

FLORE PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD IN URC SCHOOLROOM, CHAPEL LANE, FLORE ON 26th JULY 2022 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
1 Member of the public present
Unitary Cllr Mr Charles Morton

Acceptance of Apologies for absence: Cllrs Mr Kev Beasley, Mr Tom Higginson
Unitary Cllr Mr Phil Bignell

828.0 **Declarations of Interest under the Council's Code of Conduct, regarding business tabled for discussion.** No declarations of interest were stated.

829.0 **Public Forum:** for parishioners and reports by County and District Councillors
Member of the public had come along to listen to the meeting.

830.0 **To approve the minutes of the Meeting of the Parish Council held on 20th June 2022 and the Extraordinary Meeting of the Parish Council held on the 29th June 2022.** These minutes were an accurate record of the meetings. SL/GF

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

- Flood Warden. Sewer smells noted in Sutton Street. Warden had met with AWA and they have identified two possibility causes where the smell permeates on Sutton Street which will be investigated. They are also meeting with Orbit to see whether, when they flush their pumping house, it coincides with the smell and if this is the case they will install odour meters to stop this.
- High Street Works. Noted. The three chicanes had been put in place, some signage is still to be installed. A gas main leak had also closed the road for a period of time.

832.0 **GENERAL CORRESPONDENCE**

832.1 Bus Shelter Cleaner. Advertisement to go into the Messenger.

832.2 Consultations

a WNC: SNC Local Plan Part II. Noted

B WNC: Modifications to Northampton's Local Plan. Noted

c WNC: Draft policy on asset transfers. Noted

832.3 NCalc AGM. 1st October. Cllr Fellows to attend.

Cllr Davies

Clerk/Cllr
Fellows

833.0 **FINANCIAL MATTERS**

833.1 Finance update. It was reported that as at 30th June the Council had £35,455.48 in the bank account. There were no matters arising. Figures accepted by Council.

833.2 Internal Control. Cllr Holden carried out the internal control. All present and correct.

834.0 **ACCOUNTS FOR PAYMENT**

Payments agreed and paid on 26 July under General Power of Competence.

Flore Primary School	Rent for meetings (retrospective June)	30.00
Turtle Engineering	Medical Bleed Kits (retrospective June)	102.00
		132.00
July payments		
SSE	Street light electricity (DD)	143.68
S Halkett	Office costs	17.00
S Halkett	Salary	636.65
HMRC	PAYE- Employee Tax	164.90
Millennium Hall	Room hire, library	20.00
M Freeman	Grass cutting playing fields £200 /closed churchyard £95	295.00
D Brown	Grass cutting - Memorial garden	72.00
Northants CALC	Training £136.80/Subscriptions £524.69/Audit £282/ DPO £12	955.49

G Fellows	Website annual fee	93.60
		2398.32
Invoice received after agenda published		
Pure Grounds Landscapes	Grass cutting and weed spraying	1212.00
D Brown	Clearance of verge £200, remove fallen branch and dispose £100	£360.00
	TOTAL	3970.32

August payments of agreed invoices and salaries – agenda in September but paid August

835.0 PLANNING

835.1a

Application: WND/2022/0410 Land at Glassthorpe Hill and Land Off Brington Road, Flore
Change of use from agricultural land to solar farm and construction and operation of a solar photovoltaic (PV) development with a capacity of up to 49.9MW with associated infrastructure and planting
Flore Parish Council has voted by a small majority to give this proposal support in principle because they accept that there is a pressing need to generate power from renewable sources in the face of carbon-driven climate change however the vote carried was subject to implicit conditions covering areas of concern that they would wish to see addressed. These conditions are as follows:

1. This is an exceptionally large solar farm which is effectively an industrial development despite any effort to mitigate that situation and it encroaches appreciably on the Upper Nene Valley which has a particular value for its landscape quality. The recent warehouse development at Panettone Park (near M1 Junction 16 east of Upper Heyford) has already severely compromised this, and - together with the inclusion of an adjacent area on the north side of the A4500 as a potential warehousing/ industrial site in the West Northants Strategic Plan now being developed - is already threatening the environmental value of this area, in particular in the impact on Glassthorpe Hill, an important landscape feature.
2. The use of good quality agricultural land for this use is also potentially reducing the solar panels' benefit in mitigation of environmental cost, since such land is likely to become of even greater value as the pressure on worldwide food production grows and this country faces a growing need to import grain. It is regrettable that more emphasis is not put into re-using brownfield sites of low landscape value for solar generation or else ensuring industrial developments (such as the warehouse park cited above) incorporate solar panels as planning conditions.
3. In consequence of the above the Parish Council seeks a reduction in area utilised for the solar panels and to retain the level arable field to the west of the proposed development for agricultural use (ie removal of the solar arrays numbered 1,2,3 and 19 on the site masterplan), which would have the added benefit of removing the need for a separate access from the Brington Road. Furthermore, removal of the solar arrays numbered 4 and 5 in the extreme north-east of the application site would further assist with mitigating the landscape impact on the Glassthorpe Hill area. It is considered the remaining arrays would collectively still represent a viable solar farm, and consideration should be given to higher efficiency panels which generate more power per square metre instead of using more land for the sake of cheaper, more inefficient solar panels. EDF have not to date given a satisfactory answer to the question of using more efficient units to minimise land take.
4. In the event that the field off Brington Road be retained in the scheme, the Parish Council ask that the temporary bridging of the brook which was mentioned as an option (*during the public meeting with EDF in Flore on 7th June*) be incorporated to enable construction access from the east of the site via the proposed point of access from Main Road, Upper Heyford: This would be a condition to reduce heavy traffic in Flore village High Street, which has recently been traffic-calmed. Further, it should be a condition that the said temporary access byway road diversion at Upper Heyford be removed in entirety and made good following the construction of the development, and the existing access reinstated as before which is considered sufficient for maintenance traffic.
5. The Council seeks clarification on the access to and uses of the community benefit fund which would arise in the event of the project proceeding.
(Vote 5 in support of response, 3 against)

- b Application: WND/2022/0544. Orchard House, 70 High Street – retrospective to Flore PC
Work to trees and removal of a tree within a conservation area
No objections to this application as long as it is agreed with the conservation tree officer.

- c Application: WND/2022/0560. Greenacre, 53 Sutton Street.
Construction of a detached double garage with workspace at first floor, formation of link between existing outbuilding and main house, and:
- d Application: WND/2022/0561. Greenacre, 53 Sutton Street.
Listed Building Consent for construction of detached double garage with workspace at first floor. Formation of link between existing outbuilding and main house and insertion of slim line double glazed units in existing windows
Flore Parish Council agreed to support these applications, which meet the Neighbourhood Plan requirements in principle, but we would like the following caveats to be considered:
1. Although the application states that no trees will be affected it does appear that a small tree, which meets the criteria for consideration in the conservation area, will be lost as a result of the need to cut into the bank behind the garage building.
 2. In the interests of sustainability the applicant may wish to consider the use of external blinds or omission of roof lights in the south facing roof slope to avoid the heat gain which is likely to become an increasing problem.
 3. Barge boards on steep-pitched roofs are not part of the local vernacular, although some have been added where thatch and parapets have been removed. We suggest that in this case the barge boards on the garage should not exceed the dimensions of those on the gable of the house.
 4. The link to the outbuilding apparently meets a need not easily accommodated within the building and will not be visible from public areas so, although we have reservations about the design, we believe this is a matter which should be dealt with by the Conservation Officer.

836.0 REPORTS FROM VILLAGE ORGANISATIONS

- 836.1 Brodie Lodge. Car boots in Aug/Sept following successful car book in July
- 836.2 Millennium Hall. Looking at putting in a timber building approx. 11x4.5m, hopefully using the S106 money
- 836.3 Commonwealth Flags and Disaster Relief Fund: Nothing to report
- 836.4 Charities: No meetings held.

837.0 CORRESPONDENCE RECEIVED

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| a. | Resident | Request for help on sewer issues in Sutton Street. | 831.0 |
| b. | WNC | Consultations x 2. | 832.2 a and b |
| c. | Northants CALC | WNC consultation re Asset Transfer. | 832.2c |
| d. | WND | planning applications x 4. | 835 |
| e. | NCALC | AGM details. | 832.3 |

NCALC Updates
WNC media updates
WNC Town & Parish Briefing minutes – emailed
WNC Independence Programme flyers
ACRE newsletter

CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED

- Residents: Sewerage smell in Sutton Street – dealt with in 831
- NCALC: Training courses. Noted Cllr to look through and let Clerk know if they wish to attend classes

Date of next meetings: 2nd Tuesday in month in the United Reformed Church schoolroom
13th September, 11th October, 8th November

Items for inclusion on next meeting's agenda. Nothing specific
September: Biodiversity in the village.

The meeting closed at 2055 hrs