 each plus delivery. (retrospective as discussed previously but to confirm order).
- 608.3 To consider repair/refurbishment of the bus shelters

**609.0 FINANCIAL/ADMIN MATTERS**

- 609.1 Finance update, including income received since last meeting
- 609.2 Internal control. Report on procedures since last meeting
- 609.3 To consider membership to ACRE and CRPE
- 609.4 To confirm that the tax base has not changed for 21/22 therefore all budget and precept figures will remain as considered at November meeting (£36,336).

**610.0 ACCOUNTS FOR PAYMENT**

Opus Energy	Street light electricity – November	80.64
Flore Scout Group	Grant	500.00
Unity Trust Bank	Service Charges	18.00
	<b>Retrospective payments</b>	<b>598.64</b>
N Westhead	Bus shelter cleaning	16.00
S Halkett	Salary	592.82
HMRC	PAYE Tax/Insurance	149.67
S Halkett	Office rent	17.00
Millennium Hall	Room hire, Library December	20.00
ACRE	Subscriptions, if agreed	35.00
CPRE	Subscriptions, if agreed	36.00
Weedon Bec PC	Office costs and clerk subs	103.79
	<b>Total</b>	<b>970.28</b>

Other payments: Opus Energy monthly invoice, agreed to be paid when received and agendered retrospectively.

**611.0 PLANNING**

- 611.1 **Planning applications/decisions**
- a DA/2020/1054. Nicksnook, 4 Yew Tree Gardens, Sutton Street. Single storey side extension – retrospective for FPC

**612.0 REPORTS FROM REPRESENTATIVES ON VILLAGE ORGANISATIONS**

- 612.1 Brodie Lodge Playing Field
- 612.2 Millennium Hall
- 612.3 Commonwealth Flags and Disaster Relief Fund
- 612.4 Charities

**613.0 CORRESPONDENCE RECEIVED**

- a. Flore Chapel Thank you for contribution towards grass cutting. 606
- b. Owner Emailed responses to planning application.606
- c. DDC S106 money. 606
- d. Resident Proposed planning application. 606
- e. NCC Proposed High Street work. 606
- f. NCALC Police Liaison Reps. 607.1
- g. Resident Request to move bin 608.1
- h. Bovis/Insurance Land transfer. 608.2
- i. DDC Budget/Precept information. 609.4
- j. DDC Planning application.611.1

**614.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

Date of next full Council meetings: 15<sup>th</sup> February, 15<sup>th</sup> March, 19<sup>th</sup> April

## FLORE PARISH COUNCIL

### MINUTES OF THE VIRTUAL MEETING OF THE PARISH COUNCIL HELD ON 18th JANUARY 2021 at 7.30 pm

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Mr Kevin Beasley, Mrs Hayley Davies, Mr Geoff Fellows, Mr Brian Hammond, Mr Tom Higginson, Mr Geoff Holden, Mrs Sue Kerrison, Mrs Chris Littlewood.  
4 Members of the public present (1 left after the public forum, other 3 during the meeting)  
District Cllr Johnnie Amos for first part of meeting

7.00 pm. Representatives from Daventry District Council came along to give further information regarding their request hold a Housing Needs Assessment for the village. Both left the meeting following the presentation.

7.30 pm. Parish Council meeting commenced

#### **APOLOGIES FOR ABSENCE: all present**

Chairperson: Mrs Kathryn Baines

- 603.0** **Declarations of Interest under the Council's Code of Conduct, regarding business tabled for discussion.** Cllr Fellows advised that he would not be taking part in any discussions regarding the Garage site, should it be bought up in proceedings relating to outstanding items (606).
- 604.0** **Public Forum:** for parishioners and reports by County and District Councillors
- Two members of the public came along to speak about the Garage site and to put their concerns to the Council, having missed the meeting last month.
  - On member of the public had just come along to listen to the meeting
  - The leader of the Flore Cub Scout Group thanked the Parish Councillors for their generous grant towards the Cubs/Scouts and their endeavour of providing hampers for Christmas for the most vulnerable in the community. The money was spent in the Flore Shop/Post Office and Re so used in the village, for the village. 30 hampers were given out.
  - District Cllr Amos spoke about the ongoing vaccines, the Garage site and the enforcement issues that were happening in Dodford and Weedon regarding traveller sites.
- 605.0** **To approve the minutes of the Virtual Meeting of the Parish Council held on 16<sup>th</sup> November 2020 and the minutes of the Virtual Extraordinary Meetings of the Parish Council held on the 2<sup>nd</sup> December and the 15<sup>th</sup> December 2020.** All minutes were an accurate record of the meeting. SK/AA
- 606.0** **Outstanding items** (not covered elsewhere on the agenda)
- Thank you from Flore Chapel. Noted
  - Responses from garage site owner. Noted the negative response. After discussion it was agreed that the Chairperson would call the owner of the site and see if they were up to a site meeting with whichever Cllrs could attend. This site is extremely important to the village so it needs to be right.
  - S106 monies update. Noted – Clerk to chase to find out timeframe for using this money
  - Proposed planning application. Noted
  - High Street works. Noted that speed and volume data will be collected in three locations within the 30 mph area. Designs possibly available February and will be sent to the Council for consideration, tendering in March and construction in the new financial year.
- 607.0** **GENERAL CORRESPONDENCE**
- 607.1 Police Liaison Representative: Cllr Geoff Fellows will represent the Parish of Flore. Cllr Davies would send him the link to the Youth Crime Commission so they could be united.
- 607.2 Parking on verges – Bricketts Lane. Cllrs agreed to monitor this area and if they could, they would try to include it in the High Street works.
- 607.3 NCALC training programme. Noted, nothing of interest to Cllrs at present.
- 607.4 Housing Needs Assessment – as discussed earlier. Council are now happy to proceed with a HNS for Flore Parish and would appreciate some input into the wording. Clerk to advise DDC.

Clerk

**608.0 COUNCIL PROPERTY**

- 608.1 Moving dog bin from Brodie Lodge to outside field environment. Brodie Lodge committee are not minded to move the dog bin, they will however replace the current one and turn the direction so it is easier to open from the car park.
- 608.2 Land Transfer. Confirmation has been received that Vistry, landowners for the Bovis site are willing to transfer the open space at the top of the site to the Parish Council. They have laid a new path and planted trees and will sow wildflower seed in the spring. Permission has been granted from them for the Council to access the site and install two benches. As this is a proposed memorial garden the granite slabs can also be installed. We are awaiting legal documentation on this handover.  
**Resolved:** To order two memorial metal benches, one War House and one WWII. Cost £910 each plus delivery and VAT. CL/SK. Cllr Littlewood has also received quotes for the grass cutting in this area at £370 pa. Council happy to add this to the grass cutting contract. CL/SK
- 608.3 Bus Shelters: Council not happy with replacing the fascia with white UPVC boards. Another quote sought to replace like for like.  
**Resolved:** Council were happy to undertake the work required on the three metal shelters @ £1890 plus VAT. AA/BH

Agenda

**609.0 FINANCIAL MATTERS**

- 609.1 Finance update. It was reported that as at 31<sup>st</sup> December the Council had £32,451.74 in the bank account. There were no matters arising. Figures accepted by Council.
- 609.2 Internal Control. Cllr Kerrison informed the meeting that she had carried out the internal control check and there were no issues arising.
- 609.3 Membership ACRE & CPRE  
**Resolved:** To continue to subscribe to ACRE @£35 pa and CPRE @£36 pa. GF/CL
- 609.4 Budget & Precept. The tax base figures have been received from the District Council and are the same as last year. Therefore, all figures confirmed in the November meeting were correct (budget/precept £36,336).

**610.0 ACCOUNTS FOR PAYMENT****Retrospective payments – 28<sup>th</sup> December 2020**

Opus Energy	Street light electricity, September payment retrospective	80.64
Flore Scout Group	Grant	500.00
Unity Trust Bank	Service Charges	18.00
	<b>TOTAL</b>	<b>580.64</b>

Payments agreed and paid on 18 <sup>th</sup> January under General Power of Competence payments		
N Westhead	Bus Shelter cleaning	16.00
S Halkett	Salary (including backpay)	592.82
HMRC	PAYE – Employee Tax	149.67
Halkett	Office costs	17.00
Millennium Hall	Library hire	20.00
ACRE	Subscriptions	35.00
CPRE	Subscriptions	36.00
Weedon Bec PC	Clerk subs and office costs	103.79
	<b>TOTAL</b>	<b>970.28</b>

Plus Opus Energy, when invoice received

**611.0 PLANNING**

- 611.1 Application: DA/2020/1054. Nicksnook, 4 Yew Tree Gardens, Sutton Street. Single storey side extension, retrospective for Flore PC. The Council has no objections to this application as we believe no Neighbourhood Plan policies will be infringed. The Old Bakehouse has no windows on the elevation facing the site, the increase is quite small and should not cause any significant detrimental impact. The Council feel it is important that the materials used must match the existing, as closely as possible.

**612.0 REPORTS FROM VILLAGE ORGANISATIONS**

- 612.1 Brodie Lodge. 200 Club meeting on 19 January.
- 612.2 Millennium Hall. Nothing to report
- 612.3 Commonwealth Flags and Disaster Relief Fund: Nothing to report
- 612.4 Charities: Nothing to report

**612.0 CORRESPONDENCE RECEIVED**

- a. Flore Chapel Thank you for contribution towards grass cutting. 606
  - b. Owner Emailed responses to planning application.606
  - c. DDC S106 money. 606
  - d. Resident Proposed planning application. 606
  - e. NCC Proposed High Street work. 606
  - f. NCALC Police Liaison Reps. 607.1
  - g. Resident Request to move bin 608.1
  - h. Bovis/Insurance Land transfer. 608.2
  - i. DDC Budget/Precept information. 609.4
  - j. DDC Planning application.611.1
- NCALC Updates.

**613.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

NCALC update – noted  
Resident, parking on verges – Dealt with under 607.2  
NCC – Consultation Northamptonshire Health and Wellbeing Board Pharmaceutical Needs Assessments.  
Noted no comments from the Parish Council. Cllr Baines would take a look at this and if it is something that could be responded to from a point of view of a Parish Council, she would complete.

**Items for inclusion on next meeting's agenda.**

Update on High Street mitigation works, if received

The meeting closed at 2110 hrs

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

10<sup>th</sup> February 2021

Dear Councillor

This is your summons to the **Virtual Meeting of the Parish Council** to be held on **Monday 15<sup>th</sup> February 2021 at 7.00pm, Parish Council meeting to commence following presentation (approx. 7.20pm)**. If you are not able to attend, please let me know. Members of the Public and Press are invited to attend:

Join Zoom Meeting

<https://us02web.zoom.us/j/83292455387?pwd=ZkZURHhSazQ1WFFMSIRZMmtOQINidz09>

Meeting ID: 832 9245 5387

Passcode: 198230

One tap mobile

+442030512874,,83292455387#,,,,\*198230# United Kingdom

+442034815237,,83292455387#,,,,\*198230# United Kingdom

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

**7.00 pm. Gwenllian Rhys, Community Engagement Manager, South West Northamptonshire Office for National Statistics, to speak to Cllrs about the upcoming census**

**7.20 pm. Flore Parish Council meeting to commence immediately following presentation**

**To receive and accept apologies for absence**

**615.0 To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed on this agenda**

**616.0 Public Forum:** for parishioners and reports by County and District Councillors

**617.0 To approve the minutes of the Virtual Meeting of the Parish Council held on 18<sup>th</sup> January 2021**

**618.0 To receive any updates on outstanding items** (not covered elsewhere on the agenda)

- To receive an update on the proposed High Street work, if anything received
- To receive an update on the Stowe Hill site, off A5.
- To receive an update on the S106 money being held by DDC
- To receive an update on the planting on the bypass
- To receive an update on new Police Sgt at Daventry Station
- To receive an update on a fingerpost on Brockhall Road near Flore Field House

**619.0 To deal with general correspondence which may require a decision**

619.1 To consider the Annual Parish Meeting – speakers/timings/zoom or location

619.2 To consider whether Council wants to submit any questions to the Town & Parish Council meeting.

**620.0 COUNCIL PROPERTY**

620.1 Bus Shelters – to consider replacing fascia/guttering, like for like

620.2 Litter/Dog bin – to consider a new bin on Nether Lane and payment for replacement dog bin on Brodie Lodge playing field.

620.3 Memorial Garden – to consider the fitting of the benches and slabs in the new memorial garden.

**621.0 FINANCIAL/ADMIN MATTERS**

- 621.1 Finance update, including income received since last meeting
- 621.2 Internal control. Report on procedures since last meeting
- 621.3 Opus Street lighting. To note the correspondence regarding the credit/recharge for street lighting

**622.0 ACCOUNTS FOR PAYMENT**

Opus	Street lighting £1265.08 taken from Opus credit notes sent through previously	0
N Westhead	Bus shelter cleaning	16.00
S Halkett	Salary	593.02
HMRC	PAYE Tax/Nat Insurance	149.47
S Halkett	Office rent	17.00
Weedon Bec PC	Telephone/broadband costs	57.58
		<b>833.07</b>

David Ogilvie Seating      2 metal benches – price already agreed, invoice to be paid when benches received £1816 plus delivery (TBC) and VAT

Other payments: Opus Energy monthly invoice, agreed to be paid when received and agendered retrospectively.

**623.0 PLANNING****623.1 Planning applications/decisions**

- a Application: DA/2020/1106. Kilwrrwg Cottage, 1A The Avenue. First floor rear extension
- b Application: DA/2021/0035. The Croft, 23 Kings Lane. Work to fell a tree in a conservation area
- c Planning Committee Decision: To receive an update on DA/2020/0459. Garage site 81 High Street. Construction of 10 dwellings, a detached double garage, formation of new access and associated landscaping.

**624.0 REPORTS FROM REPRESENTATIVES ON VILLAGE ORGANISATIONS**

- 624.1 Brodie Lodge Playing Field
- 624.2 Millennium Hall
- 624.3 Commonwealth Flags and Disaster Relief Fund
- 624.4 Charities

**625.0 CORRESPONDENCE RECEIVED**

- a. WBPC/DDC/Resident      Stowe Hill traveller site. 618
- b. WSP      Planting on the bypass. 618
- c. Police      Introduction to new Sgt at Daventry Police Station. 618
- d. NCC      Correspondence on damaged finger post. 618
- e. DDC      Town & Parish Council meeting. 619.2
- f. Resident      Request for new bin. 620.2
- g. DDC      Planning applications/meetings. 623.1//2/3

**626.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

Date of next full Council meetings: 15<sup>th</sup> March, 19<sup>th</sup> April

## FLORE PARISH COUNCIL

### MINUTES OF THE VIRTUAL MEETING OF THE PARISH COUNCIL HELD ON 15th FEBRUARY 2021 at 7.00 pm

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Mr Kevin Beasley, Mrs Hayley Davies, Mr Geoff Fellows, Mr Brian Hammond, Mr Tom Higginson, Mr Geoff Holden, Mrs Sue Kerrison, Mrs Chris Littlewood.  
4 Members of the public present  
District Cllr Johnnie Amos for first part of meeting

7.00 pm. Community Engagement Manager from South West Northamptonshire Office for National Statistics came to the meeting to brief councillors on the upcoming Census. She left the meeting following the presentation.

7.20 pm. Parish Council meeting commenced.

**APOLOGIES FOR ABSENCE: all present**

Chairperson: Mrs Kathryn Baines

**615.0 Declarations of Interest under the Council's Code of Conduct, regarding business tabled for discussion.** Cllr Kerrison (620.2) bin at Brodie Lodge and Cllr Fellows (623.1c bin at Brodie Lodge and 623c Garage site).

**616.0 Public Forum:** for parishioners and reports by County and District Councillors

- Flood Warden gave an update on the flooding issues at Brockhall Road, Council will write a letter to the County Council enclosing the evidence and what could be done to alleviate this. He also advised that ringing the emergency line over the Christmas period to Orbit Housing was not answered. Clerk to advise Orbit.
- Resident: Asked questions about the garage site.
- Resident: No communication throughout the whole meeting
- Prospective Unitary Cllr: Came along to introduce himself and listen to the concerns of the parish.
- District Cllr Amos: gave an update on the Stowe Hill site and other potential traveller sites around the area. He also mentioned the Garage site and the potential development of the other land off the High Street which has an application in for 70 houses.

Clerk

**617.0 To approve the minutes of the Virtual Meeting of the Parish Council held on 18<sup>th</sup> January 2021.**  
The minutes were an accurate record of the meeting. CL/BH

**618.0 Outstanding items - updates** (not covered elsewhere on the agenda)

- High Street Works. Nothing received
- Stowe Hill Site. Noted correspondence between residents, other Parish Councils and the District Council.
- S106 Money. District Council hold £23,254 (indoor sports hall and court facilities) £2,654 (indoor youth facilities) £5,582 (outdoor sports facilities, children's play areas) – from the land off Brockhall Road development. £11,966 (indoor court facilities) £36,298 indoor multi-use facilities) £4,668 (indoor youth facility) – from the Bovis development. Proposals to be in by Feb 2023.
- Planting on the bypass. Noted that NCC have not started the replacement yet and are saying that majority of planting has survived. Council disagree and asked that it is now carried out in the winter as planting now will cause issues again.
- Police. Noted new Sgt at Daventry Police Station in charge of Flore is Sgt Matt Moore.
- Fingerpost: Noted NCC will advise as to the stability of the sign on Brockhall Road although are hopeful that this can be repaired.

**619.0 GENERAL CORRESPONDENCE**

- 619.1 Annual Parish Meeting. Agreed on 21<sup>st</sup> April, 7.30 pm via Zoom. Speakers suggested: Weedon Surgery, Flood Warden, Flore Primary School and Laura Wylie
- 619.2 Town & Parish Council meeting. No questions to ask.

March  
Agenda



<b>620.0</b>	<b>COUNCIL PROPERTY</b>	
620.1	Bus Shelters. Cllrs Anderson and Beasley will take a look at the shelter with a contractor to see whether some parts of it can be re-used.	March agenda
620.2	Litter/Dog bins. New bin on Nether Lane – agreed to monitor this location as Councillors could not agree that one was needed here. <b>Resolved:</b> To pay for the replacement bin on Brodie Lodge as the original bin was paid for by the Council. BH/AA	
620.3	Memorial Garden. A further quote to be received.	March agenda
<b>621.0</b>	<b>FINANCIAL MATTERS</b>	
621.1	Finance update. It was reported that as at 31 <sup>st</sup> January the Council had £31,400.82 in the bank account. There were no matters arising. Figures accepted by Council.	
621.2	Internal Control. Cllr Kerrison informed the meeting that she had carried out the internal control check and there were no issues arising.	
621.3	Opus Street lighting. Noted that due to a change in their MPAN numbers they had credited all our payments, sent a new invoice and are going to refund the difference.	
<b>622.0</b>	<b>ACCOUNTS FOR PAYMENT</b>	
	Payments agreed and paid on 15 <sup>th</sup> February under General Power of Competence payments	
	Opus	Street lighting new invoice £1265.08 – taken from credit 0
	N Westhead	Bus Shelter cleaning 16.00
	S Halkett	Salary 593.02
	HMRC	PAYE – Employee Tax 149.47
	Halkett	Office costs 17.00
	Weedon Bec PC	Telephone 57.58
	David Ogilvie Seating	2 metal benches – previously agreed price for benches £1816 plus delivery (tbc) plus VAT to be paid when received.
		<b>TOTAL 833.07</b>
	Plus Opus Energy, when invoice received	
<b>623.0</b>	<b>PLANNING</b>	
623.1a	Application: DA/2020/1106. Kilwrrwg Cottage, 1A The Avenue. First floor rear extension The Council has no objections to this application as it complies with the policies in the Neighbourhood Plan.	
b	Application: DA/2021/0035. The Croft. 23 Kings Lane. Work to fell a tree in a conservation area. Council has no objections to this application for work in the conservation area.	
c	Decision: DA/2020/0459. Garage, 81 High Street. Application was refused at the DDC planning committee meeting held on the 10 <sup>th</sup> February. We wait to see whether it will go to Appeal or a new application will be submitted.	
<b>624.0</b>	<b>REPORTS FROM VILLAGE ORGANISATIONS</b>	
624.1	Brodie Lodge. Undertaking necessary/minor maintenance at present. Cannot plan for boot sales yet.	
624.2	Millennium Hall. Nothing to report	
624.3	Commonwealth Flags and Disaster Relief Fund: Nothing to report	
624.4	Charities: Nothing to report	
<b>625.0</b>	<b>CORRESPONDENCE RECEIVED</b>	
a.	WBPC/DDC/Resident	Stowe Hill traveller site. 618
b.	WSP	Planting on the bypass. 618
c.	Police	Introduction to new Sgt at Daventry Police Station. 618
d.	NCC	Correspondence on damaged finger post. 618
e.	DDC	Town & Parish Council meeting. 619.2
f.	Resident	Request for new bin. 620.2
g.	DDC	Planning applications/meetings. 623.1//2/3
	NCALC Updates	

**626.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

Resident: Info on a property in East Haddon. Noted  
Flood Warden: Update. Covered in public forum  
DDC: Update on Stowe Hill, covered in Outstanding items.  
DDC: Planning application DA/2021/0033. 8 The Orchard. Single storey side and rear extensions.  
Extraordinary meeting to take place due to the size of these extensions. Extraordinary meeting to be held on 23<sup>rd</sup> February to discuss.  
DDC: Planning application DA/2021/0091. Rock Springs, 66 Sutton Street. Work to trees in a conservation area. Council has no objections to this work taking place. Response to be submitted.  
Cllr advised that 1 High Street had rendered their gable end, small extension

**Items for inclusion on next meeting's agenda.**

Update on High Street mitigation works, if received  
Annual Parish Meeting update  
Brick Bus Shelter repair  
Memorial Garden – fitting of benches and granite slabs.

The meeting closed at 2110 hrs

Parish Council Meetings: 15<sup>th</sup> March, 19<sup>th</sup> April  
Extraordinary meeting to be held on the 23<sup>rd</sup> February – apologies received from Cllr Davies

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

18<sup>th</sup> February 2021

Dear Councillor

This is your summons to the **Virtual Extraordinary Meeting of the Parish Council** to be held on **Tuesday 23<sup>rd</sup> February 2021 at 7.00 pm**. If you are not able to attend, please let me know. Members of the Public and Press are invited to attend.

Join Zoom Meeting

<https://us02web.zoom.us/j/88261161732?pwd=bzNNWEptb3ZSVTRUQTViejhPWFVEz09>

Meeting ID: 882 6116 1732

Passcode: 121049

One tap mobile

+441314601196,,88261161732#,,,,\*121049# United Kingdom

+442030512874,,88261161732#,,,,\*121049# United Kingdom

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

### To receive and accept apologies for absence

**627.0 To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed on this agenda**

**628.0 Public Forum:** for parishioners and reports by County and District Councillors

### **629.0 PLANNING**

**629.1 Application:** DA/2021/0033. 8 The Orchard. Single storey side and rear extensions

Date of next, full Council meeting: 15<sup>th</sup> March 2021

## FLORE PARISH COUNCIL

### MINUTES OF THE VIRTUAL EXTRAORDINARY MEETING OF THE PARISH COUNCIL HELD ON 23rd FEBRUARY 2021 at 7.00 pm

**PRESENT:** Councillors: Mr Andy Anderson, Mr Geoff Fellows, Mr Tom Higginson, Mr Geoff Holden,  
Mrs Sue Kerrison,  
3 Members of the public present

**APOLOGIES FOR ABSENCE: all present**

Chairperson: Cllr Mrs Sue Kerrison was elected to take the chair in the absence of Cllr Mrs Kathryn Baines

**627.0** **Declarations of Interest under the Council's Code of Conduct, regarding business tabled for discussion.** Nothing declared

**628.0** **Public Forum:** for parishioners and reports by County and District Councillors

- Two members of the public made the Councillors aware of their objections to the application DA/2021/0033.

**629.0** **PLANNING**

623.1 Application: DA/2021/0033. 8 The Orchard. Single storey side and rear extensions  
This application needs to be assessed against Policy F6 (residential extensions) of the Flore adopted Neighbourhood Plan, in particular F6(1) which requires that any proposals ensure that the 'scale, height and form fit with the existing building and the character of the street scene and F6(5) which ensures that 'the residential amenity of adjoining occupiers are safeguarded.  
The Parish Council has concerns regarding the overdevelopment of the site, primarily the western and front sides of the property. The western side, particularly the garage/workshop, is too close to the adjoining neighbour and the front affects the street scene giving the property too broad a frontage.

The meeting closed at 1938 hrs

Parish Council Meetings: 15<sup>th</sup> March, 19<sup>th</sup> April

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

10<sup>th</sup> March 2021

Dear Councillor

This is your summons to the **Virtual Meeting of the Parish Council** to be held on **Monday 15<sup>th</sup> March 2021 at 7.30pm**. If you are not able to attend, please let me know. Members of the Public and Press are invited to attend:

Join Zoom Meeting

<https://us02web.zoom.us/j/83779624842?pwd=cGdzZ0VGZFRoeVNiYjGRHhGa291UT09>

Meeting ID: 837 7962 4842

Passcode: 681692

One tap mobile

+442034815237,,83779624842#,,,,\*681692# United Kingdom

+442034815240,,83779624842#,,,,\*681692# United Kingdom

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

### To receive and accept apologies for absence

**627.0 To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed on this agenda**

**628.0 Public Forum:** for parishioners and reports by County and District Councillors

**629.0 To approve the minutes of the Virtual Meeting of the Parish Council held on 15<sup>th</sup> February 2021 and the Virtual Extraordinary Meeting of the Parish Council held on the 23<sup>rd</sup> February 2021.**

**630.0 To receive any updates on outstanding items** (not covered elsewhere on the agenda)

- To receive an update on the proposed High Street work, if anything received
- To receive an update on the Stowe Hill site, off A5.
- To receive an update on the planting on the new bypass
- To receive an update on the reported planning issue relating to DA/2020/0390
- To receive an update on the possible transfer of S106 money being held by DDC
- To note the Tree Preservation Order served on a property in The Orchard.
- To receive an update on the recent PFCC meeting
- To receive an update on the recent Town & Parish Council's meeting
- To receive an update on the flooding issues at John Campbell Close

**631.0 To deal with general correspondence which may require a decision**

631.1 To consider the Annual Parish Meeting

631.2 To consider some Cllrs holding the codes to the Defibrillators in the village.

**632.0 COUNCIL PROPERTY**

632.1 Bus Shelters – to consider replacing fascia/guttering, like for like

632.2 Memorial Garden – to consider the fitting of the benches and slabs in the new memorial garden.

**633.0 FINANCIAL/ADMIN MATTERS**

- 633.1 Finance update, including income received since last meeting  
633.2 Internal control. Report on procedures since last meeting

**634.0 ACCOUNTS FOR PAYMENT**

Salix	Street light loan payment (February)	1829.42
N Westhead	Bus shelter cleaning	16.00
S Halkett	Salary	593.02
HMRC	PAYE Tax/Nat Insurance	149.47
S Halkett	Office rent	17.00
Earth Anchors	Dog bin	169.14
ICO	Date protection registration	40.00
Unity Trust Bank	Bank charges	18.00
		<b>1002.63</b>

David Ogilvie Seating 2 metal benches – price already agreed, invoice to be paid when benches received £1816 plus delivery (TBC) and VAT

Other payments: Opus Energy monthly invoice, agreed to be paid when received and agendered retrospectively.

**635.0 PLANNING****635.1 Planning applications/decisions**

- a Application: DA/2021/0082. 16 Capell Rise. Demolition of existing conservatory. Construction of single storey rear extension.  
b Application: DA/2021/0088. 66 High Street. The Construction of a two storey side extension, a single and two storey rear extension.

**636.0 REPORTS FROM REPRESENTATIVES ON VILLAGE ORGANISATIONS**

- 636.1 Brodie Lodge Playing Field  
636.2 Millennium Hall  
636.3 Commonwealth Flags and Disaster Relief Fund  
636.4 Charities

**637.0 CORRESPONDENCE RECEIVED**

- a. DDC/resident Stowe Hill site issues. 630  
b. NCC Planting on bypass. 630  
c. DDC/NCALC Planning issues relating to application. 630  
d. DDC TPO 8 The Orchard. 630  
e. Orbit/Flood Warden Flooding at John Campbell Close. 630  
f. DDC Planning applications x 2.634.1

Clerks & Councils Direct magazine  
ACRE news bulletin  
NCALC updates

**638.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

Date of next full Council meetings: 19<sup>th</sup> April, 17<sup>th</sup> May, 21<sup>st</sup> June

## FLORE PARISH COUNCIL

### MINUTES OF THE VIRTUAL MEETING OF THE PARISH COUNCIL HELD ON 15th MARCH 2021 at 7.30 pm

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Mr Kevin Beasley, Mrs Hayley Davies, Mr Geoff Fellows, Mr Brian Hammond, Mr Tom Higginson, Mr Geoff Holden, Mrs Sue Kerrison, Mrs Chris Littlewood.  
8 Members of the public present  
District Cllr Johnnie Amos for first part of meeting

**APOLOGIES FOR ABSENCE: all present**

Chairperson: Mrs Kathryn Baines

- 627.0** **Declarations of Interest under the Council's Code of Conduct, regarding business tabled for discussion.** Nothing declared
- 628.0** **Public Forum:** for parishioners and reports by County and District Councillors
- 4 members of the public had come to observe
  - Resident: what was the comments from the PC regarding the planning application on 8 The Orchard. Clerk read out the comments and referred the resident to the minutes.
  - Resident: asked how the recent meeting went with owners of garage site. Chair informed him that it started off slowly but was really positive and the company are interested in the area and will go back to the drawing board.
  - Resident: mentioned the leaves on the footpath in the High Street, near the Millennium Hall and the road sweeping on Kings Lane. Clerk advised that DDC do have road sweeper that comes to the village once a year, confirmed by two Cllrs and another resident who had seen it recently in Kings Lane. Mr Thomason and Cllr Fellows said they would sweep the footpath clear of the leaves.
  - Flood Warden. Mr Thomason gave an update on the recent issues.
  - District Cllr Amos: Gave the latest update on Stowe Hill Stable Park and wished all Cllrs luck in the future. Cllr Amos is standing down at the elections.
- 629.0** **To approve the minutes of the Virtual Meeting of the Parish Council held on 15<sup>th</sup> February 2021 and the Extraordinary Meeting of the Parish Council held on the 23<sup>rd</sup> February 2021.** The minutes were an accurate record of the meeting. AA/CL
- 630.0** **Outstanding items - updates** (not covered elsewhere on the agenda)
- High Street Works. Noted that plans are drawn up but with the engineer who is checking a few items before they are issued to us.
  - Stowe Hill Site. Noted correspondence and update from Cllr Amos.
  - Planting on the bypass. Noted email from NCC. Cllr Fellows reported that there was an inspection taking place on the bypass and all plastic tree supports were being marked up if tree dead or missing. It looks like around 75% are dead/missing! FPC has requested that the planting takes place in the winter.
  - DA/2020/0390. Noted.
  - S106 Money. Following advice, Clerk has asked Bovis whether they would consider transferring the indoor sports facilities, money pots to outdoor. No response received yet.
  - TPO DA/513 – 8 The Orchard. Noted that tree now has a preservation order on.
  - PFCC meeting. Noted update from Cllr Fellows who attended.
  - Town & Parish Council meeting. Noted update from Cllr Fellows who attended
  - Flooding issues – Noted update from Flood Warden
- 631.0** **GENERAL CORRESPONDENCE**
- 631.1 Annual Parish Meeting. 21<sup>st</sup> April, 7.30 pm via Zoom. Confirmation that Weedon Surgery, Flood Warden and Flore Primary School will do updates. Council agreed not to change the meeting date
- 631.2 Defibrillators: Councillors are not happy to give the codes to anyone else in the village. Emergency services hold them and they are the ones that issue them to whoever needs the defibrillator, at the time.

Clerk

**632.0 COUNCIL PROPERTY**

632.1 Bus Shelters. Brick bus shelter – After discussion and meetings on site it was agreed to undertake the work on the quote at £2120 plus VAT. If the shelter needs replacement soffits and fascias, the cost will be £660 plus VAT

**Resolved:** To go ahead with this much needed work. SK/GF

632.2 Bovis site - Memorial Garden. Three quotes had been received for this work and it was agreed to go with Stephen Drinkwater at £2295 plus VAT. This includes hardcore/compacting, slabbing and edging the whole area, installing benches and laying memorial stones.

**Resolved:** To go ahead with the quote of £2295. KB/TH

Bovis site - Land Transfer: Legal confirmation from Vistry, solicitors acting on behalf of Bovis Homes, was received after the agenda was published regarding the takeover of the land on the Bovis Estate for the memorial garden by the Parish Council. This land is being gifted to the Parish by Bovis Homes and the Council are happy to accept this having previously confirmed that they would be willing to take over upkeep and maintenance of this area.

**Resolved:** To instruct DFA LAW solicitors to deal with this land transfer. CL/KBa

**633.0 FINANCIAL MATTERS**

633.1 Finance update. It was reported that as at 28<sup>th</sup> February the Council had £30,565.72 in the bank account. There were no matters arising. Figures accepted by Council.

633.2 Internal Control. Cllr Kerrison informed the meeting that she had carried out the internal control check and there were no issues arising.

**634.0 ACCOUNTS FOR PAYMENT**

Payments agreed and paid on 15<sup>th</sup> March under General Power of Competence payments

Salix	Loan repayment - February	<b>1829.42</b>
N Westhead	Bus Shelter cleaning	16.00
S Halkett	Salary	593.02
HMRC	PAYE—Employee Tax	149.47
Halkett	Office costs	17.00
Earth Anchors	Dog bin	169.14
ICO	Data protection	40.00
Unity Trust Bank	Bank charges	18.00
	<b>TOTAL</b>	<b>1002.63</b>
G Fellows	Website charges (received after agenda published)	39.93
		<b>1042.56</b>

David Ogilvie Seating 2 metal benches – previously agreed price for benches £1816 plus delivery (tbc) plus VAT to be paid when received.

Plus Opus Energy, when invoice received. Current invoice has been received but is under dispute.

**635.0 PLANNING**

635.1a Application: DA/2021/0082. 16 Capell Rise. Demolition of existing conservatory. Construction of single storey rear extension

The Parish Council has no objections to this application which satisfies the requirements of Policy F6 of the Neighbourhood Plan.

b Application: DA/2021/0088. 66 High Street. Construction of a two storey side extension, a single and two storey rear extension.

Flore Parish Council are satisfied that this proposal meets the requirements of both F5 and F6 of the Neighbourhood Plan and is sensitive to its location in a conservation area. It is a well considered and detailed design which replaces or modifies inappropriate existing extensions to achieve a more satisfactory solution, including replacing existing asbestos cement slates with natural slate. We would therefore support approval.

We would however, have welcomed a minor change to the High Street elevation which would give future generations the opportunity to 'read' the history of the building and strengthen its contribution to the conservation area, such as a half-brick set-back for the extension (even with the roof verge running through and a dentil course and corbel to support it)



**636.0 REPORTS FROM VILLAGE ORGANISATIONS**

- 636.1 Brodie Lodge. 200 Club is on the 18<sup>th</sup> March. Maintenance day 28<sup>th</sup> March.
- 636.2 Millennium Hall. Floor has been re-sanded and varnished and 3 radiators replaced.
- 636.3 Commonwealth Flags and Disaster Relief Fund: Flagstaff No 2 out of operation. All flags flown for Commonwealth Day.
- 636.4 Charities: Richard Capell has held a meeting and given grants to Flore Primary and Pre-School and the URC and PCC youth groups.

**637.0 CORRESPONDENCE RECEIVED**

- a. DDC/resident Stowe Hill site issues. 630
  - b. NCC Planting on bypass. 630
  - c. DDC/NCALC Planning issues relating to application. 630
  - d. DDC TPO 8 The Orchard. 630
  - e. Orbit/Flood Warden Flooding at John Campbell Close. 630
  - f. DDC Planning applications x 2.634.1
- Clerks & Councils Direct magazine  
ACRE news bulletin  
NCALC updates

**638.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

- Flood Warden – update on flooding – noted,
- Bovis – legal request for solicitor acting on behalf of FPC re land transfer. Dealt with under 632.2

**Items for inclusion on next meeting's agenda.**

Update on High Street mitigation works, if received  
S106 money, if received

The meeting closed at 2058 hrs

Parish Council Meetings: 19<sup>th</sup> April, 17<sup>th</sup> May  
Annual Parish Meeting to be held on the 21<sup>st</sup> April

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

25th March 2021

Dear Councillor

This is your summons to the **Virtual Extraordinary Meeting of the Parish Council** to be held on **Thursday 1<sup>st</sup> April 2021 at 7.00pm**. If you are not able to attend, please let me know. Members of the Public and Press are invited to attend:

Join Zoom Meeting

<https://us02web.zoom.us/j/82836750381?pwd=S1l5RTl4ZkFmTik2S2UzOWE4NlJmQT09>

Meeting ID: 828 3675 0381

Passcode: 577902

One tap mobile

+442034815240,,82836750381#,,,,\*577902# United Kingdom

+441314601196,,82836750381#,,,,\*577902# United Kingdom

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

### To receive and accept apologies for absence

**639.0 To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed on this agenda**

**640.0 Public Forum:** for parishioners and reports by County and District Councillors

### **641.0 PLANNING**

#### **641.1 Planning applications/decisions**

- a Application: DA/2021/0033 Amended. 8 The Orchard. Single storey side and rear extensions
- b Application: DA/2021/0127. 10 John Campbell Close. Single storey side and rear extensions
- c Application: DA/2021/0261. Huntershields, The Avenue. Work to trees within a conservation area.
- d Application: DA/2020/0957. Huntershields. The Avenue. Change of use from mixed use C2 and C3 to wholly C3 use

Date of next full Council meetings: 19<sup>th</sup> April, 17<sup>th</sup> May, 21<sup>st</sup> June

## FLORE PARISH COUNCIL

### MINUTES OF THE VIRTUAL EXTRAORDINARY MEETING OF THE PARISH COUNCIL HELD ON 1<sup>st</sup> APRIL 2021 at 7.00 pm

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Mr Geoff Fellows, Mr Brian Hammond,  
Mr Tom Higginson  
2 Members of the public present for the public forum

**APOLOGIES FOR ABSENCE:** Cllrs Hayley Davies, Geoff Holden, Chris Littlewood, Sue Kerrison

Chairperson: Cllr Kathryn Baines

**639.0** **Declarations of Interest under the Council's Code of Conduct, regarding business tabled for discussion.** Nothing declared

**640.0** **Public Forum:** for parishioners and reports by County and District Councillors

- Two members of the public made the Councillors aware of their concerns and objections to application DA/2021/0033.

**641.0** **PLANNING**

**641.1** **Application:** DA/2021/0033. 8 The Orchard. Single storey side and rear extensions (amended)  
The Council appreciates the positive response to their previous concerns and has no objections to this revised application as it now conforms to the Neighbourhood Plan.

**Application:** DA/2021/0127. 10 John Campbell Close. Single storey side and rear extension  
The Council has no objections to this application as it complies with the policies in the Neighbourhood Plan

**Application:** DA/2021/0261. Huntersheilds, The Avenue. Work to trees in a conservation area.  
The Council has no objections to this application and is happy to be guided by the Tree Officer.

**Application:** DA/2021/0957. Huntersheilds. The Avenue. Change of use from mixed use C2 and C3 to wholly C3.  
The Council has no objections to this application which will not affect the street scene and conforms with the Neighbourhood Plan

The meeting closed at 1935 hrs

Parish Council Meetings: 19<sup>th</sup> April, 17<sup>th</sup> May, 21<sup>st</sup> June

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

10<sup>th</sup> March 2021

Dear Councillor

This is your summons to the **Virtual Meeting of the Parish Council** to be held on **Monday 19<sup>th</sup> April 2021 at 7.30pm.**  
If you are not able to attend, please let me know. Members of the Public and Press are invited to attend:

Join Zoom Meeting

<https://us02web.zoom.us/j/89014633480?pwd=SnBITINJOWZqMUwvMTIINGNjMzlyUT09>

Meeting ID: 890 1463 3480

Passcode: 520171

One tap mobile

+442034815240,,89014633480#,,,,\*520171# United Kingdom

+441314601196,,89014633480#,,,,\*520171# United Kingdom

Yours sincerely



S Halkett

Clerk & Proper Officer to the Council

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## AGENDA

### To receive and accept apologies for absence

**642.0 To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed on this agenda**

**643.0 Public Forum:** for parishioners and reports by County and District Councillors

**644.0 To approve the minutes of the Virtual Meeting of the Parish Council held on 15<sup>th</sup> March 2021 and the Virtual Extraordinary Meeting of the Parish Council held on the 1<sup>st</sup> April 2021.**

**645.0 To receive any updates on outstanding items** (not covered elsewhere on the agenda)

- To receive an update on the proposed High Street work, if anything received
- To receive an update on the possible transfer of S106 money being held by DDC
- To note that Flore Parish Council will be going to election in 2021

**646.0 To deal with general correspondence which may require a decision**

- 646.1 To consider food sustainability as an ongoing issue in Flore
- 646.2 To consider purchasing British Tommy silhouettes for the lamp posts.
- 646.3 To consider the Flore Housing Needs Survey

**647.0 FINANCIAL/ADMIN MATTERS**

- 647.1 Finance update, including income received since last meeting
- 647.2 Internal control. Report on procedures since last meeting
- 647.3 To consider the end of year audit's Annual Governance Statement

**648.0 ACCOUNTS FOR PAYMENT**

N Westhead	Bus shelter cleaning	16.00
S Halkett	Salary	608.86
HMRC	PAYE Tax/Nat Insurance	155.29
S Halkett	Office rent	17.00
G Fellows	Wood for handrail	28.87
Northants CALC	Subscriptions/audit/DPO	801.80
		1627.82

Other payments: Opus Energy monthly invoice, agreed to be paid when received and agendered retrospectively.

649.0 **PLANNING**

649.1 **Application:** The Croft, 23 Kings Lane. Listed Building Consent for replacement of French windows to south elevation

**650.0 REPORTS FROM REPRESENTATIVES ON VILLAGE ORGANISATIONS**

650.1 Brodie Lodge Playing Field

650.2 Millennium Hall

650.3 Commonwealth Flags and Disaster Relief Fund

650.4 Charities

**651.0 CORRESPONDENCE RECEIVED**

- a. WNC Election notice, 645
- b. PKF Audit paperwork. 647.2
- c. WNC Housing Needs Assessment report. 646.3
- d. WNC Planning application x 1. 649.1

Through the Years DDC booklet

NCALC updates

Austin Purdeys Tree Care flyer

**652.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

Date of next full Council meetings: 19<sup>th</sup> April, 17<sup>th</sup> May, 21<sup>st</sup> June

## FLORE PARISH COUNCIL

### MINUTES OF THE VIRTUAL MEETING OF THE PARISH COUNCIL HELD ON 19th APRIL 2021 at 7.30 pm

**PRESENT:** Councillors: Mrs Kathryn Baines, Mr Kevin Beasley, Mrs Hayley Davies, Mr Geoff Fellows,  
Mr Brian Hammond, Mr Geoff Holden, Mrs Sue Kerrison, Mrs Chris Littlewood.  
5 Members of the public present

**APOLOGIES FOR ABSENCE:** Cllr Mr Andy Anderson, Mr Tom Higginson

Chairperson: Mrs Kathryn Baines

- 642.0** **Declarations of Interest under the Council's Code of Conduct, regarding business tabled for discussion.** Nothing declared
- 643.0** **Public Forum:** for parishioners and reports by County and District Councillors
- Three members had just come to listen to the meeting
  - Flood Warden gave an update on the current situation. Cllr Fellows advised that there was a lot of work going on, on Brockhall Road although neither Orbit nor Highways had confirmed they would be undertaking anything.
  - Potential candidate for WNC came along to listen to the meeting
- 644.0** **To approve the minutes of the Virtual Meeting of the Parish Council held on 15<sup>th</sup> March 2021 and the Extraordinary Meeting of the Parish Council held on the 1<sup>st</sup> April 2021.** The minutes were an accurate record of the meeting. KBa/KB
- 645.0** **Outstanding items - updates** (not covered elsewhere on the agenda)
- High Street Works. Nothing further received
  - S106 money. Nothing heard back from Bovis despite chasing. Millennium Hall may be looking at an extension so could potentially use some of the money for an indoor sports area
  - Elections 2021. Noted that the Council will be up for election on 6<sup>th</sup> May
- 646.0** **GENERAL CORRESPONDENCE**
- 646.1 Food Sustainability: Noted concerns regarding this. Item to go into the newsletter to gauge comments from residents before discussing further.
- 646.2 British Tommy silhouettes. To look at later in the year when the memorial garden is completed.
- 646.3 Flore Housing Needs Survey. Noted the draft survey responses. It seems the village needs bungalows, flats/maisonettes so people can downsize and remain in the village.
- 647.0** **FINANCIAL MATTERS**
- 647.1 Finance update. It was reported that as at 31<sup>st</sup> March the Council had £28,570.09 in the bank account. There were no matters arising. Figures accepted by Council.
- 647.2 Internal Control. Cllr Kerrison informed the meeting that she had carried out the internal control check and there were no issues arising.
- 647.3 Annual Governance Statement. The statement was read out to the Councillors and all points were agreed. Figures for the end of year will be given at the next meeting. KBa/SK
- 648.0** **ACCOUNTS FOR PAYMENT**
- Payments agreed and paid on 15<sup>th</sup> March under General Power of Competence. KBa/GF
- |                |                           |                |
|----------------|---------------------------|----------------|
| N Westhead     | Bus Shelter cleaning      | 16.00          |
| S Halkett      | Salary                    | 608.86         |
| HMRC           | PAYE— Employee Tax        | 155.29         |
| Halkett        | Office costs              | 17.00          |
| G Fellows      | Wood for handrail         | 28.87          |
| Northants CALC | Subscriptions, audit, DPO | 801.80         |
|                | <b>TOTAL</b>              | <b>1627.82</b> |
- 649.0** **PLANNING**
- 649.1 Application: DA/2020/1189. Listed Building Consent for replacement of French windows to south elevation. The Council has no objections to this application which will be led by comments from the Conservation Officer

Clerk

**650.0 REPORTS FROM VILLAGE ORGANISATIONS**

- 650.1 Brodie Lodge. Committee delivered the election leaflets with their 200 Club flyers. Chair thanked the committee for this. Possibly trying to get car boots back either July but more likely August this year. The Committee thanked the Parish Council for the mowing of the field
- 650.2 Millennium Hall. Noted the recent improvements. Will be open on the 17<sup>th</sup> May
- 650.3 Commonwealth Flags and Disaster Relief Fund: Flagstaff No 2 out of operation. All flags were at half mast for the mourning period for HRH Prince Phillip, Duke of Edinburgh.
- 650.4 Charities: Nothing to report.

**651.0 CORRESPONDENCE RECEIVED**

- a. WNC Election notices 645  
b. PKF Audit paperwork 647.2  
c. WNC Housing Needs Assessment 646.3  
d. WNC Planning application. 649.1

Through the Years DDC booklet  
NCALC updates  
Austin Purdeys Tree Care - flyer

**652.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

Flood Warden – update on flooding – covered in Public Forum  
NCALC, training courses – noted  
Countryside Voice magazine - noted  
WNC – planning application DA/2021/0348 8 Chapel Lane, ground floor side extension, raise roof height to form 2 No bedrooms. If an extension cannot be granted to the 18<sup>th</sup> May, then an Extraordinary may be needed, likely 4<sup>th</sup> or 5<sup>th</sup> May.

**Items for inclusion on next meeting's agenda.**

Update on High Street mitigation works, if received  
S106 money update, if received

The Chairman thanked all Cllrs for their efforts serving the village, during the last five years. She wished Cllrs Davies, Hammond and Kerrison well for the future, as they are not standing for election.

The meeting closed at 2022 hrs

Parish Council Meetings:      Annual Parish Meeting to be held on the 21<sup>st</sup> April  
   Annual Meeting of the Parish Council 17<sup>th</sup> May  
   June 21<sup>st</sup>, July 19th

**FLORE**  
**ANNUAL PARISH MEETING**  
**21st April, 2021 at 7pm**

Join Zoom Meeting

<https://us02web.zoom.us/j/85155800018?pwd=aHJPYzhMNnNqQmcrU3FWbHVkNFdIU09>

Meeting ID: 851 5580 0018

Passcode: 080769

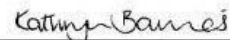
One tap mobile

+442034815237,,85155800018#,,,,\*080769# United Kingdom

+442034815240,,85155800018#,,,,\*080769# United Kingdom

**AGENDA**

1. Apologies for absence
2. Minutes of the last Parish Meeting – 30<sup>th</sup> April 2019
3. Any matters arising therefrom
4. Report by the Chairman of the Parish Council
5. Presentations by:
  - Weedon Bec Surgery; Report
  - John Thomason (Flood Warden) – Flooding issues in the village
  - Dan Lister - Flore School Governors
  - Laura Wylie – Community Spirit is Alive Campaign
  - TBC – Linear Village Green (if information forthcoming)
6. Report from, or on behalf of the Police
7. Report from, or on behalf of Flore's District Council
8. Report from, or on behalf of Flore's County Council
9. Reports from Village Charities
  - The Flore Charity
  - Richard Capell Charity
10. Financial report for year ending March 2021
11. Issues raised by parishioners and members of the public, from the floor, for consideration by the Parish, District or County Councils



**Parish Council Chairman**

Clerk to the Council: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)



**FLORE PARISH COUNCIL**  
**VIRTUAL ANNUAL PARISH MEETING**  
**Wednesday 21<sup>st</sup> April at 7.00pm**

**MINUTES**

**Present** Parish Cllrs: Mr Andy Anderson, Mrs Kathryn Baines, Mr Kevin Beasley, Mrs Hayley Davies,  
Mr Geoff Fellows, Mr Brian Hammond, Mr Tom Higginson, Mrs Sue Kerrison,  
Mrs Chris Littlewood  
10 Members of the public

The meeting was chaired by the Chairman of the Parish Council Mrs Kathryn Baines  
The Chairman welcomed everyone to the meeting

1. **Apologies for absence** had been received from Parish Cllr Mr Geoff Holden
2. **Minutes of the last Annual Parish Meeting on 30<sup>th</sup> April 2019.** These minutes were signed and agreed at the Parish Council's AGM in May 2019.
3. **Any matters arising:** Nothing mentioned.

**4. Chairman's report**

The Chairman welcomed everyone to the 2021 Flore Annual Parish Meeting which also incorporated comments from 2020.

Over the past two years we have installed the new lighting in the village that uses LED lighting rather than the old Sodium Oxide lamps. The Council took out an interest free loan from Salix, a government funded loan company, to cover the cost of this work. Our monthly costs have dropped from around £300 a month to approx. £70 a month.

The benefits of the bypass are still being felt although we do still have some traffic coming through at speed. We joined Speedwatch and some villagers signed up to stand with speed guns to check speeds of vehicles passing through. Tom Higginson has been leading a working group on having a Linear Village Green which will run along the High Street from the pub to the top of Kings Lane and part of this improvement would be having some traffic calming measures put in. It has taken a while but, having identified some money, around £156k, which had been allocated for work on the High Street following the building of the bypass. The traffic calming measures are likely to be chicanes at strategic points along the High Street and some areas of shading to narrow the road down now that it is no longer an A road.

During the past couple of years we have made donations to Citizens Advice who do a lot of good work and are helpful to a number of our villagers and we have also donated towards the hampers that were given out at Christmas to families and people who were suffering hardship of one form or another during the time of COVID and the lockdowns.

The Council has officially agreed to take over the play area on the Bovis Estate and this is ongoing. At the suggestion of Helen Frost, a villager who wrote to the Council suggesting an idea, we also will be taking over the area at the back of the Bovis Estate which is becoming a Memorial Garden to commemorate the Centenary of the First World War. Bovis has planted trees, the Parish Council have bought 2 benches to commemorate both World Wars and we have also bought slabs that will be laid shortly which have been inscribed with the names of each person from Flore who was killed during those wars. These will be placed specifically around the appropriate benches.

The defibrillators have also been transferred to the Parish Council. These are outside the Millennium Hall and also at the Brodie Lodge playing field on the side of the building.

Planning - During 19/20 we commented on 28 planning applications and during 20/21 we commented on 23 applications. Not least of these has been the Garage site and an initial plan for 11 houses was reduced to 10. This planning application was turned down at Daventry District Council Planning Committee in February due to the quality of the design and not meeting elements of the Flore Plan.

After holding talks with the Developer's team we are hopeful that by working together we can build houses on the site that are of excellent design and are something that the village can be proud of. The garage site is a very important site in the village and it is equally important that we have a very good development of it. In addition to this application there was also a proposal advanced for 70 houses to be built on land along the Brington Road. We made the village aware of this application and many of you wrote and commented to DDC about the lack of need for this housing having just had 2 large developments in the village but also picking up on the Flore Plan and the environment. This has not currently gone to Planning Committee but we are aware that it has probably not gone away and may be something that we have to deal with in the future.

#### **Losses and gains**

Over the past 2 years we have had 2 Councillors stand down. Babs Khakar from the Post Office decided to stand down so that she and her husband could travel now that they had retired and she was replaced by Hayley Davies.

Paul Boans also stood down after many years on the Council, he was replaced by Geoff Holden.

There are some issues that the Parish Council are unable to do anything about although we get lots of complaints about them. The parking on the green verges along the High Street is one that crops up on a regular basis. Unfortunately, even though some house owners have garages and areas to park, they still park on the grass verges churning them up and making them look unsightly. A lot of these will form part of the Linear Village Green in the future.

Dog fouling is another complaint that we receive regularly. The Council have provided several 'dog poo' bins and would ask that these are used. There are so many people in the village who value and are proud of the village we live in and do countless little things to improve or to repair things. It would be lovely if everyone was as community minded when it comes to clearing up dog mess and looking after the grass verges.

There are various people that I would like to thank for their continued hard work and contribution to the community over the past couple of years.

John Thomason, Flood Warden, who has worked tirelessly on the drainage and solving problems associated with them.

Nigel Strang, Footpath Warden, who has put walks on the Parish Council website for all to enjoy.

Tom Higginson for his work on progressing the Linear Village Green and keeping pressure on Highways to get the traffic calming measures underway.

Andy Anderson who gives such excellent advice on planning issues and writes such eloquent comments on them to DDC

Chris Littlewood, Deputy Chairperson, for her knowledge on plants and trees and her work on the Memorial Garden.

Kevin Beasley for his work in ensuring the new lighting system in the village was installed correctly and for following up on anything that needed finishing off to our satisfaction.

Geoff and Lindsay Fellows for keeping the village tidy and litter picking, keeping our village clean and welcoming. Also, Geoff for his support over the past year and for the numerous repair jobs he does around the village.

Brian Hammond who is always ready to pick up his tools and help with practical things that need doing e.g. cutting back the hedges on the footpath on the bends, (along with his partner Diane) helping to mend steps and handrails. Along with Geoff Fellows they make a formidable team in getting things repaired.

Sue Halkett – our clerk, a wealth of knowledge, keeps us on track and always knows what we can and can't do. You won't see us squabbling on YouTube!

Len Gully who produces the Flore Messenger, prints the Parish Council newsletter and provides and distributes the welcome packs to all newcomers to the village. Hopefully papers copies of the Messenger will be distributed from the end of this month. Thank you also to all his volunteers for delivering around the village.

Last but certainly not least, Sue Kerrison, who has been on the Council for many years but is standing down at the next election. Sue has produced the Parish Council newsletter each month, is a Trustee of Brodie Lodge working tirelessly to maintain and enhance the Brodie Lodge playing field. Sue will be missed enormously for her wealth of knowledge of Council business and we would all like to thank her for her contribution to the village and the work of the Parish Council.

We are also losing Brian Hammond and Hayley Davies who are both excellent Councillors but who are not standing in the elections.

This has been my first year as Chairperson, an interesting year with COVID and having to have Zoom Parish Council meetings and some interesting planning applications. Whilst Zoom meetings are not ideal, we have also seen and been encouraged by several villagers attending the meeting to observe or to make some comments on agenda items and we warmly welcome anyone who wants to attend the meetings. There is always a public forum at the beginning of the meeting where there is an opportunity to speak about any concerns.

We have elections on May 6<sup>th</sup> and have 12 candidates for 10 places on the Council. We welcome an election as it shows that there is an interest in the work of the Parish Council and is a democratic way of choosing the Councillors.

Thank you for your time.

#### **5. Presentations by invited organisations**

##### **Weedon Bec Surgery – statement prepared by Dr J Hill, read out by Cllr Fellows**

The Practice gave a statement on their procedures from the start of the during the recent pandemic.

Challenges such as running dispensaries that were overwhelmed with repeat prescriptions with the supply chain running short. Staff were reassigned to help and it all worked out well. During September/October they provided the largest influenza vaccination programme they have ever undertaken. They were asked to be a vaccination hub and cover Byfield, Long Buckby, Crick, Guilsborough and Brixworth surgery area. After recruiting volunteer workers sessions ran smoothly. At the time of the preparation of the statement (April) they had done over 23,000 vaccinations and currently vaccinating 2<sup>nd</sup> doses and offering the vaccine to those aged 40-49 years of age.

The Surgery were thanked for their efforts in helping all the residents through this situation.

##### **Flooding issues in the village –John Thomason (Flood Warden)**

Mr Thomason gave a presentation regarding the areas that cause flooding issues in the village, which were highlighted Before and after photographs of some of the flooding issues were shown. Highways engaged Balfour Beatty to commenced drainage improvements in Brockhall Road, following the flooding last year and this has resulted in the need for a large deep-level cut-off drain to intercept contributory flows to avoid overloading the local drainage system (and affect nearby land), therefore channeling water directly into the main line bypass drainage system. AWA are also going to be replacing the main water pipework in the horse field, which recently flooded and left a large hole in the old pipework. That repair was undertaken but it seems the whole of this pipework now needs replacing.

Mr Thomason was thanked for his presentation.

##### **Flore Primary School – Dan Lister Chair of Governors**

Mr Lister spoke about the passion that is felt at Flore School and the hard work they have had to put in place to turn things around. They had talks with Weedon Bec Primary about going down the Academy route but it was felt that Flore school had lots of individual qualities and, after consideration, felt that going down the Academy route was not the best for the school and its pupils and as this was not the right feel for the school they thought it best to do what was good for the children and look at other alternatives. Currently they are working at a collaborative partnership with Long Buckby whereby they can keep their individuality. The Governors and teachers are all worked hard throughout the Lockdown to put practices in place to ensure the school progresses well and currently the children are doing great. Questions from a resident were read out. Mr Lister addressed the situation regarding Governors; he stated that although this governor had moved their children to another school for various reasons, a parent governor doesn't have to have children at the school and can come from outside the village. Mr Lister advised that he shares the lady's passion for the school and would be happy to contact the resident directly to answer her concerns, if appropriate.

Mr Lister was thanked for his presentation

##### **Community Spirit in Flore – Laura Wylie**

Laura advised that she has lived in the village for many years and was moved to set up a group to help during the start of the pandemic. This was to help the isolating and vulnerable people. Over 100 people advised they would help out so flyers were printed and delivered to all households. It was set up as a buddy system so people registered and then they were assigned someone to aid them. This covered shopping, hospital transport, prescriptions collection, etc. Going forward they hope to remain as a support group for the village to step in to help people, when needed.

Laura was thanked for her presentation

**Linear Village Green/Pocket Park –Tom Higginson**

The Council is still waiting for the detailed design plans from Highways and once they have been received, they will be made available to all. The money from the S106 Bovis site of £156k is in the bank.

**6. Report by Northants Police.** Nothing received.

**7. Report by District Councillor – Clerk Sue Halkett read out the report provided by Cllr Johnnie Amos**

The three District Councillors advised that this would be their last annual report as the District Council is now merged into the West Northamptonshire Unitary Council, as of the 1<sup>st</sup> April. They advised the new cinema complex in Mulberry Place should be opening early July, this had 4 screens and a separate function space. The Moulton Leisure Centre is due to open on the 17<sup>th</sup> May and includes a six lane, 25m swimming pool, a 60 station gym, therapy pools, studio and spa.

**8. Report by County Councillor.** Nothing received

**9. Reports by Village Charities**

**Richard Capell Educational Foundation – read out by the Clerk.** The income from this Charity derives from investments made through the Charities Office Investment Fund. The Capital comes from the sale, many years ago, of land and property in the Parish. This is on a low level interest rate and is paid on the income from the investments. Trustees are Mr Mike Penn, Mrs Hazel Labraham, Mr Paul King, Sue Raven, Revd Stephen Burrow and County Councillor Mr Steve Osborne. The grants that are paid out are limited to improving education and the beneficiaries include the School, Pre-School and the two church youth programmes. 2020/21 grants totalling £2,000 were paid out.

**The Flore Charity– read out by Cllr Mrs Chris Littlewood.** This Charity is made up of the merged Muscott & Sears Town Close Charity and the Flore Widows (Cartwright & Curtis) Charity. The Trustees of the Charity administer the money. Current trustees are: nominated by the Parish Council (Hazel Labraham), Parochial Church Council (John Boast), United Reformed Church (Chris Littlewood), ex-officio (Revd Stephen Burrow) and 2 co-optative trustees (Mrs Lis Nye and Mrs Wendy Pitman).

The income derives from investments and the leasing of two areas of agricultural land in Flore. In 2020/21 there was only 1 application for student book allowance, totalling £450.

**10. Financial Report.** The Clerk informed the meeting that the Council had received £55,455.09 income. And has spent £47,428.57. Money in the bank totalled at the year end totalled £28,570.09.

**11. Issues raised:**

There were no issues raised.

There being no further business the meeting was closed at 8.10pm.  
The Chairman thanked all for attending.

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Signed: Chairman of Council

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

12<sup>th</sup> May 2021

Dear Councillor

This is your summons to the **Annual Meeting of the Parish Council** to be held on **Monday 17<sup>th</sup> May 2021 at 7.00pm in the Schoolroom of the United Reformed Church (please wear a mask and observe social distancing)**. If you are not able to attend, please let me know.

Members of the Public and Press are invited to attend. Due to Covid-19 legislation, if you are planning to attend and you know in advance, as much as possible, would you please let the Clerk to the Council know so that seating arrangements can be made? Please also wear a mask and observe social distancing.

A risk assessment of the UCR facilities has been carried out.

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

**653.0 To consider the election of Chairman for 2021-22.**

Signing of Chairman's Declaration of Office

**Acceptance of Apologies for absence**

**654.0 To consider the election of Vice Chairman for 2021-22**

**655.0** To confirm receipt of signed legal paperwork following the election: Declaration of Acceptance to Office and GDPR.

**656.0** To confirm adoption of the WNC Code of Conduct and to receive Councillor's papers on the Undertaking of Compliance with the Code of Conduct. Councillors to let the Clerk have their Registrable Interests Form as soon as possible to update the register for WNC.

**657.0** To receive declarations of interests under the Council's new Code of Conduct regarding business to be discussed at this meeting

**658.0 To consider and adopt the following resolution for this Council's term of office:**

'Flore Parish Council, having met the criteria (Localism Act 2011 s8) of having a qualified Clerk and a minimum of two thirds of its 10 Councillors elected at the May 2021 elections, adopts The Parish Council's (General Power of Competence)(Prescribed Conditions) Order 2012'.

**659.0 Allocation of areas of interest for Councillors – current format**

**Finance Task Group:**

Nominated Internal Controller

Pensions Regulator

**Employment Task Group**

**Environment Task Group, incl Closed Churchyard**

**Newsletter editor**

**Parish Path Warden**

**Parish Flood Warden**

**Parish Highways Warden**

**Website Administrator**

**Town & Parish Council meeting rep**

**Police Liaison Representative**

**660.0 Nominations to outside bodies:**

2 Trustees for the Brodie Lodge playing field committee  
2 Trustees for the Richard Capell Educational Trust (currently residents)  
1 Trustee & 1 Co-optative Trustee for The Flore Charity (one resident, one Cllr)  
1 Trustee for the Millennium Hall  
Any other nominations that are decided at meeting

**661.0 To consider Council documents:**

Standing Orders (Adopted 2018) ok  
Risk Assessments (Adopted 2019) ok  
Risk Assessment (Health/Safety - adopted 2016) ok  
Financial Regulations (Adopted 2019) ok  
GDPR (Adopted 2018) ok  
Asset register: Addition of street lights LEDs  
Policies/Risk Assessments: CIL, Community Engagement Strategy, Co-option; Grant Application  
Procedure – to be considered for adoption

**662.0 To review/confirm bank accounts and signatories and to confirm the use of BACS payments, as the primary source of payment, for the term of office.**

**663.0 End of Year Accounts:**

- a To receive the bank account statements, Salix loan statement, Cllrs end of year payments and Financial Cashbook statement for the year end 20/21.
- b To receive and consider the final account figure submission to audit for 20/21
- c To note the commencement date for the Period of Exercise of Public Rights.
- d To note the CIL return for 20/21
- e To receive the report from the Internal Auditor.

**664.0 Public Forum** for parishioners and reports by Unitary Councillors

**665.0 To approve the minutes of the Virtual Meeting of the Parish Council held on 19<sup>th</sup> April 2021 and the Virtual Annual Parish Meeting held on the 21<sup>st</sup> April 2021**

**666.0 To receive any updates on outstanding items** (not covered elsewhere on the agenda)

- To receive an update on the proposed High Street work, if anything received
- To receive an update on the possible transfer of S106 money, if anything received
- To receive a letter from Ex-District Cllr

**667.0 To deal with general correspondence which may require a decision**

667.1 To consider meetings from September (dates/locations)  
667.2 To consider the request to be a case study for Zeta Lighting - Dark Skies

**668.0 FINANCIAL/ADMIN MATTERS**

668.1 Finance update, including income received since last meeting  
668.2 Internal control. Report on procedures since last meeting

**669.0 ACCOUNTS FOR PAYMENT**

N Westhead	Bus shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE Tax/Nat Insurance	155.49
S Halkett	Office rent £17, Dec to office register (£169.20)	186.20
M Freeman	Grass cutting, playing field/Closed Cyard	459.00
Northants CALC	Training courses	82.00
Weedon Bec PC	Telephone and office costs	115.65
		<b>1623.00</b>

Other payments: Opus Energy monthly invoice, agreed to be paid when received and agendered retrospectively.

**670.0 PLANNING**

670.1 **Application:** WND/2021/0348. 8 Chapel Lane. Ground floor side extension, raise roof height to form 2 bedrooms

**Application:** WND/2021/0029. Brodie Lodge Playing Field. Work to tree in the conservation area

**Application:** WNC/2021/0011. 34 Bliss Lane. Single storey front and rear extensions

**671.0 REPORTS FROM REPRESENTATIVES ON VILLAGE ORGANISATIONS**

671.1 Brodie Lodge Playing Field

671.2 Millennium Hall

671.3 Commonwealth Flags and Disaster Relief Fund

671.4 Charities

**672.0 CORRESPONDENCE RECEIVED**

a. WNC Code of Conduct. 656 – sent by email to Cllrs prior to agenda published

b. NCLC Internal Audit report. 663.d

c. Resident Letter from ex-District Cllr. 666

d. Zeta Request to be a case study for Dark Skies. 667.2

e. WNC Planning applications x 3. 670

f. Census Thank you, emailed to Cllrs

NCLC training

NCLC Updates

Clerks & Councils Direct magazine

**673.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

Date of next full Council meetings: 21<sup>st</sup> June, 19<sup>th</sup> July, 20<sup>th</sup> September, 18<sup>th</sup> October, 15<sup>th</sup> November

## FLORE PARISH COUNCIL

### MINUTES OF THE ANNUAL MEETING OF THE PARISH COUNCIL HELD IN THE UNITED REFORMED CHURCH SCHOOLROOM ON 17th MAY 2021 at 7.00 pm

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Mr Kevin Beasley, Miss Freya Davies, Mr Geoff Fellows, Mr Tom Higginson, Mr Geoff Holden, Mr Simon Levell, Mrs Chris Littlewood, Mr John Thomason  
4 Members of the public present (3 left after the public forum which was brought forward from agenda position)

**653.0** Election of Chairman for 2021-22. Cllr Mrs Kathryn Baines was proposed by Cllr Mrs Chris Littlewood and seconded by Cllr Mr Kev Beasley. All in favour. There were no other nominations. Cllr Baines was elected Chairman for the year and signed the Declaration of Acceptance to Office as Chairman.

**Acceptance of Apologies for absence: All present**

The chairman reminded everyone about the legislation regarding face masks and distancing

**654.0** Election of Vice-Chairman for 2021-22. Cllr Mrs Christine Littlewood was proposed by Cllr Mr Kev Beasley and seconded by Cllr Mr Geoff Fellows. There were no other nominations. Cllr Littlewood was elected Vice-Chairman for the year.

**Public Forum was brought forward to enable members of the public to voice their concerns. Comments are reported in original position 664.0.** Three members of the public left the meeting following this.

**655.0** **Legal paperwork.** The Clerk confirmed that she had received the Declaration of Acceptance to Office and GDPR paperwork from all present.

**656.0** **West Northamptonshire Council's Code of Conduct**

**Resolved:** To confirm acceptance to the new WNC Code of Conduct. KBA/GF, all in favour. Clerk received all Cllrs Undertaking of Compliance with the Code of Conduct form. All registrable interests forms were also handed in.

**657.0** **Declarations of Interest under the Council's Code of Conduct, regarding business tabled for discussion.** Cllrs Beasley and Littlewood declared an interest in item 670/1 (34 Bliss Lane) due to working on the project and owning the property respectively. Cllr Fellows declared an interest in item 670/1 (Brodie Lodge) due to being a Trustee.

**658.0** Flore Parish Council, having met the criteria (Localism Act 2011 s8) of having a qualified Clerk and a minimum of two thirds of its 10 Councillors elected at the May 2021 elections, adopts The Parish Council's (General Power of Competence)(Prescribed Conditions) Order 2012'.  
**Resolved:** To adopt. GF/TH. All in favour

**659.0** **Allocation of areas of interest for Councillors – current format.** Finance, Employment and Environment Task groups may be changed slightly. Council looking to put a business plan in place and there may be different or re-arranged groups to consider. June meeting

**Finance Task Group: TBC**

Nominated Internal Controller: Cllr Geoff Holden

Pensions Regulator: Cllr Geoff Fellows

**Employment Task Group: TBC**

**Environment Task Group, incl Closed Churchyard: TBC**

**Newsletter editor:** Cllr Freya Davies

**Parish Path Warden:** Mr Nigel Strang - resident

**Parish Flood Warden:** Cllr John Thomason

**Parish Highways Warden:** Cllr Simon Levell

**Parish Tree Warden:** Cllr Chris Littlewood

**Website Administrator:** Cllr Geoff Fellows

**Town & Parish Council meeting rep:** Cllr Geoff Fellows

**Police Liaison Representative:** Cllr Geoff Fellows and Cllr Freya Davies who is a member of the Northamptonshire Youth Crime Commission

Cllrs

Holden  
Fellows

Davies

Thomason  
Levell  
Littlewood  
Fellows  
Fellows  
Fellows/  
Davies



<b>660.0</b>	<p><b>Nominations to outside bodies</b>  2 Trustees for the Brodie Lodge playing field committee: Cllrs Freya Davies and Geoff Fellows  2 Trustees for the Richard Capell Educational Trust (currently residents): Mrs Hazel Labraham, Mr Mike Penn  1 Trustee &amp; 1 Co-optative Trustee for The Flore Charity (one resident, one Cllr): Mrs Hazel Labraham, Cllr Christine Littlewood  1 Trustee for the Millennium Hall: Cllr Kev Beasley  Any other nominations that are decided at meeting</p>	<p>Cllrs Davies/  Fellows   Littlewood   Beasley</p>
<b>661.0</b>	<p><b>To consider Council documents:</b>  Standing Orders (Adopted 2018) ok  Risk Assessments (Adopted 2019) ok  Risk Assessment (Health/Safety - adopted 2016) ok  Financial Regulations (Adopted 2019) ok  GDPR (Adopted 2018) ok  Asset register: Addition of street lights LEDs. Confirmed acceptance. Current value £124,117.  Policies/Risk Assessments: CIL, Community Engagement Strategy, Co-option; Grant Application Procedure  <b>Resolved:</b> To confirm Asset register and adoption of new policies as listed above. CL/KB</p>	
<b>662.0</b>	<p><b>Bank account signatories/BACS payments</b>  Signatories: Cllrs Anderson, Baines, Fellows, Littlewood – to remove Cllr Hammond and Kerrison  BACS: To confirm that the Council will use BACS payments as their preferred choice for the term of this office. Unity Trust is the Council's bank. Cheques to be used if no option of BACS payments.CL/KBa</p>	<p>Clerk</p>
<b>663.0</b>	<p><b>End of year accounts</b></p> <p>a To receive the bank account statements, Salix loan statement, Cllrs end of year payments and Financial Cashbook statement for the year end 20/21. Noted all statements and confirmed they are original and correct.</p> <p>b To receive and consider the final account figure submission to audit for 20/21.  <b>Resolved:</b> To accept the figures put forward by the RFO for the year ending 31<sup>st</sup> March 2021. These are: from top to bottom: (1) 20544; (2) 34785; (3) 20670; (4) 9122; (5) 1829; (6) 36478; (7) 28570; (8) 28570; (9) 124117 and (10) 16465. (11) is nil return. There were no amendments to the proposals. Proposed Cllr Baines, seconded Cllr Fellows, all in favour. The Chairman signed the statement of declaration, Clerk had already signed before as the figures were sent to internal auditor.</p> <p>c To note the commencement date for the Period of Exercise of Public Rights. The Council accepted the dates proposed by PKF as commencing on 14<sup>th</sup> June and ending on 23<sup>rd</sup> July. Information would be online on the website and on the notice board in the village</p> <p>d To note the CIL return for 20/21. No CIL receive in 2020/21. Figure of £4078.21 will be CIL received from previous years as nothing spent to date.</p> <p>e To receive the report from the Internal Auditor. Noted there were no issues raised.</p>	<p>Clerk   Clerk   Clerk   Clerk</p>
<b>664.0</b>	<p><b>Public Forum:</b> for parishioners and reports by County and District Councillors</p> <ul style="list-style-type: none"> <li>One member of the public did not wish to speak</li> <li>Three members of the public came along following the application for a music and alcohol licence at Flore House. This application arrived after the agenda was published but responses are required by June 2<sup>nd</sup> so was considered important to discuss and respond. The owner of the property informed the Council that they would be looking at about 6 weddings per year but need the alcohol licence to be able to serve alcohol to bed and breakfast users. Another resident was not happy about not being consulted, or about the noise, disturbance, traffic etc. It was ascertained that the property does not have the necessary planning consents to hold these events at present, this application is ongoing.</li> </ul> <p>Flore PC's response to the Licensing committee  Thank you for consulting Flore PC on the proposed Licensing Application for Flore House.  Flore House is a major historically important and listed building located on both the edge of the village and within the Flore conservation area. The house is residential in use with no specific grant of planning permission for commercial activities other than that permitted for the limited B&amp;B activity as well as temporary time limited activities, which are limited by planning legislation to 28 days per year.  The topography of the village together with SW prevailing winds means that amplified sound travels</p>	<p>Cllr  Higginson</p>

across the village and can be heard across a wide area. Vehicular access is via The Avenue which is single carriage width for much of its length. It is a quiet residential edge of village location.

The application seeks a licence for 365 days of the year with a mix of operating hours from weekdays to weekends (with Sunday operating as the same times as a Friday or Saturday). The application refers to 8/9 outdoor wedding events that would be accommodated within a marquee however at the Flore Parish Council meeting on the 17<sup>th</sup> May the applicant stated that there would be 5/6 outdoor weddings and that the weekday licence would enable the guests of the 2 B&B rooms to be able to order a bottle of wine or champagne.

The Parish Council are concerned about the granting of this licence which for 365 days of the year the stated uses appear wholly disproportionate, particularly given the limited alternative uses of the building that can operate without planning permission. The issue that particularly concerns the council is the lack of control and regulation over the uses that may result in environmental harm to neighbours and the wider village, such as vehicular access (for both suppliers and guests), as well as noise and disturbance, hours of operation, and car parking. The Parish Council considers that these must be addressed and resolved by WNC Planning Control before any determination of the current licensing application by the licensing committee.

For the reasons stated above Flore Parish Council objects to this licence application.

**665.0 To approve the minutes of the Virtual Meeting of the Parish Council held on 19<sup>th</sup> April 2021 and the Virtual Annual Parish Meeting held on the 21<sup>st</sup> April 2021.** Both minutes were an accurate record of the meetings. TH/CL

**666.0 Outstanding items - updates** (not covered elsewhere on the agenda)

- High Street Works. Nothing further received
- S106 money. Nothing received despite chasing
- Letter from Ex-District Councillor. Noted.
- Resident advised that he would be willing to clean the windows in the bus shelter at the pub. tidy up that banking in Spring Lane as brambles are growing onto path again. Also clear the weeds from the small bridge just down from the old mill as it is getting overgrown again. Councillors happy for him to do so.

**667.0 GENERAL CORRESPONDENCE**

667.1 Ongoing meetings: To be discussed further. Cllr Davies to speak to the School to see whether we could use their hall.

667.2 Dark Skies; Zeta, the installers of the LED lights, asked if they could use Flore PC as a case study/reference when working with other parishes. Council happy to undertake this, Cllr Beasley to be the liaison.

Cllr  
Davies  
Cllr  
Beasley

**668.0 FINANCIAL MATTERS**

668.1 Finance update. It was reported that as at 31<sup>st</sup> April the Council had £50,234.36 in the bank account. There were no matters arising. Figures accepted by Council.

668.2 Internal Control. Due to Mrs Sue Kerrison not standing for election, there wasn't an Internal Controller in place, therefore for this meeting only, Cllr Baines checked the paperwork and there were no issues arising.

**669.0 ACCOUNTS FOR PAYMENT**

Payments agreed and paid on 15<sup>th</sup> March under General Power of Competence. KBa/GF

N Westhead	Bus Shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE— Employee Tax	155.49
Halkett	Office costs £17, Dec to office register £169.20	186.20
M Freeman	Grass cutting playing fields/closed churchyard	459.00
Northants CALC	Training course	82.00
Weedon Bec PC	Telephone & office costs	115.65
	<b>TOTAL</b>	<b>1623.00</b>

- 670.0 PLANNING**
- 670.1a **Application:** WNC/2021/0348. 8 Chapel Lane. Ground floor side extension, raise roof height to form 2 bedrooms  
The Council has no objections to this application as it does not have any serious impact on the street scene. However, the Councillors are concerned that the loss of a bungalow is regrettable and goes against the Neighbourhood Plan and also the need for bungalows has also recently been identified in the Housing Needs Assessment for Flore.  
The Neighbourhood Plan also asks for designs of a 'high quality' throughout the village. The rear wall could be improved, visually speaking, by a hip at the top (even a small one) rather than it being completely vertical as proposed.
- b **Application:** WNC/2021/0029. Brodie Lodge Playing Field. Work to tree in the conservation area.  
The Parish Council has no objections to the work being undertaken to a tree on the playing field.
- c **Application:** WNC/2021/0011. 34 Bliss Lane. Single storey front and rear extensions. The Parish Council does not have any objections to this application which does not contravene our Neighbourhood Plan
- 671.0 REPORTS FROM VILLAGE ORGANISATIONS**
- 671.1 Brodie Lodge. Currently 349 on the 200 Club. Currently, still no decision has been made re car boots this year
- 671.2 Millennium Hall. Nothing to report
- 671.3 Commonwealth Flags and Disaster Relief Fund: Nothing to report
- 671.4 Charities: Nothing to report.
- 672.0 CORRESPONDENCE RECEIVED**
- a. WNC Code of Conduct. 656 – sent by email to Cllrs prior to agenda published
- b. NCALC Internal Audit report. 663.d
- c. Resident Letter from ex-District Cllr. 666
- d. Zeta Request to be a case study for Dark Skies. 667.2
- e. WNC Planning applications x 3. 670
- f. Census Thank you, emailed to Cllrs
- NCALC training  
NCLAC Updates  
Clerks & Councils Direct magazine
- 673.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**
- NCALC new councillors training – emailed to all
  - WNC Licencing: Flore House, The Avenue applying for licence for music and alcohol. Comments above in 664.0

**Date of next meetings:** 21<sup>st</sup> June, 19<sup>th</sup> July, 20<sup>th</sup> September, 18<sup>th</sup> October, 15<sup>th</sup> November

**Items for inclusion on next meeting's agenda.**  
Update on High Street mitigation works, if received  
S106 money update, if received  
Council meetings  
Flood warden report

July: H&S Report on Council property

The meeting closed at 2050 hrs

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

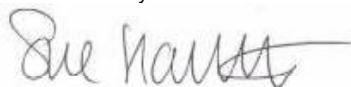
16<sup>th</sup> June 2021

Dear Councillor

This is your summons to the **Parish Council Meeting** to be held on **Monday 21<sup>st</sup> June 2021 at 7.30 pm (7.00 pm for the presentation) in the Schoolroom of the United Reformed Church (please wear a mask and observe social distancing)**. If you are not able to attend, please let me know.

Members of the Public and Press are invited to attend. Due to Covid-19 legislation, if you are planning to attend and you know in advance, as much as possible, would you please let the Clerk to the Council know so that seating arrangements can be made? **Please also wear a mask and observe social distancing.**

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

### Acceptance of Apologies for absence

**7.00 pm** Frances Nicholson, the EDF Renewables Project Manager in charge of the Glassthorpe Solar Farm will give a presentation to the Council on the proposals

The Parish Council meeting will commence at 7.30 pm

- 674.0** To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed at this meeting
- 675.0** **Public Forum** for parishioners and reports by Unitary Councillors
- 676.0** To approve the minutes of the Annual Meeting of the Parish Council held on 17<sup>th</sup> May 2021
- 677.0** **To receive any updates on outstanding items** (not covered elsewhere on the agenda)
- To receive an update on the recent Licensing application hearing
  - To receive an update from the School
  - To receive an update on the High Street mitigation works (if received)
  - To confirm that the Annual Audit paperwork has been submitted to PKF and that the paperwork relating to the Period of Electors Rights is being displayed
  - To receive an update from the recent Police & Crime Commissioner meeting
  - To receive a Flood Warden report
- 678.0** **To deal with general correspondence which may require a decision**
- 678.1 To consider a response to EDF regarding the proposed Glassthorpe Solar Farm
- 678.2 To consider a Business Plan for Flore Parish Council
- 678.3 To consider ideas for the Platinum Jubilee Celebrations in 2022, including planting of a tree
- 678.4 To consider the Council's future meetings - location
- 678.4 To confirm Task Group members:  
**Finance & Admin (Employment TG merged):** Cllrs Baines, Littlewood, Fellows, Holden, Clerk  
**Environment:** War Memorial/Street lights – Cllr Beasley; Gateways – Cllr Higginson; Churchyard – Cllr Littlewood; Flood/Drains – Cllr Thomson; Bins – Cllr Anderson; Seats – Cllr Fellows; Bus shelters – Cllr Levell.
- 679.0** **FINANCIAL/ADMIN MATTERS**
- 679.1 Finance update, including income received since last meeting
- 679.2 Internal control. Report on procedures since last meeting

**680.0 ACCOUNTS FOR PAYMENT**

Opus Energy	Street lighting (Jan – May) retrospective	322.64
Unity Trust	Bank charges	18.00
N Westhead	Bus shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE Tax/Nat Insurance	155.49
S Halkett	Office rent	17.00
M Freeman	Grass cutting, playing field/Closed Cyard	276.00
Pure Grounds Landscapes	Grass cutting April -June	4,788.00
D Brown	Rolling/mowing memorial area	144.00
David Ogilvie	Seats for memorial garden	2,353.20
Millennium Hall	Rent for library	40.00
	<b>Total</b>	<b>8,738.99</b>

Other payments: Opus Energy monthly invoice, agreed to be paid when received and agendered retrospectively.

**681.0 PLANNING****681.1 To consider commenting on Appeal/Applications**

- a **Appeal:** DA/2020/0459 (APP/Y2810/W/21/3272788). Garage 81 High Street. Construction of 10 dwellings, a detached double garage, formation of new access and associated landscaping.
- b **Application:** WND/2021/0182. Orchard House, 70 High Street. Works to trees and removal of trees within a conservation area.
- c **Application:** Hillrise. 49 High Street. Demolition of front garden wall and rebuilding of garden wall

**682.0 REPORTS FROM REPRESENTATIVES ON VILLAGE ORGANISATIONS**

- 682.1 Brodie Lodge Playing Field
- 682.2 Millennium Hall
- 682.3 Commonwealth Flags and Disaster Relief Fund
- 682.4 Charities

**683.0 CORRESPONDENCE RECEIVED**

- a. WNC Licensing application for Flore House (Agenda) – emailed around as large document. 677
  - b. School Update (copy of letter sent to parents). 677
  - c. CADNO Agents for Glassthorpe Solar Farm – emails re meeting. 678.1
  - d. WNC Planning appeal and two applications. 681.1 a/b/c
  - e. Queens Green Canopy Ideas to plant trees for Jubilee. 678.3
- NCALC Updates  
ACRE Newsletter and Outlook flyer

**684.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

Date of next full Council meetings: 19<sup>th</sup> July, 20<sup>th</sup> September, 18<sup>th</sup> October, 15<sup>th</sup> November

## FLORE PARISH COUNCIL

### MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD IN THE UNITED REFORMED CHURCH 21st JUNE 2021 at 7.30 pm (presentation at 7.00 pm)

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Mr Kevin Beasley, Miss Freya Davies, Mr Tom Higginson, Mr Geoff Holden, Mr Simon Levell, Mrs Chris Littlewood, Mr John Thomason  
8 Members of the public present (4 left after the public forum)  
Unity Councillors: Mr Phil Bignell, Mr Daniel Lister, Mr Charles Morton

**Acceptance of Apologies for absence: Cllr Mr Geoff Fellows**

The chairman reminded everyone about the legislation regarding face masks and distancing

7pm. Frances Nicholson, EDF Renewables Project Manager gave a presentation regarding the proposed Glassthorpe Solar Farm. Fran was thanked for her presentation.

7.30 pm Parish Council meeting commenced

- |   |  |
|---|--|
| <p><b>674.0</b> <b>Declarations of Interest under the Council's Code of Conduct.</b> Nothing declared.</p> <p><b>675.0</b> <b>Public Forum:</b> for parishioners and reports by County and District Councillors</p> <ul style="list-style-type: none"> <li>• Unitary Cllrs introduced themselves to everyone present.</li> <li>• Member of the public asked why no addresses were on the planning application information in the last messenger? Cllr Baines advised it was an oversight and would be correct in the next one.</li> <li>• Members of the public had come along to ask about the licensing decision on Flore House. Unitary Cllr Bignell explained the procedures and advised that the residents and Council need to keep an eye on the proceedings and report if anything is amiss.</li> </ul> <p><b>676.0</b> <b>To approve the minutes of the Annual Meeting of the Parish Council held on 17<sup>th</sup> May 2021.</b> The minutes were an accurate record of the meetings. CL/AA</p> <p><b>677.0</b> <b>Outstanding items - updates</b> (not covered elsewhere on the agenda)</p> <ul style="list-style-type: none"> <li>• To receive an update on the recent Licensing application hearing. Noted.</li> <li>• To receive an update from the School. Noted.</li> <li>• To receive an update on the High Street mitigation works. Plans had been received that afternoon, group will look at and update Council at next meeting</li> <li>• To confirm that the Annual Audit paperwork has been submitted to PKF and that the paperwork relating to the Period of Electors Rights is being displayed. Noted</li> <li>• To receive an update from the recent Police &amp; Crime Commissioner meeting. Noted</li> <li>• To receive a Flood Warden report. Brockhall Road drainage work is working well.</li> </ul> <p><b>678.0</b> <b>GENERAL CORRESPONDENCE</b></p> <p>678.1 Glassthorpe Solar Farm. Presentation received and feedback through the questions was given to the presenter. Awaiting some answers to some of the questions. Planning application will be submitted, likely to be a few months away yet as not all reports EDF have asked for have been received back.</p> <p>678.2 Business Plan.<br/><b>Resolved:</b> Flore PC would put a business plan together. Group involved are: Cllrs Baines, Davies, Levell, Littlewood, Thomason and Clerk. KB/FD</p> <p>678.3 Platinum Jubilee Celebrations, including tree planting. Information to go into the Messenger asking for ideas of what the parish can do.</p> <p>678.4 Council's future meeting location. Suggestions are School and URC. Cllr Baines to speak to School re access, key holders, set up etc</p> <p>678.5 To confirm Task Group members:<br/><b>Finance &amp; Admin (Employment TG merged):</b> Cllrs Baines, Littlewood, Fellows, Holden, Clerk<br/><b>Environment:</b> War Memorial/Street lights – Cllr Beasley; Gateways – Cllr Higginson; Churchyard – Cllr Littlewood; Flood/Drains – Cllr Thomson; Bins – Cllr Anderson; Seats – Cllr Fellows; Bus shelters – Cllr Levell.</p> <p><b>679.0</b> <b>FINANCIAL MATTERS</b></p> <p>679.1 Finance update. It was reported that as at 31<sup>st</sup> May the Council had £48,611.36 in the bank account.</p> | <p>Cllr<br/>Davies<br/>Cllr<br/>Baines</p> |
|---|--|

679.2 There were no matters arising. Figures accepted by Council.  
Internal Control. Internal Controller confirmed that there were no issues arising.

#### 680.0 ACCOUNTS FOR PAYMENT

Payments agreed and paid on 15<sup>th</sup> March under General Power of Competence. KB/CL

Opus Energy	Street light electricity	322.64
Unity Trust	Bank charges	18.00
N Westhead	Bus Shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE– Employee Tax	155.49
Halkett	Office costs	17.00
M Freeman	Grass cutting playing fields/closed churchyard	276.00
Pure Grounds Landscapes	Grass cutting	4788.00
D Brown	Rolling and mowing new memorial garden	144.00
David Ogilvie	Seats for new memorial garden	2,353.20
Millennium Hall	Rent for library	40.00
	<b>TOTAL</b>	<b>8,738.99</b>

#### 681.0 PLANNING

- 681.1a **Appeal:** DA/2020/0459 (APP/Y2810/W/21/3272788). Garage 81 High Street. Construction of 10 dwellings, a detached double garage, formation of new access and associated landscaping  
No further representations to be submitted.
- b **Application:** WND/2021/0182. Orchard House, 70 High Street. Works to trees and removal of trees within a conservation area. The Council has no objections to this application which will not affect the Neighbourhood Plan
- c **Application:** WND/2021/0200. Hillrise, 49 High Street. Demolition of front garden wall and rebuilding of garden wall. The Council has no objections to this application which will not affect the neighbourhood plan

#### 682.0 REPORTS FROM VILLAGE ORGANISATIONS

- 682.1 Brodie Lodge. No decision has been made on the car boot in July, yet.
- 682.2 Millennium Hall. AGM 21<sup>st</sup> July.
- 682.3 Commonwealth Flags and Disaster Relief Fund: Nothing to report
- 682.4 Charities: Nothing to report.

#### 683.0 CORRESPONDENCE RECEIVED

- a. WNC Licensing application for Flore House (Agenda) – emailed around as large document. 677
- b. School Update (copy of letter sent to parents). 677
- c. CADNO Agents for Glassthorpe Solar Farm – emails re meeting. 678.1
- d. WNC Planning appeal and two applications. 681.1 a/b/c
- e. Queens Green Canopy Ideas to plant trees for Jubilee. 678.3
- NCALC Updates
- ACRE Newsletter and Outlook flyer

#### 684.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED

- 2 x planning applications for 123 High Street – Extraordinary meeting to be called.
- Response to our questions on Licensing for Flore House. Noted
- Email from owner of planning application 0200. Noted

**Date of next meetings:** 19<sup>th</sup> July, 20<sup>th</sup> September, 18<sup>th</sup> October, 15<sup>th</sup> November

#### Items for inclusion on next meeting's agenda.

Update on High Street mitigation works  
H&S Report on Council property

The meeting closed at 2040 hrs

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

24<sup>th</sup> June 2021

Dear Councillor

This is your summons to the **Extraordinary Meeting of the Parish Council** to be held on **Wednesday 30<sup>th</sup> June at 8.00 pm in the Schoolroom of the United Reformed Church (please wear a mask and observe social distancing)**. If you are not able to attend, please let me know.

Members of the Public and Press are invited to attend. Due to Covid-19 legislation, if you are planning to attend and you know in advance, as much as possible, would you please let the Clerk to the Council know so that seating arrangements can be made? **Please also wear a mask and observe social distancing.**

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

### To receive and accept apologies for absence

**684.0 To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed on this agenda**

**685.0 Public Forum:** for parishioners and reports by County and District Councillors

### **686.0 PLANNING**

#### **686.1 To consider responding to planning applications:**

- a **Application: DA/2021/0328.** 123 High Street. Alterations to, and partial rebuilding of brick boundary wall including positioning of brick pier on existing dropped kerb to allow for proposed driveway reinstatement (retrospective)
- b **Application: WND/2021/0264.** 123 High Street. Listed Building Consent for alterations to, and partial rebuilding of brick boundary wall including repositioning of brick pier on existing dropped kerb to allow for proposed driveway reinstatement.

Date of next, full Council meeting: 19<sup>th</sup> July 2021



## FLORE PARISH COUNCIL

### MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL HELD ON 30<sup>th</sup> JUNE 2021 at 8.00 pm

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Mrs Chris Littlewood, Mr John Thomason  
No members of the public or press present

**APOLOGIES FOR ABSENCE:** Cllrs Mr Geoff Fellows, Mr Tom Higginson

Chairperson: Cllr Kathryn Baines

**684.0** | **Declarations of Interest under the Council's Code of Conduct, regarding business tabled for discussion.** Nothing declared

**685.0** | **Public Forum:** No members of the public or press attended

**686.0** | **PLANNING**

686.1 | **Responses:**

- a | **Application: DA/2021/0328.** 123 High Street. Alterations to, and partial rebuilding of brick boundary wall including positioning of brick pier on existing dropped kerb to allow for proposed driveway reinstatement (retrospective)
- b | **Application: WND/2021/0264.** 123 High Street. Listed Building Consent for alterations to, and partial rebuilding of brick boundary wall including repositioning of brick pier on existing dropped kerb to allow for proposed driveway reinstatement.

Same response to both applications:

The Parish Council has no objections to these applications, both of which comply with the Neighbourhood Plan policies.

The meeting closed at 2010 hrs

Parish Council Meetings: 19<sup>th</sup> July

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

14<sup>th</sup> June 2021

Dear Councillor

This is your summons to the **Parish Council Meeting** to be held on **Monday 19<sup>th</sup> July 2021 at 7.30 pm (7.00 pm for the presentation) in the Schoolroom of the United Reformed Church** If you are not able to attend, please let me know.

Members of the Public and Press are invited to attend. Government guidelines have been relaxed but, if you are planning to attend would you please let the Clerk to the Council know so that seating arrangements can be made?

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

### Acceptance of Apologies for absence

**7.00 pm Representatives for Barwood Homes coming along to update the Council on their proposed development, off Brington Road.**

The Parish Council meeting will commence at 7.30 pm

- 687.0** To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed at this meeting
- 688.0 Public Forum** for parishioners and reports by Unitary Councillors
- 689.0** To approve the minutes of the Meeting of the Parish Council held on 21<sup>st</sup> June 2021 and the Extraordinary Meeting of the Parish Council held on the 30<sup>th</sup> June 2021
- 690.0 To receive any updates on outstanding items** (not covered elsewhere on the agenda)
  - To receive a Flood Warden report
- 691.0 To deal with general correspondence which may require a decision**
  - 691.1 To receive an update on the High Street mitigation works
  - 691.2 To consider ideas for the Platinum Jubilee Celebrations in 2022, including planting of a tree
  - 691.3 To confirm the Council's future meeting location, from September
  - 691.4 To consider any issues arising, that need addressing, from the presentation
- 692.0 COUNCIL PROPERTY**
  - 692.1 To receive reports from Councillors on current inspections of Council property.
- 693.0 FINANCIAL/ADMIN MATTERS**
  - 693.1 Finance update, including income received since last meeting
  - 693.2 Internal control. Report on procedures since last meeting

**694.0 ACCOUNTS FOR PAYMENT:**

Opus Energy	Street lighting retrospective (June payment)	68.25
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**July payments**

N Westhead	Bus shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE Tax/Nat Insurance	155.49
S Halkett	Office rent	17.00
M Freeman	Grass cutting, playing field/Closed Cyard	369.00
Pure Grounds Landscapes	Grass cutting June/July	1884.00
D Brown	Mowing memorial area	72.00
Geoff Fellows	Website renewal	74.25
Millennium Hall	Library June	20.00
Opus Energy	Street lighting	TBC
West Northants Council	Election expenses	TBC
		<b>3216.40</b>

**August payments** (agendered as no planned meeting for August) To be paid on 13<sup>th</sup> August

Salix	Loan repayment – 1 <sup>st</sup> August (Direct Debit)	1829.42
N Westhead	Bus shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE	155.49
S Halkett	Office rent	17.00
M Freeman	Grass cutting/playing field grass cutting	TBC
Opus Energy	Street lighting	TBC

**695.0 PLANNING****695.1 To consider commenting on Applications**

- a **Application:** WND/2021/0258. 21 Nether Lane.  
Conversion of office building to form 2 dwellings including construction of 2 x two storey front extensions, 2 x two storey side extensions, single storey rear extension, 3 x roof lights and installation of solar panels (resubmission).

**696.0 REPORTS FROM REPRESENTATIVES ON VILLAGE ORGANISATIONS**

- 696.1 Brodie Lodge Playing Field  
696.2 Millennium Hall  
696.3 Commonwealth Flags and Disaster Relief Fund  
696.4 Charities

**697.0 CORRESPONDENCE RECEIVED**

- a. WNC Draft plans for High Street. 691.1  
b. Residents Response to newsletter re Platinum Jubilee. 691.2  
c. Flore school Cost for room hire. 691.3  
d. Planning Application x 1. 695.1  
e. Resident Thanks for residents. Noted – has been public on many occasions.  
f. Resident Questions re the Bovis estate. Noted – questions answered

NCALC Updates  
Clerks & Councils Direct newsletter

**698.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

Date of next full Council meetings: 20<sup>th</sup> September, 18<sup>th</sup> October, 15<sup>th</sup> November

## FLORE PARISH COUNCIL

### MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD IN THE UNITED REFORMED CHURCH SCHOOLROOM 19<sup>th</sup> JULY 2021 at 7.30 pm (presentation at 7.00 pm)

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Mr Kevin Beasley, Mr Geoff Fellows, Mr Tom Higginson, Mr Geoff Holden, Mrs Chris Littlewood, Mr John Thomason  
10 Members of the public present (2 left after the public forum) (4 during the rest of the meeting) 4 remained for the whole meeting.

Unity Councillors: Mr Phil Bignell,

**Acceptance of Apologies for absence: Cllrs Miss Freya Davies, Mr Simon Levell  
Apologies received from Unity Cllr Mr Dan Lister**

7pm. Ned Fox from Barwood Homes gave a brief update on the revised planning application for Brington Road and accepted questions from the Flore including Flore Neighbourhood Plan, Local Plan, land supply, housing needs, sustainable homes, being outside the boundary, drainage/sewage issues, increase in population, developing in open spaces. Also, mitigation measures and working with the Council if it does go ahead.

Due to the members of the public present, an extra half hour was added to the briefing.

8.00 pm. Parish Council meeting commenced

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| <b>687.0</b> | <b>Declarations of Interest under the Council's Code of Conduct.</b> Nothing declared.  |
| <b>688.0</b> | <b>Public Forum:</b> for parishioners and reports by County and District Councillors <ul style="list-style-type: none"> <li>• Unitary Cllr Bignall mentioned he was unsure where the figures presented at the earlier briefing, on needs assessments came from, more likely to be district wide rather than parish. He also mentioned that when the main application comes in, make sure you stipulate village requirements on the initial application response, should this application be successful. He advised that the proposed solar farm may be taken to the Secretary of State rather than being dealt with under local government.</li> <li>• Residents came along to speak about the planning application for Nether Lane, both for and against.</li> <li>• Resident asked why the minutes were not a full account of a meeting, just one liners in some places. Clerk advised that minutes were kept brief, nothing is reported as "word for word", other than legal parts, spending and proposals. Cllr Beasley advised that the part the resident was referring to was not actually on the agenda at the last meeting but raised in the public forum part.</li> <li>• Other residents did not speak</li> </ul> |
| <b>689.0</b> | <b>To approve the minutes of the Meeting of the Parish Council held on 21<sup>st</sup> June 2021</b> and the minutes of the Extraordinary Meeting of the Parish Council held on the 30 <sup>th</sup> June 2021. The minutes are an accurate record of the meetings. KB/JT   |
| <b>690.0</b> | <b>Outstanding items - updates</b> (not covered elsewhere on the agenda) <ul style="list-style-type: none"> <li>• Flood Warden report. The drains have been jetted in the village. Cllr Thompson will look at vulnerable places in the village that could be affected by 'one off' freak weather incidents and put together a brief report.</li> </ul>  |
| <b>691.0</b> | <b>GENERAL CORRESPONDENCE</b>   |
| 691.1        | High Street mitigation works. Plans have been received, the Group has taken a look through and all comments and concerns have been circulated. The emphasis is on having three chicanes and slowing down the traffic. A response has been submitted back to West Northants Council for further dialogue.  |
| 691.2        | Platinum Jubilee. Comments had been received from four residents. Suggestions were for an old-fashioned fete in Brodie Lodge instead of separate street parties and a gift for all children; a road closure for the C209 to hold street party on the main road; village picnic/street party; and to plant more trees. To be discussed further, to go back in newsletter to see if any residents will help form a group to coordinate this event.  |
| 691.3        | Location of Council meetings. The School agreed that we can use their large hall at a cost of £10 per meeting. Cllr Baines will speak to Mr Lister to arrange key holders etc.  |

Sept  
meeting

691.4	<b>Resolved:</b> To use the School for the main meetings and extraordinary, if allowed, from September 2021. Cost £10 per meeting. KB/GF Presentation issues from earlier. Nothing arising, Council waits for the full application.	
<b>692.0</b>	<b>COUNCIL PROPERTY</b>	
692.1	H&S Risk assessment on Council property. Closed Churchyard (trees, wall, headstones, fencing) - ok Planters outside the Post Office – ok Bus shelters – ok, some issues raised on the brick shelter, but work is scheduled to take place on this. Seats –all ok but one bench, at the top of Kings Lane needs wire brushing which Cllr Fellows will do. Notice board – Ok, one leg is a bit loose in the ground but fine. Monitor. Dog/litter bins – OK, Bin at bottom of Collins Hill is a bit rusty. Monitor Streetlights – OK Flagpoles – The flagpole that was reported previously as broken, is still being investigated, Cllr Beasley to inform Council on this. Zephyr (supplier of the flagpoles) has one of this type in stock and it will be the last they can get hold of. Cost £716 plus VAT. Any further replacements will need to be new stock which will be more expensive due to new poles needing a different fitting in the ground. <b>Resolved:</b> To confirm whether the current pole can be fixed. To also confirm the purchase of this last pole at £380 plus installation costs if needed, of £336 making a total of £716 plus VAT. This is on the proviso that it can be stored somewhere. Clerk to speak to Zephyr and someone will speak to Millennium Hall to see whether it can go in their back yard. To be confirmed. KB/GF. Conservation area approval will be needed to replace this pole. War Memorial/Lightning conductor – ok but there are a few loose columns in the surround. KB to look at to see the best way forward on this. Village Sign/Village Map – OK map needs a clean, Cllr Davies will do. Village Gateways – ok	Cllr Fellows  Cllr Beasley  Clerk Cllr Baines  Cllr Beasley Cllr Davies
<b>693.0</b>	<b>FINANCIAL MATTERS</b>	
693.1	Finance update. It was reported that as at 30 <sup>th</sup> June the Council had £39,804.12 in the bank account. There were no matters arising. Figures accepted by Council.	
693.2	Internal Control. Internal Controller confirmed that there were no issues arising.	
693.3	Additional Item (logged due to timeframe): Audit: Re-stated figure on submission form box 6 is 36,478 rather than the submitted figure of 34,678. Original figures provided to Council were correct and minuted in May, but signed form was re-written separately and figures got switched. Confirmation of agreed figure was on the explanation of variances submitted sheet. <b>Resolved:</b> Chair to sign restated figure of 36,478. CL/KBa	
<b>694.0</b>	<b>ACCOUNTS FOR PAYMENT</b>	
	Payments agreed and paid on 19 <sup>th</sup> July under General Power of Competence. KBa/CL	
	Opus Energy	68.25
	Streetlight electricity (paid June)	
	N Westhead	16.00
	Bus Shelter cleaning	
	S Halkett	608.66
	Salary	
	HMRC	155.49
	PAYE– Employee Tax	
	Halkett	17.00
	Office costs	
	M Freeman	369.00
	Grass cutting playing fields/closed churchyard	
	Pure Grounds Landscapes	1884.00
	Grass cutting	
	D Brown	72.00
	Rolling and mowing new memorial garden	
	Geoff Fellows	74.25
	Website renewal	
	Millennium Hall	20.00
	Rent for library	
	West Northants Council	2080.37
	Election expenses	
	Earth Anchors	7.38
	Tool for bins	
	Stephen Drinkwater	2754.00
	Work to memorial garden	
	<b>TOTAL</b>	<b>8058.15</b>
	<b>August payments</b>	
	Opus Energy	TBC
	Streetlight electricity	
	Salix	1829.42
	Loan payment (streetlights)	
	N Westhead	16.00
	Bus Shelter cleaning	
	S Halkett	608.66
	Salary	
	HMRC	155.49
	PAYE– Employee Tax	
	Halkett	17.00
	Office costs	
	M Freeman	TBC
	Grass cutting playing fields/closed churchyard	
	D Brown	TBC
	Memorial area grass cutting	

**695.0 PLANNING**

695.1a **Application:** WND/2021/0258. 21 Nether Lane.

Conversion of office building to form 2 dwellings including construction of 2 x two storey front extensions, 2 x two storey side extensions, single storey rear extension, 3 x roof lights and installation of solar panels (resubmissions)

This application follows, and is closely based upon, a previous application, DA/2020/0284, for this site. This was objected to by this council and most of the reasons presented then remain pertinent. FNP Para: F15. The Council places great importance on the retention of employment opportunities in the village and parish and we are aware that no evidence has been produced that the premises have been advertised as a commercial opportunity for the requisite 12 months. We do expect the Planning Authority to take this into account.

Nevertheless, should the application proceed now or in twelve months' time we would like the following issues, in particular be addressed.

F5.1.1. Although there have been adjustments to the layout to remove overlooking and to reduce the number of obscure glazed windows from the street elevation, the overall size and appearance of the building remains the same, so the scale and form of the design continues to be inappropriate in the location and overbearing in relation to its neighbours.

F6.1.5: We have suggested to the applicant that the removal or lowering of the eastern extension would be of benefit in the above regard (This could also apply to the western extension). Such a reduction in scale would also reduce the impact on the adjoining neighbour's garden; the extension sits on the south side of that garden and would have a considerable impact on the resident's enjoyment of that space.

As a consequence of these issues the Parish council is unable to give their support to this proposal.

**695.0 REPORTS FROM VILLAGE ORGANISATIONS**

695.1 Brodie Lodge. First car boot held in July, not a success. August is being reviewed.

695.2 Millennium Hall. AGM 21<sup>st</sup> July. Cllr Anderson will take over as Council representative on this group.

695.3 Commonwealth Flags and Disaster Relief Fund: Reported earlier under Council property.

695.4 Charities: Nothing to report.

**696.0 CORRESPONDENCE RECEIVED**

- |    |              |  |
|----|--------------|--|
| a. | WNC          | Draft plans for High Street. 691.1                               |
| b. | Residents    | Response to newsletter re Platinum Jubilee. 691.2                |
| c. | Flore school | Cost for room hire. 691.3  |
| d. | Planning     | Application x 1. 695.1   |
| e. | Resident     | Thanks for residents. Noted – has been public on many occasions. |
| f. | Resident     | Questions re the Bovis estate. Noted – questions answered        |

NCALC Updates

Clerks & Councils Direct newsletter

**697.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

- Resident: Platinum Jubilee correspondence, dealt with under 691.2
- North Northants Council. Heatwave action. Noted

**Date of next meetings:** 20<sup>th</sup> September, 18<sup>th</sup> October, 15<sup>th</sup> November

**Items for inclusion on next meeting's agenda.**

Update on High Street mitigation works

Platinum Jubilee

War Memorial - posts in surround

Flagpole – storage and repair of old one

The meeting closed at 21:20 hrs



# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

4<sup>th</sup> August 2021

Dear Councillor

This is your summons to the **Extraordinary Meeting of the Parish Council** to be held on **Monday 9<sup>th</sup> AUGUST at 8.00 pm in the Schoolroom of the United Reformed Church**. If you are not able to attend, please let me know. Members of the Public and Press are invited to attend.

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

### To receive and accept apologies for absence

**699.0 To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed on this agenda**

**700.0 Public Forum:** for parishioners and reports by County and District Councillors

### 701.0 PLANNING

#### 704.1 To consider responding to planning applications:

- a **Application:** WND/2021/0334. White Cottage, 7 Sutton Street.  
Listed building consent for secondary glazing to 4 ground floor windows, replacement of 3 single glazed 20<sup>th</sup> century first floor wooden window frames with double glazed wooden frames of similar appearance, replacement of conservatory roof with synthetic slate.
- b **Application:** DA/2020/0479 (amended). Land to east of Brington Road.  
Outline planning application of up to 60 dwellings, to include 40% affordable dwellings, infrastructure and open space (all matters reserved other than access)
- c **Application:** DA/2021/0328 (amended) 123 High Street.  
Alterations to, and partial rebuilding of, brick boundary wall including repositioning of brick pier on existing dropped kerb to allow for proposed driveway reinstatement to original width; installation of timber gates (part-retrospective)
- d **Application:** WND/2021/0264. (amended) 123 High Street.  
(Listed Building Consent) Alterations to, and partial rebuilding of brick boundary wall including repositioning of brick pier on existing dropped kerb to allow for proposed driveway reinstatement to original width; installation of timber gates (part retrospective)

### 705.0 ACCOUNTS FOR PAYMENT:

Zephyr	Replacement flagpole retrospective (July payment)	456.00
<b>August payments</b>		
Opus Energy	Street lighting retrospective	62.03
Salix	Loan repayment – 1 <sup>st</sup> August (Direct Debit)	1,829.42
N Westhead	Bus shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE	155.49
S Halkett	Office rent	17.00
G Fellows	Hammerite/fungicidal wash for metal railings	27.99
Millennium Hall	July rent for library	20.00
M Freeman	Grass cutting/playing field grass cutting	TBC
Opus Energy	Street lighting	TBC
		<b>2,736.59</b>

Date of next, full Council meeting: 20<sup>th</sup> September 2021



## FLORE PARISH COUNCIL

### MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL HELD IN THE UNITED REFORMED CHURCH SCHOOLROOM 9<sup>th</sup> AUGUST 2021 at 8.00 pm

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Mr Kevin Beasley, Miss Freya Davies,  
Mr Geoff Fellows, Mr Geoff Holden, Mr Simon Levell, Mrs Chris Littlewood,  
Mr John Thomason  
Unity Councillor: Mr Charles Morton

**Acceptance of Apologies for absence:** Cllr Higginson  
Apologies received from Unity Cllr Mr Phil Bignell

Chairperson: Mrs Kathryn Baines

**699.0** **Declarations of Interest under the Council's Code of Conduct.** Nothing declared.

**700.0** **Public Forum:** for parishioners and reports by County and District Councillors

- Letter received from resident complaining about environmental issues. Noted, Clerk to respond

#### **701.0** **PLANNING**

##### **704.1** **To consider responding to planning applications:**

a **Application:** WND/2021/0334. White Cottage, 7 Sutton Street.

Listed building consent for secondary glazing to 4 ground floor windows, replacement of 3 single glazed 20<sup>th</sup> century first floor wooden window frames with double glazed wooden frames of similar appearance, replacement of conservatory roof with synthetic slate.

The Council has no objections to this application which conforms with the Neighbourhood Plan

b **Application:** DA/2020/0479 (amended). Land to east of Brington Road.

Outline planning application of up to 60 dwellings, to include 40% affordable dwellings, infrastructure and open space (all matters reserved other than access)

**DA/2020/0459: Land to the east of Brington Road Flore.**

Flore Parish Council strongly object to this application for the principal reason that it does not accord with planning policy in both the Flore Neighbourhood Plan (Made September 2016) and the adopted Daventry Settlements and Countryside Plan (Part 2) 2011-2029 (Adopted February 2020). There are also additional grounds for objection in addition to clear, and overarching, policy grounds.

#### **1. The Flore Neighbourhood Development Plan**

The Flore Plan, which was Made in 2016, is an integral part of the planning process. The Plan, which has a very high level of community support, through policy F2 – scale and type of new development – established a development area boundary for the village which, through a revision made in the Settlements and Countryside Plan, now includes the two latest housing developments, both completed in the last four years. This application is located entirely outside the development area boundary and is therefore contrary to policy F2. Furthermore, the application is contrary to policy F4 – affordable housing and rural exception sites – as it comprises 55 dwellings with some affordable housing.

The recent history of development within the village is also a material consideration as a consequence of cumulative impact. The village has recently had two major residential developments, DA/2014/0454 on land off Brockhall Road and DA/2013/0703, which is the recently completed Bovis homes development off the High Street. These two developments added 97 new houses to the village, which increased its size by nearly 20%, which is a considerable addition to any community. It was as a consequence of these two applications and the potential continued outward extension of the village that the Flore Plan actively sought to encourage new development within the Flore Development Area boundary: It is likely that there will be such a development on the site of the demolished garage on the High Street of a further 10 dwellings which will raise the increase in size to almost 22%. The addition of a further 55 dwellings would bring an increase in six years to 32%; this cumulative effect has been relevant in recent appeal cases.

Furthermore, a recent High Court ruling (in favour of East Cambridgeshire District Council) gives added weight to the importance of adherence to Neighbourhood Plan policies (see our previous letter of objection to the earlier application by this developer in 2020).

## **2. DDC Settlements and Countryside Local Plan (Part 2) 2011-2029 (Adopted February 2020)**

This is a key planning policy document that reinforces the made Flore Plan and its planning policies. It has also recently been adopted which gives the Plan considerable weight.

### **Vision and Objectives**

As a starting point it is important to consider the Plan's vision and objectives which all of its policies underpin and support. A key aspect of the Plan's vision is for new development to be focused on the town of Daventry and that rural areas will support a network of vibrant communities. Villages will retain their local distinctiveness and character.

Objective 9 (housing) of the Plan states that housing will be focused at the most sustainable location of Daventry with limited development in the rural areas to provide for local needs and support local services. Both the vision and objectives are compelling. The most sustainable areas to build within the district are within the town of Daventry which has the capacity and infrastructure to accommodate significant areas of housing development. Any development in the rural areas is less sustainable and prejudices the vision and objectives of DDC/WNC to focus development in the town of Daventry.

### **Housing in Rural Areas**

The Flore Plan closely follows the development principles set out in the DDC Local Plan chapter 5. This chapter places strict limitations on further development in rural areas on the basis that the overall spatial strategy for the district is to direct greater levels of growth to Daventry town. This end will be undermined for as long as developers can exploit greenfield sites on the perimeter of villages where construction is easier, sales easier to achieve and profits potentially higher.

Paragraph 5.1.03 makes the clear point that the requirement for the rural areas has been exceeded as at 1st April 2019 with 10 years of the Plan remaining. This is completely at odds with the developer's misleading assertion that the Flore Plan is out of date by implying that the Daventry area has less than 5 years of forward housing allocations.

### **Secondary Service Villages**

Flore is designated a secondary service village in the Settlements and Countryside Local Plan (policy RA2). In reference to such villages the Plan states that there is no justification for further allocations of housing, and development should be within the confines of the village as defined on the inset map in the Plan – this application clearly is located outside of the inset map boundary.

Moreover since the adoption of the Local Plan the village has lost several of the facilities which justified the designation, including the garage, the hairdressers, the farm shop and the café, as well as one of its public houses not long prior. There is only one remaining small general convenience shop, one public house and a small specialist retailer serving a small percentage of the local population. The remaining facilities have not been changed for decades, despite the increase in population - the village hall is small and has no parking, the Scout hut is extremely small and unsuitable, the playing field pavilion is now inadequate. There is a need for additional sporting facilities to meet the demands of the increased population. The school is small and has little or no room for further expansion, and the dentist and doctors in Weedon who serve the village are fully subscribed.

### **Housing Needs Survey**

Although this scheme's housing mix includes a stated allocation of affordable properties based on the result of the recent housing needs survey, it cannot allocate those properties on the basis of individuals or their ability to afford that property – the survey is a snapshot in time and its results should be regarded as useful for the direction of future policy rather than a literal instruction of what to build now. There have been many units included in the two recent major developments in the village, and others will be included in the proposal to develop the garage site (if this goes ahead), which meet the criteria of need for many of the respondents to the survey (with the exception of bungalows) but which have largely been purchased or rented by people from outside the village, in all probability given many are not actually that 'affordable' – and of course the introduction of many new households to the village will generate further demand, so the need is insatiable. Unless it is accepted that villages need to retain a separate identity, and have housing development appropriate to local need, the potential for covering the whole of the countryside with houses is infinite.

### **Other grounds for objection**

Despite the clear and overwhelming policy justification that means that this an application which should be refused, there are a number of detailed issues which we wish to bring to your attention:

i) Highway Issues: The proposed access to the development is off the Brington Road. This is a narrow country road with no footpath and relatively high vehicle use providing access to villages to the north

from Junction 16 of the M1 and from the Weedon crossroads. It's straightness encourages high speeds (it is 60mph national speed limit virtually to the junction with the High Street) and it is inappropriate to introduce access to a substantial housing estate there. The location of the access into the site itself is severely constrained by both the width of the Brington Road and the close, and visually compromised, proximity of its junction with the High Street. This access would be used during construction works for the delivery of machinery and all materials in a situation which will be substandard and unsafe. The latest layout has introduced a footpath from the site entrance alongside the road to the High Street but installation would require the removal of a considerable length of important trees and hedging that form a mature green corridor to accommodate a suitable width of path in the existing steep bank.

ii) Site Location: The proposed site is a field which, although close to the village boundary, is separated from any village property or street and will effectively be an isolated suburb whose major appeal will be its proximity to the M1 and external road travel links rather than the presence of a local shop - this cannot be commensurate with sustainable development intentions of National and Local Plan policies. It will be difficult to achieve any community cohesion due to the site's remoteness from community facilities, while the site layout is a standard suburban type of landscape with a high proportion of detached (and less energy efficient) units, which fails to reference its village context, as set out in the Flore Village Design Statement. The layout and design proposals submitted so far show little evidence of pursuing the national Government's desire to make beauty a fundamental part of the approval requirements.

iii) Drainage: There is an assumption that the surface water outfall will be to existing drains running down Bliss Lane and thereby to the river. These drains are not adopted and of unknown ownership – responsibility for them may fall to riparian owners who have not been consulted. The condition is unknown and this proposal is of serious concern to the village flood warden. We have well documented record of periods when the village hall has been flooded by run-off from the highway as the result of inadequacy of a similar drain. It is not appropriate to consider this issue **after** the principle of a development has been approved, it needs to be addressed at this stage.

iv) Archaeology: Local knowledge of the site is that historically it used to be the village tip and possibly a burial ground for those in the community who could not be buried within the churchyard, hence its name of Bedlam Pit.

v) Ecology: the Parish Council fully support the views of Paul Minton, a resident, who has previously objected to the proposal with a detailed analysis, and has followed up with further comment in response to the latest submission.

In addition, the extant proposal to cover a substantial acreage of significant landscape and amenity value countryside (over 80 hectares) near to the village with solar panels will incur the loss of even more agricultural land which is likely to become increasingly in demand in the future when the country seeks to feed a growing population in a sustainable way. This solar farm is also very close to this site, and if both it and this proposal were to go ahead they would seriously impinge on the close rural environment of the village and its setting.

## Conclusion

This Application clearly fails to meet Policy and therefore should be refused. Additional development in a village that has seen considerable expansion in recent years prejudices the aims of DDC to focus development in Daventry. In addition, there are a number of detailed issues that the Parish Council and villagers who have written to you, wish to bring to your attention.

Some of these, such as highways and drainage, are fundamentally important to assess at this stage and **not** as reserved matters. **If the Council were to approve this application the precedent would be catastrophic for the success of DDC's recently adopted Local Plan and the Flore Neighbourhood Plan.** It would result in serious harm to the character and form of the village, which would have to be compensated for by significant S106 or equivalent mitigation measures, in which case we would like to bring forward our aspirations for inclusion in any S106 agreement to mitigate, but not fully compensate for, the impacts of the proposal:

### High Street Traffic Calming

The Parish Council together with Officers of WNC have been developing measures to both reduce the speed of traffic through the village as well as deterring HGV traffic, which despite the opening of the bypass, remains a significant issue for residents, particularly those fronting the High Street. Given the boundary of the site directly onto the High Street this will be an issue of importance to future residents

of this scheme. The legal agreement for the Bovis Homes development provided funds (circa £158,000) which are being used to support the first phase of the High Street calming. Future phases are required, and the Parish Council would expect a similar sum to be provided to enable these to be delivered.

#### Linear Village Green

The application site is remote from the centre of the village. It would be appropriate to reduce this isolation through the development of the linear village green that knits this site into the fabric of the village. Funding could enable better pedestrian connectivity, landscaping and amenities.

#### Outdoor play and recreation

Measures to improve the range and quality of outdoor sports and recreation both on and off-site should be promoted.

**However, by no measure should these issues be used to form any justification for supporting this proposal**

- c **Application:** DA/2021/0328 (amended) 123 High Street.  
Alterations to, and partial rebuilding of, brick boundary wall including repositioning of brick pier on existing dropped kerb to allow for proposed driveway reinstatement to original width; installation of timber gates (part-retrospective), and
- d **Application:** WND/2021/0264. (amended) 123 High Street.  
(Listed Building Consent) Alterations to, and partial rebuilding of brick boundary wall including repositioning of brick pier on existing dropped kerb to allow for proposed driveway reinstatement to original width; installation of timber gates (part retrospective)  
The Council has no objections to either of these applications, both of which comply with the Neighbourhood Plan policies.
- e **Application – Received after agenda was published.** WND/2021/0380. The Hollies, 4 Kings Lane.  
Listed building consent for stone repairs and brick replacements with stone, re-pointing of all 4 elevations, structural repairs, stripping and recovering roofs on a like-for-lie basis.  
The Council has no objections to this application which conforms with the Neighbourhood Plan

#### 705.0 ACCOUNTS FOR PAYMENT

Payments agreed and paid on 9<sup>th</sup> August under General Power of Competence. KBa/GF

Zephyr	Replacement flagpole – July payment, agreed at that meeting	456.00
<b>August payments</b>		
Opus Energy	Streetlight electricity (retrospective)	62.03
Salix	Loan payment (streetlights)	1829.42
N Westhead	Bus Shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE– Employee Tax	155.49
Halkett	Office costs	17.00
G Fellows	Hammerite/fungicidal wash for metal railings	27.99
Millennium Hall	July rent for library	20.00
M Freeman	Grass cutting playing fields/closed churchyard	276.00
Opus Energy	Streetlight electricity	TBC
		3012.59

**Date of next meetings:** 20<sup>th</sup> September, 18<sup>th</sup> October, 15<sup>th</sup> November

The meeting closed at 2045 hrs

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

14<sup>th</sup> June 2021

Dear Councillor

This is your summons to the **Parish Council Meeting** to be held on **Monday 20<sup>th</sup> September 2021 at 7.30 pm in the main hall of the Flore Primary School**. If you are not able to attend, please let me know.

Members of the Public and Press are invited to attend.

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

### Acceptance of Apologies for absence

Chairman: In the absence of Mrs Kathryn Baines, Vice Chairman Mrs Chris Littlewood will take the meeting

- 707.0** To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed at this meeting
- 708.0 Public Forum** for parishioners and reports by Unitary Councillors
- 709.0** To approve the minutes of the Meeting of the Parish Council held on 19<sup>th</sup> July 2021 and the Extraordinary Meeting of the Parish Council held on the 9<sup>th</sup> August 2021
- 710.0 To receive any updates on outstanding items** (not covered elsewhere on the agenda)
  - To receive a Flood Warden report
  - To receive an update on the planting of trees/shrubs on the bypass

### 711.0 To deal with general correspondence which may require a decision

- 711.1 To receive an update on the High Street mitigation works (if anything received)
- 711.2 To consider ideas for the Platinum Jubilee Celebrations in 2022, including planting of a tree
- 711.3 To consider a response to the WNC consultation for suggestions to the overview and scrutiny work programme
- 711.4 To consider asking for electricity prices for street lighting early. Contract ends at end of Jan 22.

### 712.0 COUNCIL PROPERTY

- 712.1 To receive an update on the war memorial posts in the surround and consider any issues that arise
- 712.2 To confirm that the Council has purchased a flagpole which is being stored by Zephyr.
- 712.3 To confirm that Cllr Littlewood and Clerk carried out a memorial test on all headstones in the Closed Churchyard that the Parish Council is responsible for. Two headstones are loose in the ground, but stable, Samuel Tibbs, near the bell tower and Jane Flack, near the gate. To be reinspected in 6 months.
- 712.4 To consider a request to install a litter bin in the vicinity of The Mill and to consider moving a bin at the top of Bricketts Lane.

### 713.0 FINANCIAL/ADMIN MATTERS

- 713.1 Finance update, including income received since last meeting
- 713.2 Internal control. Report on procedures since last meeting
- 713.3 Insurance: To consider the Council's insurance renewal
- 713.4 Grant: To consider a request for a contribution towards the Flore Firework display
- 713.5 Audit: To receive the audit response from PKF and to note Auditor's comments. To also confirm that the official paperwork has been uploaded and displayed on the website

**714.0 ACCOUNTS FOR PAYMENT:**

Opus Energy	Street lighting retrospective, (July payment)	63.39
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**September payments**

Melba Swintex	Insert for litter bin (near Post Office)	74.86
N Westhead	Bus shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE Tax/Nat Insurance	155.49
S Halkett	Office rent	17.00
M Freeman	Grass cutting, playing field/Closed Churchyard	276.00
BHIB	Council insurance	795.68
PKF Littlejohn	Audit	360.00
Weedon Bec PC	Telephone/photocopying	78.36
Millennium Hall	Library room hire	20.00
Unity Trust bank	Bank charges – 30 September	18.00
Opus Energy	Street lighting August	TBC
Flore Scout Group	Contribution toward fireworks – if approved	TBC
		<b>2402.05</b>

**715.0 PLANNING****715.1 To consider commenting on Applications**

- a **Application:** WND/2021/0423. Old Bakers Arms, 16 Kings Lane. Construction of detached double garage. (retrospective for Flore PC)

**716.0 REPORTS FROM REPRESENTATIVES ON VILLAGE ORGANISATIONS**

- 716.1 Brodie Lodge Playing Field  
 716.2 Millennium Hall  
 716.3 Commonwealth Flags and Disaster Relief Fund  
 716.4 Charities

**717.0 CORRESPONDENCE RECEIVED**

- |    |                |   |
|----|----------------|---|
| a. | WNC            | Update on planting on bypass. 710.0                 |
| b. | Resident       | Offer to help on Jubilee. 711.2                     |
| c. | Residents      | Bin requests (installation and moving of bin) 712.4 |
| d. | BHIB           | Council insurance. 713.3                            |
| e. | Flore Scouts   | Request for donation towards fireworks. 713.4       |
| f. | PKF Littlejohn | Audit return. 713.5                                 |
| g. | WND            | Planning application. 715.1a                        |
| h. | WBPC           | Copy correspondence re planning enforcement issues. |

NCALC Updates  
 Clerks & Councils Direct newsletter

**718.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

Date of next full Council meetings: 18<sup>th</sup> October, 15<sup>th</sup> November

## FLORE PARISH COUNCIL

### MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD IN THE FLORE PRIMARY SCHOOL 20<sup>TH</sup> SEPTEMBER 2021 at 7.30 pm

**PRESENT:** Councillors: Mr Kevin Beasley, Miss Freya Davies, Mr Geoff Fellows, Mr Geoff Holden,  
Mr Simon Levell, Mrs Chris Littlewood, Mr John Thomason  
1 Member of the public present (left after the public forum)  
Unity Councillors: Mr Charles Morton

**Acceptance of Apologies for absence:** Cllrs Mr Andy Anderson, Mrs Kathryn Baines, Mr Tom Higginson,  
Mr Geoff Holden

<b>707.0</b>	<b>Declarations of Interest under the Council's Code of Conduct.</b> Cllr Davies declared a non-pecuniary interest in item 713.4 being a member of the Flore Scout Group.	
<b>708.0</b>	<b>Public Forum:</b> for parishioners and reports by County and District Councillors <ul style="list-style-type: none"> <li>• Unitary Cllr Morton had come along to listen to the meeting and to thank the Cllrs for looking after the Afghan visitors to the village.</li> <li>• Resident asked if the hedging in The Avenue and Bricketts Lane could be cut back. Three sections (top part of The Avenue belongs to the Oxford Diocese, middle section from the school field to the wall belongs to the School and the section on Bricketts Lane from playground upwards, is unknown)</li> <li>• Resident by email: asked why the bypass was closed on two nights last week. If an emergency it is acceptable but it is not acceptable not to be told that it was going to be closed for remediation works. Clerk to investigate</li> <li>• Cllrs thanked Cllr Beasley and others for their work with the Afghan refugees</li> <li>•</li> </ul>	Clerk  Clerk
<b>709.0</b>	<b>To approve the minutes of the Meeting of the Parish Council held on 19<sup>th</sup> July 2021</b> and the minutes of the Extraordinary Meeting of the Parish Council held on the 9 <sup>th</sup> August 2021. The minutes are an accurate record of the meetings. GF/KB	
<b>710.0</b>	<b>Outstanding items - updates</b> (not covered elsewhere on the agenda) <ul style="list-style-type: none"> <li>• Flood Warden report. Cllr Thomason has looked into the likelihood of Flore being hit by extreme flooding issues and there is nothing to indicate that there is anywhere that could be hit by excessive damage.</li> <li>• Planting on the bypass. Noted</li> <li>• Cllr Littlewood advised that the bus shelter work would commence this week</li> </ul>	
<b>711.0</b>	<b>GENERAL CORRESPONDENCE</b>	
711.1	High Street mitigation works. Nothing received. Clerk to ask Cllr Higginson to chase	Clerk/Cllr Higginson
711.2	Platinum Jubilee. To be discussed again at the January meeting.	Jan Agenda
711.3	WNC consultation. Noted.	
711.4	Electricity prices. Council agreed to ask Utility company to gather costs and assess as soon as they are in.	Clerk
<b>712.0</b>	<b>COUNCIL PROPERTY</b>	
712.1	War memorial – November agenda	Nov Agenda
712.2	Flagpole: Has been purchased and is being stored by Zephyr.	
712.3	Headstone inspection. Noted	
712.4	Litter Bins: The Mill – to be monitored and bought back to the Council if necessary. Moving bin in Bricketts Lane – agreed to obtain cost to fit new base (£70.13 plus Vat and delivery) and fitting costs.	Nov Agenda
<b>713.0</b>	<b>FINANCIAL MATTERS</b>	
713.1	Finance update. It was reported that as at 30 <sup>th</sup> August the Council had £28,213.99 in the bank account. There were no matters arising. Figures accepted by Council.	
713.2	Internal Control. Inspection has not been carried out this month.	
713.3	Insurance:	
	<b>Resolved:</b> To pay the annual payment of £795.68. FD/GF	

- 713.4 Grant:  
**Resolved:** Councillors agreed to donate £1500 towards the Scouts Firework display but this was a one off and may not be given next year. GF/KB
- 713.5 Audit: Clerk explained the reasoning behind the comment left by PKF at the recent audit. NCALC are looking into this which seems to have affected a lot of parishes this year and which wasn't advised prior to audit. Councillors await the response from NCALC. Regulation forms are on the website.

#### 714.0 ACCOUNTS FOR PAYMENT

Payments agreed and paid on 19 <sup>th</sup> July under General Power of Competence. KBa/CL		
Opus Energy	Streetlight electricity (paid July)	63.39
Melba Swintex	Insert for litter bin	74.86
N Westhead	Bus Shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE– Employee Tax	155.49
Halkett	Office costs	17.00
M Freeman	Grass cutting playing fields/closed churchyard	276.00
BHIB	Council insurance	795.68
PKF Littlejohn	Audit	360.00
Weedon Bec PC	Office costs	78.36
Millennium Hall	Rent for library	20.00
Unity Trust bank	Service charge	18.00
Flore Scout Group	Donation towards firework display	1500.00
	<b>TOTAL</b>	<b>3920.05</b>

Invoices received after agenda published: replacement for defibrillators/Wreath. Agreed at meeting		
Turtle Engineering	Defibrillator pads x 2	83.98
Poppy Appeal	Wreath for Remembrance Sunday	50.00
Flore Primary School	Rent for meeting (amount agreed previously)	10.00
	<b>Monthly total</b>	<b>4064.03</b>
Opus Energy	Streetlight electricity – August	TBC

#### 715.0 PLANNING

- 715.1 **Application:** WND/2021/0423. Old Bakers Arms, 16 Kings Lane. Construction of detached double garage. The Council has no objections to this application as it does not affect the Neighbourhood Plan policies.

#### 716.0 REPORTS FROM VILLAGE ORGANISATIONS

- 716.1 Brodie Lodge. No more car boots this year. Next one planned for April 22
- 716.2 Millennium Hall. AGM. No report given
- 716.3 Commonwealth Flags and Disaster Relief Fund: No report given
- 716.4 Charities: Nothing to report.

#### 717.0 CORRESPONDENCE RECEIVED

- a. WNC Update on planting on bypass. 710.0
- b. Resident Offer to help on Jubilee. 711.2
- c. Residents Bin requests (installation and moving of bin) 712.4
- d. BHIB Council insurance. 713.3
- e. Flore Scouts Request for donation towards fireworks. 713.4
- f. PKF Littlejohn Audit return. 713.5
- g. WND Planning application. 715.1a
- h. WBPC Copy correspondence re planning enforcement issues.

NCALC Updates  
 Clerks & Councils Direct newsletter

#### 718.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED

- Defibrillator: pads required as run out shortly. Agreed to purchase replacement pads.
- Poppy Appeal: agreed to purchase a wreath as deadline before next meeting.
- NCALC training survey: Cllrs encouraged to respond to it.
- ACRE: Best village competition. Noted
- 3 planning applications. Extraordinary meeting required. Date tbc



**Date of next meetings:** 18<sup>th</sup> October, 15<sup>th</sup> November

**Items for inclusion on next meeting's agenda.**

Update on High Street mitigation works

Ratify Electricity costs

War Memorial - posts in surround

Refitting bin Bricketts Lane - quote

Platinum Jubilee – January meeting

The meeting closed at 2040 hrs

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

23<sup>rd</sup> September 2021

Dear Councillor

This is your summons to the **Extraordinary Meeting of the Parish Council** to be held on **Wednesday 29<sup>th</sup> SEPTEMBER at 7.00 pm in the Schoolroom of the United Reformed Church**. If you are not able to attend, please let me know.

Members of the Public and Press are invited to attend.

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

### To receive and accept apologies for absence

**719.0 To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed on this agenda**

**720.0 Public Forum:** for parishioners and reports by County and District Councillors

### **721.0 PLANNING**

#### **721.1 To consider responding to planning applications:**

- a **Application:** WND/2021/0221 Orchard House, 70 High Street.  
Demolition of single storey extension. Construction of single storey extension to form utility and office.
- b **Application:** WND/2021/0222 Orchard House, 70 High Street  
Listed Building Consent for removing wall between kitchen and dining room, single storey rear utility and study extension, replacing first floor window in south west elevation, replacing two chimney pots and stonework repairs to chimney and gables as per Bowden & Ward's schedule
- c **Application:** WND/2021/0369 Land at Stowe Hill, Watling Street.  
Use of land for the stationing of caravans for residential use.

Date of next, full Council meeting: 18<sup>th</sup> October 2021

## FLORE PARISH COUNCIL

### MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL HELD IN THE UNITED REFORMED CHURCH SCHOOLROOM 29<sup>th</sup> SEPTEMBER 2021 at 7.00 pm

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Mr Kevin Beasley, Mr Geoff Holden,  
Mr Simon Levell, Mrs Chris Littlewood, Mr John Thomason

**Acceptance of Apologies for absence:** Cllr Davies, Fellows, Higginson

Chairperson: Mrs Kathryn Baines

**719.0** **Declarations of Interest under the Council's Code of Conduct.** Nothing declared.

**720.0** **Public Forum:** for parishioners and reports by County and District Councillors  
No members of the public present.

#### **721.0** **PLANNING**

##### **704.1** **To consider responding to planning applications:**

- a **Application:** WND/2021/0221 Orchard House, 70 High Street.  
Demolition of single storey extension. Construction of single storey extension to form utility and office.
- b **Application:** WND/2021/0222 Orchard House, 70 High Street  
Listed Building Consent for removing wall between kitchen and dining room, single storey rear utility and study extension, replacing first floor window in south west elevation, replacing two chimney pots and stonework repairs to chimney and gables as per Bowden & Ward's schedule  
*Response to both applications.* The Council has no objections to either of these applications as they comply with the Neighbourhood Plan's policies.
- c **Application:** WND/2021/0369 Land at Stowe Hill, Watling Street. Use of land for the stationing of caravans for residential use.  
Flore Parish Council is united in support with Church Stowe and Weedon Bec Parish Councils in objecting to this application, which lies close to our boundary, and which has the potential to set an alarming precedent which could impact our own parish.

The history of planning on this site gives us no confidence that the applicant will limit his development to that shown on the submitted drawings, and we are concerned that, since the District/Unitary Authority appear not to have been able to ensure that the original development did not exceed the limits of approval, that similar limitations will be adhered to if the proposal is approved.

The site is clearly and blatantly being used for commercial operations as well as already housing many more mobile homes than were approved. The original approval was for a small, one family development of one mobile and one static caravan with a facilities unit, specifically permitted for the purpose of allowing the 'local' special education of a family member. It is quite clear that the applicant never had any intention of limiting his use of the site to the approved criteria and immediately began making preparations for the scale of development (at the least) for which approval is now being sought and which should, perhaps, be at least in part a retrospective application.

The development, which has already grown to be a sizeable (and decidedly inappropriate) residential/commercial development in open countryside in contravention of the policies of the Countryside and Settlements Local Plan, would surely not be given consideration in conventional circumstances.

We cannot support a further application by someone who has already displayed such obvious contempt for the planning system, and an enlarged development which can only exacerbate the other negative issues already raised by Church Stowe and Weedon.

**Date of next meetings:** 20<sup>th</sup> September, 18<sup>th</sup> October, 15<sup>th</sup> November

The meeting closed at 1940 hrs

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

13<sup>th</sup> October 2021

Dear Councillor

This is your summons to the **Parish Council Meeting** to be held on **Monday 18<sup>th</sup> October 2021 at 7.30 pm in the main hall of the Flore Primary School**. If you are not able to attend, please let me know.

Members of the Public and Press are invited to attend.

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

### Acceptance of Apologies for absence

Chairman: Mrs Kathryn Baines

- 722.0** To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed at this meeting
- 723.0 Public Forum** for parishioners and reports by Unitary Councillors
- 724.0** To approve the minutes of the Meeting of the Parish Council held on 20<sup>th</sup> September 2021 and the Extraordinary Meeting of the Parish Council held on the 29<sup>th</sup> September 2021
- 725.0 To receive any updates on outstanding items** (not covered elsewhere on the agenda)
- To receive a Flood Warden report, if one available
- 726.0 To deal with general correspondence which may require a decision**
- 726.1 To receive an update on the High Street mitigation works (if anything received)
- 726.2 To consider electricity prices for street lighting contract (likely to be sent to Cllrs just before meeting)
- 726.3 To consider responses to issues on social media

### 727.0 COUNCIL PROPERTY

- 727.1 To consider a quote to repair the loose posts on the war memorial
- 727.2 To consider a quote to re-site a litter bin at the top of Bricketts Lane.

### 728.0 FINANCIAL/ADMIN MATTERS

- 728.1 Finance update, including income received since last meeting
- 728.2 Internal control. Report on procedures since last meeting

### 729.0 ACCOUNTS FOR PAYMENT:

#### October payments

N Westhead	Bus shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE Tax/Nat Insurance	155.49
S Halkett	Office rent	17.00
M Freeman	Grass cutting, playing field/Closed Churchyard	276.00
Millennium Hall	Library room hire	20.00
Stephen Drinkwater	Bus shelter repairs	4032.00
		<b>5125.15</b>

**730.0 PLANNING**

**730.1 To consider commenting on Applications**

- a **Application:** WND/2021/0589. The Hollies 4, Kings Lane.  
Demolition of existing lean-to extension. Construction of single storey extension, link corridor and formation of access to attic space.
- b **Application:** WND/2021/ 0590. The Hollies 4, Kings Lane.  
Listed Building Consent for demolition of existing lean-to extension. Construction of single storey extension, link corridor and formation of access to attic space.
- c **Application:** WND/2021/0587 Lawful Development Certificate. Flore House. (not an official consultation from WND)

730.2 To consider commenting on the West Northants Strategic Plan – Spatial Options Consultation

730.3 To consider commenting on the West Northants Strategic Plan – Climate Change survey

**731.0 REPORTS FROM REPRESENTATIVES ON VILLAGE ORGANISATIONS**

731.1 Brodie Lodge Playing Field

731.2 Millennium Hall

731.3 Commonwealth Flags and Disaster Relief Fund

731.4 Charities

**732.0 CORRESPONDENCE RECEIVED**

- a. WNC planning applications x 2. 730.1/2
  - b. Dodford PC Response to Stowe Hill application -noted
  - c. WNC Strategic Plan x 2 consultations. 730.2 & 3
  - d. Highways Works in progress – noted
  - e. Resident Flore House – noted
- NCALC Updates  
ACRE newsletter

**733.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

Date of next full Council meetings: 15<sup>th</sup> November

## FLORE PARISH COUNCIL

### MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD IN THE FLORE PRIMARY SCHOOL 18<sup>TH</sup> OCTOBER 2021 at 7.30 pm

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Miss Freya Davies, Mr Geoff Fellows, Mr Geoff Holden, Mr Simon Levell, Mrs Chris Littlewood, Mr John Thomason  
3 Members of the public present (only 1 remained for the whole meeting)  
Unity Councillors: Mr Phil Bignell and Mr Charles Morton (Mr Morton left after the public forum)

**Acceptance of Apologies for absence:** Cllrs Mr Kev Beasley, Mr Tom Higginson

- 722.0 Declarations of Interest under the Council's Code of Conduct.** Nothing declared
- 723.0 Public Forum:** for parishioners and reports by County and District Councillors
- Resident: asked for update on the solar panel application, Brington Road site and Stowe Hill site. Information provided as known.
  - Resident: requested clarification on points above and advised of the Strategic Plan. Noted
  - Resident: advised that he thought the report that the Council submitted re the Brington Road site was well written. He also asked if there was any news on the Garage site – nothing received at time of meeting. *(Note: The Appeal on the Garage site has now been received and forwarded to Flore PC via Cllr Phil Bignell. Applicant won the Appeal)*
- 724.0 To approve the minutes of the Meeting of the Parish Council held on 20<sup>th</sup> September 2021** and the minutes of the Extraordinary Meeting of the Parish Council held on the 29<sup>th</sup> September 2021. The minutes are an accurate record of the meetings. CL/SL
- 725.0 Outstanding items - updates** (not covered elsewhere on the agenda)
- Flood Warden report. No report received but flood warden asked about how the Millennium Hall's drains could be fixed once and for all
- 726.0 GENERAL CORRESPONDENCE**
- 726.1 High Street mitigation works. Highways are waiting for the safety audit to be provided on the revised plans before sending through. The likely date for starting the work is January 2022, assuming all plans are passed.
- 726.2 Electricity prices.  
**Resolved:** to accept the quote for SSE for a two year period from 1<sup>st</sup> February 2022. Cost for the contract £3327.12. GF/KB
- 726.3 Social Media. Chair advised that all comments on social media platforms, that involve the Council, currently need to go through her. Facebook page for FPC to go on to the agenda for next meeting along with a revised Social Media Policy
- 727.0 COUNCIL PROPERTY**
- 727.1 War memorial.  
**Resolved:** Agreed to repair the loose stones in the surround. £335 plus VAT
- 727.2 Bin – Bricketts Lane. As the High Street works may be starting in January, it was agreed to hold this over until the works are in place. If resident still has concerns after that, the Council will look at it again.
- 728.0 FINANCIAL MATTERS**
- 728.1 Finance update. It was reported that as at 30<sup>th</sup> September the Council had £42,254.37 in the bank account (second half of the precept has been received). There were no matters arising. Figures accepted by Council.
- 728.2 Internal Control. Cllr Holden confirmed that all figures are correct.
- 729.0 ACCOUNTS FOR PAYMENT**  
Payments agreed and paid on 18<sup>th</sup> August under General Power of Competence. KBa/CL

N Westhead	Bus Shelter cleaning	16.00
S Halkett	Salary	608.66
HMRC	PAYE– Employee Tax	155.49

Nov Agenda

Halkett	Office costs	17.00
M Freeman	Grass cutting playing fields/closed churchyard	276.00
Millennium Hall	Rent for library	20.00
S Drinkwater	Bus shelter repairs	4,032.00
	<b>TOTAL</b>	<b>5,125.15</b>

Invoices received after agenda published:

Pure Grounds Landscapes	Grass cutting verges	2604.00
	<b>Monthly total</b>	<b>7729.15</b>
Opus Energy	Streetlight electricity	TBC

### 730.0 PLANNING

- 730.1a **Application:** WND/2021/0589. The Hollies 4, Kings Lane. Demolition of existing lean-to extension. Construction of single storey extension, link corridor and formation of access to attic space. And
- b **Application:** WND/2021/ 0590. The Hollies 4, Kings Lane. Listed Building Consent for demolition of existing lean-to extension. Construction of single storey extension, link corridor and formation of access to attic space.  
The Council has no objections to either of these applications as they conform to the Neighbourhood Plan policies.
- c WND/2021/0587 Lawful Development Certificate. Flore House. (not an official consultation from WND). Noted
- 730.2 West Northants Strategic Plan: Spatial Options Consultation: Cllr Higginson is going to attend the online meeting and will update for the November meeting.
- 730.3 West Northants Strategic Plan: Climate Change survey. Cllr Thomason will investigate this survey and report to Councillors.

Cllr  
Higginson  
Cllr  
Thomason

### 731.0 REPORTS FROM VILLAGE ORGANISATIONS

- 731.1 Brodie Lodge. Trees at the bottom of the field need some work – conservation area approval is being sought. The skateboard ramp also requires work.
- 731.2 Millennium Hall. Nothing to report
- 731.3 Commonwealth Flags and Disaster Relief Fund: No report given
- 731.4 Charities: Richard Capell has held its AGM. Mike Penn elected Chairman.

### 732.0 CORRESPONDENCE RECEIVED

- a. WNC planning applications x 2. 730.1/2
- b. Dodford PC Response to Stowe Hill application -noted
- c. WNC Strategic Plan x 2 consultations. 730.2 & 3
- d. Highways Works in progress – noted
- e. Resident Flore House – noted
- NCALC Updates
- ACRE newsletter

### 733.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED

- Keir WSP Highways: Flore Mill Bridge weight limit. Noted no comments
- Resident: Any updates on traffic calming. Noted will be on website soon
- WNC: Tree to be removed from Yew Tree Cottage. Noted

**Date of next meetings:** 15<sup>th</sup> November

#### Items for inclusion on next meeting's agenda.

Update on High Street mitigation works  
Social media site for Flore PC  
Social Media policy  
West Northants Strategic Plan  
Platinum Jubilee – January meeting

The meeting closed at 2100 hrs

# FLORE PARISH COUNCIL

Clerk: Mrs Susan Halkett, 16 St Mary's Way, Weedon, Northants, NN7 4QL  
Tel: 01327 341057 Email: [florepc@btinternet.com](mailto:florepc@btinternet.com)

10<sup>th</sup> November 2021

Dear Councillor

This is your summons to the **Parish Council Meeting** to be held on **Monday 15<sup>th</sup> November 2021 at 7.00 pm in the rear classroom, Flore Primary School**. If you are not able to attend, please let me know.

Members of the Public and Press are invited to attend.

Yours sincerely



S Halkett  
Clerk & Proper Officer to the Council

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## AGENDA

**7.00 – 7.30 pm maximum**

**Frances Nicholson, the EDF Renewables Project Manager for Glassthorpe will attend the meeting to give an update.**

**7.30 pm Flore Parish Council meeting will commence**

**Acceptance of Apologies for absence**

Chairman: Mrs Kathryn Baines

- 734.0** To receive declarations of interests under the Council's Code of Conduct regarding business to be discussed at this meeting
- 735.0 Public Forum** for parishioners and reports by Unitary Councillors
- 736.0** To approve the minutes of the Meeting of the Parish Council held on 18<sup>th</sup> October 2021
- 737.0 To receive any updates on outstanding items** (not covered elsewhere on the agenda)
- To receive a Flood Warden report, if one available
- 738.0 To deal with general correspondence which may require a decision**
- 738.1 To receive an update on the High Street mitigation works (if anything received) and to respond to resident's query
- 738.2 To consider a social media presence for Flore Parish Council and if agreed to put a policy in place to cover the running, rules and regulations
- 738.3 To consider the highways verge grass cutting contracts
- 738.4 To consider the request for electric car charging points in the village.
- 738.5 To consider responding to the WNC consultation - School Admissions
- 739.0 FINANCIAL/ADMIN MATTERS**
- 739.1 Finance update, including income received since last meeting
- 739.2 Internal control. Report on procedures since last meeting
- 739.3 Budget and Precept. To consider the proposed budget and precept for 2022-23.

**740.0 ACCOUNTS FOR PAYMENT:**

**October payments**

Opus Energy	Street lighting	64.82
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**November payments**

N Westhead	Bus shelter cleaning	16.00
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S Halkett	Salary	608.86
HMRC	PAYE Tax/Nat Insurance	155.29
S Halkett	Office rent	17.00
M Freeman	Grass cutting, playing field/Closed Churchyard	183.00
Millennium Hall	Library room hire	20.00
Weedon Bec PC	Office/telephone costs	67.99
Flore PCC	Grass cutting contribution	370.00
Flore URC	Grass cutting contribution	280.00
Flore PCC	Messenger contribution	650.00
		<b>2368.14</b>
Opus Energy	Street lighting charges	TBC

#### **741.0 PLANNING**

##### **741.1 To consider commenting on Applications**

- a **Application:** WND/2021/0691. Adams Cottage 8019 Kings Lane. Felling of a tree and work to another tree in a conservation area. Retrospective for Flore PC – no objections submitted
  - b **Application:** WND/2020/0699. 11 Chapel Lane. Work to trees within a conservation area.
  - c **Decision:** DA/2021/0459. Garage site, High Street. Appeal granted
- 741.2 To consider commenting on the West Northants Strategic Plan – Spatial Options Consultation

#### **742.0 REPORTS FROM REPRESENTATIVES ON VILLAGE ORGANISATIONS**

- 742.1 Brodie Lodge Playing Field
- 742.2 Millennium Hall
- 742.3 Commonwealth Flags and Disaster Relief Fund
- 742.4 Charities

#### **743.0 CORRESPONDENCE RECEIVED**

- a. Resident Proposed High Street work questions. 738.1
  - b. Contractors Grass cutting contract – sealed envelopes to be opened at Precept meeting  
738.3
  - c. Resident Car charging point. 738.4
  - d. WNC Planning applications x 2. 741.1 a/b
  - e. Planning Insp Decision on Appeal. 741.1c
  - f. WNC Consultation: School admissions. 738.5
- NCALC Updates

#### **744.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

Date of next full Council meetings: 17<sup>th</sup> January 2022

## FLORE PARISH COUNCIL

### MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD IN THE FLORE PRIMARY SCHOOL 15<sup>TH</sup> NOVEMBER 2021 at 7.30 pm

**PRESENT:** Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Miss Freya Davies, Mr Geoff Fellows,  
Mr Geoff Holden, Mr Simon Levell, Mr John Thomason  
1 Member of the public present  
Unity Councillors: Mr Phil Bignell

7.00 pm Representative from EDF came to give the Parish an update on the Glassthorpe solar farm project. A revised plan was shown which did not include the two higher, fields to the north-east. They would work around the many badger sets. They are looking at the biodiversity of the site and how to protect the hedgerows and species of flora and fauna there. The distance between the hedgerows and panels is likely to be around 10m+ ie hedgerow, then 5m gap, security fencing, 5m gap then panels. The community benefit fund is likely to be around £20,000 per year but this is a shared fund between neighbouring parishes. Planning application likely to be submitted mid-January.

7.30 pm Parish Council meeting commenced

**Acceptance of Apologies for absence:** Cllrs Mr Kev Beasley, Mr Tom Higginson, Mrs Chris Littlewood  
Apologies also received from Unitary Cllr Mr Charles Morton and Mr Dan Lister

**734.0 Declarations of Interest under the Council's Code of Conduct.** Nothing declared

**735.0 Public Forum:** for parishioners and reports by County and District Councillors

- Unitary Cllr Bignell urged the Council to submit a response to the Spatial Options consultation. He will look into why the Council does not receive notification of decisions on application.

**736.0 To approve the minutes of the Meeting of the Parish Council held on 18<sup>th</sup> October 2021.** The minutes are an accurate record of the meetings. JT/GF

**737.0 Outstanding items - updates** (not covered elsewhere on the agenda)

- Flood Warden report. Following a heavy downpour of rain there was flooding on the High Street at the top of the Avenue, and some houses front drives and gardens. The drains on the High Street are regularly cleared by the Council, but unfortunately, at this time of year, they block up. Report blocked drains to St Dr.

**738.0 GENERAL CORRESPONDENCE**

738.1 High Street mitigation works. Road Safety Audit has been carried out, but the formal report is still awaited. Possible works to commence on the 11<sup>th</sup> January, assuming the RSA is acceptable. A further response has been sent to the resident regarding his questions.

738.2 Social Media. It was agreed to set up a Facebook page for the Council. Cllr Davies looking into it. A Social media policy will be drawn up for the next meeting

738.3 Highways Grass Cutting Contract. Five contractors expressed interest to quote for the contract. Three responses were received.

**Resolved:** After consideration it was agreed to remain with the current contractor at the same cost as the previous tender of £7,500 per annum. GF/KB

738.4 Electric car charging points. Agreed to send the link to the resident to register interest. A question was also asked of EDF as to whether they would provide charging points linked to the solar panels. To be looked at further as part of the linear green project on the High Street.

738.5 WNC School Admissions consultation. FPC feel they are not qualified to respond to this consultation.

Cllr Davies  
Jan Mtg

Linear Green  
Group

**739.0 FINANCIAL MATTERS**

739.1 Finance update. It was reported that as at 31<sup>st</sup> October, the Council had £34,460.40 in the bank account. There were no matters arising. Figures accepted by Council.

739.2 Internal Control. Cllr Holden confirmed that all figures are correct.

739.3 Budget & Precept. Figures were provided to all Councillors following the Finance Group's recent meeting, for consideration.

**Resolved:** Following discussion of the submitted proposal by the Finance Group, Council accepted the budget figure of £37,951.00 for 2022/23. The Precept figure will be the same subject to the District

Council's tax base figure – which has not been received yet by the Parish Council. This figure is a 4.44% rise on last year's figures. If tax base changes, further confirmation of all figures will be at the January meeting. GH/KBa

**740.0 ACCOUNTS FOR PAYMENT**

Payments agreed and paid at the meeting under General Power of Competence. KBa/GF

Opus Energy	Streetlight electricity (October – retrospective)	64.82
N Westhead	Bus Shelter cleaning	16.00
S Halkett	Salary	608.86
HMRC	PAYE– Employee Tax	155.29
Halkett	Office costs	17.00
M Freeman	Grass cutting playing fields/closed churchyard	183.00
Millennium Hall	Rent for library	20.00
Weedon Bec PC	Office/telephone costs	67.99
Flore PCC	Grass cutting contribution	370.00
Fore URC	Grass cutting contribution	280.00
Flore PCC	Messenger contribution	650.00
	<b>TOTAL</b>	<b>2368.14</b>
Opus Energy	Street lighting electricity	TBC
Invoices received after agenda published:		
David Brown	Grass cutting memorial garden area	72.00
	<b>Monthly total</b>	<b>2440.14</b>

**741.0 PLANNING****741.1 To consider commenting on applications**

- a **Application:** WND/2021/0691. Adams Cottage 8019 Kings Lane. Felling of a tree and work to another tree in a conservation area. Retrospective for Flore PC – no objections submitted
- b **Application:** WND/2020/0699. 11 Chapel Lane. Work to trees within a conservation area. The Council has no objections to this application which doesn't affect the neighbourhood plan.
- c **Decision:** DA/2021/0459. Garage site, High Street. Appeal granted
- 741.2 West Northants Strategic Plan: Spatial Options Consultation: Cllrs Anderson and Higginson to put a response together and to send around to all before submitting by the deadline of 6<sup>th</sup> December

**742.0 REPORTS FROM VILLAGE ORGANISATIONS**

- 742.1 Brodie Lodge. Looking to install some new equipment, waiting for the S106 advice. Tree removal likely at the bottom of the field.
- 742.2 Millennium Hall. No report given
- 742.3 Commonwealth Flags and Disaster Relief Fund: No report given
- 742.4 Charities: Flore Charity held a meeting and grants were given to two students.

**743.0 CORRESPONDENCE RECEIVED**

- a Resident Proposed High Street work questions. 738.1
- b. Contractors Grass cutting contract – sealed envelopes to be opened at Precept meeting 738.3
- c. Resident Car charging point. 738.4
- d. WNC Planning applications x 2. 741.1 a/b
- e. Planning Insp Decision on Appeal. 741.1c
- f. WNC Consultation: School admissions. 738.5
- g. Weedon Resident Comments on bonfires. noted
- NCALC Updates

**744.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED**

- KeirWSP Update on High Street works. Dealt with under 738.1
- Resident Offer of rooted willow saplings for an appropriate place. Council has no land but will give email of Bovis site and copy in Cllr Thomason who will speak to farmer/resident who live alongside the Nene.
- Brodie Lodge Looking at play equipment and S106 money – noted under reports from village organisations.
- WNC Planning application WND/2021/0740. 9 John Campbell Close. Extraordinary meeting required

**Date of next meetings:** 17<sup>th</sup> January 2022

**Items for inclusion on next meeting's agenda.**

Update on High Street mitigation works  
Social media site for Flore PC  
Social Media policy  
Trees on the Bovis site  
Platinum Jubilee – January meeting

The meeting closed at 2040 hrs

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Chairman

17<sup>th</sup> January 2022