

Meeting Number	18-22
Date of Meeting:	20 th July 2022
Location:	Village Hall Meeting Room
Purpose of Meeting:	Parish Council Meeting
Minutes Prepared By:	Nigel Searle
Date & Location of Next Meetings:	21 st September Village Hall
Attendees:	M Smith (Chair), S Brown, E Searle, T Towns M Marsden
Copies to:	All Parish councillors plus NNC Councillor

18-22.001 Presentation by Scottish Power (SOLAR Farm)

Brief Summary of presentation

Three members of the Scottish Power team attended the meeting to give an update and discuss community benefit.

- It was confirmed that Scottish Power will make a community benefit contribution based on the facility power output and will be paid on commissioning, subject to legal conditions.
- The facility is planned to be operational around Q4 2024
- It is planned to connect the Grafton and Brigstock facilities so only one substation is required.
- There will be significant increase in traffic during construction period
- Traffic management and routing is not yet completely finalised and there are planning consents outstanding. Routing options have been and are being explored.
- The 38 double battery stacks (76 containers) should be significantly screened so not to be a detrimental visual impact in the landscape. It is anticipated there will be a life cycle in excess of 12 years
- There is no night working planned (unless critical)
- There will be no permanently on lighting on site.
- A road survey will be undertaken so any damage can be made good

Copy of presentation slides to be provided

18-22.002 Public Forum

1 Member of the public present.

There was representation regarding planning application NE/22/00767/FUL on the grounds of inappropriate style windows within a conservation area. The scale of the development is obtrusive regarding vistas across from the park and out of keeping with the properties in the close. Concerns regarding privacy for adjacent properties. Impact on flooding unknown.

18-22.003 Apologies for absence

S Wilks, S Doolan, J Lemmy, K Motion, F Perkins and S Sharpe sent their apologies which were accepted (Reasons Given)

- 18-22.004** **Declaration of interests**
M Marsden declared a interest in Planning Application NE/22/00767/FUL
- 18-22.005** **Police report**
No reports received. Still chasing images and contact details for our local officers.
- 18-22.006** **Approve Minutes of previous meetings**
Minutes of meeting 17/22 were approved as a true record of the meeting and signed by the chair.
- 18-22.007** **Matters arising**
See action diary attached
- The following actions have been resolved
04-21.009iiii, 16-22.012ii, 16-22.017, 16-22.022ii, 16-22.024i, 17-22.014ii, 17-22.014iii, 17-22.023i, 17-22.023iii
- Advertising Clerk Job. Adverts should not include salary. MM to write a preamble about the village **ACTION**
- 18-22.008** **Finance**
Approve and sign off monthly accounts

18-22.008i	Income	
	Allotment	£20.00
		£20.00

18-22.008ii	Expenditure		VAT Content
Chq Number			
DD	YU Energy (<i>Statement 60</i>)	£104.61	£4.87
DD	YU Energy (<i>Statement 61</i>)	£102.36	£4.98
395	Timber tech Tree Services	£1,350.00	£225.00
396	NCALC	£538.97	£2.00
397	R Hole Accounting	£150.00	
398	HMRC	£133.20	
399	J Croker	£315.00	
380	R&G	£897.60	£897.60
381	Brigstock Village Hall	£475.00	
382	Clerking Fee June	£344.92	
	Clerking Fee July	£301.65	£6.33
383	Clerking Fee August	£262.47	
		£4,975.78	£1,140.78

18-22.008iii The Clerk was authorised to pay these accounts

18-22.008iiii Motion to Open deposit account for reserves. (*Nation Wide are closing all their business investor accounts*) E S was authorised to open deposit account with NatWest Proposed MS Seconded SB unanimous. **ACTION**

18-22.008v **Protected Funds**

Firework funds (Holding £1,200:00 for PTA)	£3,522.30
Swan Avenue footpath	£1,660:00
Noticeboard Grant	£254.40
Jubilee celebrations	£17.89
Flood grant	£1,765:00
Holding for School ex playgroup	£1,042.13
TOTAL	£8,261.81

18-22.009 Motion authorising Clerk to pay routine bills during August recess

This was approved. Proposed MS Seconded SB unanimous

18-22.010 Planning

18-22.010i *New applications since last meeting*

18-22.010ia **New Planning Application NE/22/00767/FUL** Implementation of a rear balcony area; Installation of bi-folding doors; Replacement of all windows with aluminium black frames; Further hard and soft landscaping to existing patio area including new planting area, garden entrance and stone garden wall. 5 Bridge Street Brigstock Kettering NN14 3ET **Objection**

18-22.010ib **New planning application NE/22/00734/FUL** Proposal: Use of land for the parking of goods vehicles including tractor units and trailers. Location: Sawmill Sudborough Road Brigstock Kettering NN14 3HP **Objection**

18-22.010ic **New Planning Application NE/22/00829/FUL** Single storey extension, and raising roof level of existing porch Location 4 Braybrooks Brigstock Kettering NN14 3HX **No Objection**

18-22.010id **New Planning Application NC/22/00255/REM** Approval of reserved matters of access, appearance, landscaping, layout and scale for internal estate road with associated infrastructure and services (the provision of the remaining section of internal estate road, beyond that approved under NC/21/00064/REM). The outline planning application was accompanied by an Environmental Statement. | Cowthick Plantation Stamford Road Stanion **No Objection**

18-22.010ie **New Planning Application NE/22/00885/FUL & 00886/LBC** Proposal : Construction of new garden walls and the reinstatement/repair of existing garden walls (retrospective) Location: Brigstock Manor Mill Lane Brigstock Kettering NN14 3HG **Objection**

18-22.010if **New planning application NE/22/00812/FUL** Proposal : The installation and operation of an electricity substation to facilitate grid connection of the Brigstock Solar project, including: a battery energy storage system (BESS) compound made up to 38 double stacked battery containers; inverter/transformer stations (powerblocks); underground cabling; customer (control building) substation compound; access, parking, boundary treatment, landscaping and temporary compound .Location: Land North Of Old Head Wood Grafton Road Brigstock. **No objection**

Reasons for the objections detailed in Appendix 1

- 18-22.010ii *Previous applications update*
- 18-22.010iia **Application NE/22/00045/FUL** Proposal : Remove the wall to right side at back of property and replace it with large farm style gate allowing vehicle and pedestrian access. Location: 20 High Street Brigstock Kettering NN14 3HA **Refused**
- 18-22.010iib **Application NE/22/00374/OUT** 6 Old Dry Lane Outline planning application for the erection of one single storey dwelling and carport /workshop (all matters reserved except access) **Approved**
- 18-22.010iic **Application NE/22/00581/FUL** Replacement windows and doors, new gates, new roof to sun room The Corner House Latham Street Brigstock Kettering NN14 3HD **Approved**
- 18-22.010iid **Application NE/22/00140/FUL** 2 No. one and a half storey fronted cottage style, detached dwelling houses. 39 Old Dry Lane Brigstock Kettering NN14 3HY **Approved**
- 18-22.011** **Maintenance**
A price to stabilize the meadow fence by the kissing gate at £44:97 was accepted. It is intended to budget for a replacement fence in 2023/24
- 18-22.012** **Flood monitoring system**
No update
- 18-22.013** **Dog excrement on meadow**
The clerk had circulated a poster MM has sourced images of other options which will be circulated. Agenda Next meeting. **ACTION**
- 18-22.014** **Firework Display Organisation**
S Wilks has resigned as organiser of the firework display after many years. Max Marsden agreed to take on the role.
- 18-22.015** **Market Cross jubilee inscription**
English Heritage rejected or application to inscribe the Market Cross and suggested we resubmit an alternative proposal **ACTION**
- 18-22.016** **Street Lighting** (Permanent agenda item)
After much discussion the council as the lighting authority agreed to support the instillation of four lighting columns on Stanion Road adjacent to the Grace Homes Development.
- 18-22.017** **Village of the year** (feedback)
Brigstock was awarded two prizes at the ACRE awards ceremony. **Silver prize** in the Northamptonshire Village Awards. **Silver prize** in the creative use of communal space. Many thanks to the organisers and all those who took part in supporting our entries.
- 18-22.018** **School parking area**
In Progress Still waiting on prices from NNC. SW to chase Sarah Barnwell

18-22.019**Cemetery**

18-22.019i

Risk Assessment to be undertaken in August **ACTION**

18-22.019ii

August will be the start of a program to photograph and assess condition of memorials and to establish if any actions are required.
ACTION

18-22.020**Correspondence** (not circulated prior to the meeting)

Thank you letter from Jubilee Queen, HMO survey from NNC, Grow Wild Conference, Historic England, NCALC AGM MS and SW to attend. Clerk to book **ACTION** Complaints have been received regarding busses not stopping at request stops. Clerk to write to bus operator **ACTION**

18-22.021**AOB**

Concern expressed regarding driving standards when public houses close.

e-mail received regarding children playing in brook under the bridge by village hall, leaving litter, safety issues and obscene and threatening language. After discussion it was decided to ask a PCSO to talk to the parents whose names are known. **ACTION**

SW and ES Visited the Cowthick site to have an overview of the operation to date. **See Appendix 2**

18-22.022**Date of next meeting.**

Date of next meeting 21st September 2022

2022/23 Meeting Dates

July	20 th
August	No Meeting
September	21 st
October	19 th
November	16 th
December	No Meeting
January	18 th
February	15 th
March	15 th

War Memorial Tidy Rota 2022

Month	Organisation	Contact
June 2022	Village Hall	Steph Beckett
July 2022	Cricket Club	Pete Burdett
August 2022	WI	Lesley French
September 2022	Historical	Sally Wilks
October 2022	Knit and Natter	Glenda Stephen
November 2022	Ladies Leisure	Sharon Eldred
December 2022	Kurling Group	Judith Beeby

Appendix 1**BRIGSTOCK PARISH COUNCIL****Planning Application Responses****New Planning Application NE/22/00767/FUL**

Implementation of a rear balcony area; Installation of bi-folding doors; Replacement of all windows with aluminium black frames; Further hard and soft landscaping to existing patio area including new planting area, garden entrance and stone garden wall. 5 Bridge Street Brigstock Kettering NN14 3ET **Objection**

Brigstock have several concerns regarding this application:

The property is in the Brigstock conservation area with an article 4 directive. The proposed development with the addition of the porch and change of window styling etc. impacts the characteristic and appearance of the street scene.

The property is also part of the vista from Park Walk with the large expanse of glass barriers will this have a negative impact. (Neighbourhood plan Policy B8 Fig 10)

Concerns have also been expressed by neighbours regarding the changes creating privacy issues.

This location has been severely impacted by flooding and there is a degree of concern regarding a lack of flood risk and impact assessment.

The parish Council therefore **object** to this application

New Planning Application NE/22/00885/FUL & 00886/LBC

Proposal : Construction of new garden walls and the reinstatement/repair of existing garden walls (retrospective) Location: Brigstock Manor Mill Lane Brigstock Kettering NN14 3HG

This building is a grade 2* listed in a conservation area covered by an article 4 directive requiring any development to require planning consent. The proposed development constructing a wall adjacent to Harpers Brook. This area is prone to serious flooding and the wall is in such close proximity to the river that there should be documentation in the application which demonstrates what the impact of the development is under severe flooding conditions in the proximity and down stream

Under the terms of the Water Resources Act, and the Land Drainage Byelaws a prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of a main river.

Part of this development would appear to fall into the above category, hence requiring approval from the relevant authority. Brigstock has experienced horrendous devastation to residents lives during recent flooding, any development which may impact on this in the future without the assurance of a proper flood risk assessment

and impact analysis has to be objected to by the parish council. The parish council **Object** to this application.

New planning application NE/22/00734/FUL

Proposal : Use of land for the parking of goods vehicles including tractor units and trailers. Location: Sawmill Sudborough Road Brigstock Kettering NN14 3HP

The parish council **Object** to this application

History

This site has been occupied without the necessary permissions in excess of two years.

On the 9th September Application 20/00869/LDE Certificate of Lawfulness for existing use of land Sawmill Sudborough Road Brigstock Kettering Northamptonshire NN14 3HP

Was refused. The applicant produce no supportive evidence with the application so the application was **Refused**

On the 30th November 20/01263/LDE Application for lawful development certificate to be granted for use as existing (and historical) sawmill and haulage yard Sawmill Sudborough Road Brigstock Kettering Northamptonshire NN14 3HP was **Refused** again for lack of supportive evidence. The applicant then appealed to the planning inspectorate. The application was accepted by the inspectorate and the applicant informed by letter dated 29th April on the 22nd July the Inspectorate wrote to the application confirming the appeal had been **Withdrawn**.

Comments on the supporting document (Planning Statement)

The current application NE/22/00734/FUL with its 44-page supporting document has all the traits of the previous refused LDE applications. There is no supporting information to justify a change of use. The document does not justify the need for granting this application, it only implies that they do not need to justify. Not a normal approach.

It is interesting to note that page 5 of the document comments that the site has been surfaced. It would be interesting to be informed what the surface actually is.

Page 6 of the document, which would appear to justify not providing any supplementary information to support the application. There is no question of the status of the "Local List" Taking into account two years of COVID and the creation of the Unitary Authority. If not being updated was tested, the balance would potentially be in NNC favour.

The NPPF states "The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible". Considering the NPPF clearly states "the list"

should be kept to a minimum, it is not unreasonable that supplementary information should be supplied to support an application which "the list" does not specify. One can only draw a conclusion that supplying same would have a negative impact on the application.

Section 62 of the Town and country planning act 1990 clearly states: Section (3) the local planning authority may require that an application for planning permission must include (3a) such particulars as they think necessary.

Page 9 of the document comments that the site has an area of 9,506sqm which from layout given on the location plan when measured on OS mapping system is slightly generous on the negative side but acceptable. There is a concern that because the physical boundaries are not defined it could and most probably would exceed the one hectare operational space.

Page 11 of the document states that a Biodiversity report is not required, this is questionable. The applicant has created large earth banks on the boundary which is assumed to shield the non-approved activities on the site. In doing so it will have had impact in the hedging/trees. As there are no specified operating hours detailed it must be assumed a potentially 24/7 operation, what impact will that have on the species using the existing habitat, and what impact has there been in destroying habitat with the construction of the earth mounds.

Page 12,13,14,15,16 of the document refer to flooding. Harpers brook is designated as a river. It is very prone to flooding and the numbers in the report with respect to recent incidents are optimistic. The site is very low lying, and there is no evidence in the supporting documentation indicating the surface will support the axle weights in wet weather condition let alone flooding conditions. The report states the area is surfaced, but there is no mention as to its durability in adverse weather conditions.

Page 16,17 "L" of the document states that lighting assessment is not applicable. This is strongly challenged. The parish council are very conscious of lighting and have gone to great lengths and expense to minimise the number of lights in the village by replacing all village lighting to including diming post 12 o'clock to minimise light pollution. Currently a test SOLAR powered light has been installed which has very low luminance and brightens with activity sensors to continue our commitment to reduce light pollution. As previously stated, the report has no statement of operational hours. Post the autumn equinox the site could not operate without extensive lighting. A lighting design and operational statements are definitely required.

Page 17 "M" of the document interestingly states the lorry park will not be impacted by the noise of the sawmill, no mention of the lorry park disturbing residents. The application also mentions historic haulage activity in the village, this is not relevant to this application. The noise and associated disturbance generated by this application should it be approved is unacceptable. The entrance to the site is 235 mtr from the Barnards Way residential area, the parish council continually receive complaints regarding noise currently generated from this operation and the unreasonable operating working hours. There are also significant associated noise issues with vehicles parking on roads, turning in residential streets, blowing horns, apart from noise accessing and leaving the site.

It is stated there are no community facilities in the vicinity. This is not strictly true. There is a pocket park 200mtr's and Fermyn Woods Country park 250mtr's as the crow flies

Page 22 "Paragraph 2.16" of the document clarifies that the site is to accommodate 40 drivers, it would be of a greater benefit to detail the number of lorries, tractor units and trailers the site would be expected to accommodate. Paragraph 2.18 is of great concern, although not directly related to this application it shows intent. If an additional access was considered it would need to be so close to the A6116 there would serious safety concerns. (And increase the footprint of the operation.)

Pages 22,23,24 of the document refers to the JCS development plan. Regrettably the document supporting this application only quotes polices. It would be more helpful if there was evidence in the document demonstrating actual need, and show the benefit of the operation and locations siting as required by the JCS. The council suspect this is because there is no supporting justification.

JCS Policy 18 HGV Parking c)

i Requiring the proposal is supported by robust, up to date evidence of need
No evidence provided in the application.

ii. Is of a size that is viable and makes a significant contribution to meeting the identified need.

There is no supporting evidence of identified need.

iii. Is located within 2kms of the trunk road network or a major freight attractor and can be directly accessed avoiding existing residential areas;
There is impact on Barnards Way and Sudborough Road residential area of the village, none of these have been address in the application.

iv. Is designed and laid out to a high standard and incorporates 'Secured by Design' principles;
It is very questionable if these requirements are met. There is no evidence to support compliance to this policy requirement.

v. Will provide a level of on-site facilities for lorry drivers appropriate to the size of the scheme, with any ancillary uses being of a type and scale appropriate to the main use of the site as a truck stop;
The application is for a lorry park not a truck stop, but some basic facilities are required. None are detailed in the application

vi. Incorporates suitable arrangements for the management and maintenance of the facility;
The supporting document states the principal operation is for other licence holders to use the facility, no mention of the numbers or size of their fleet. With this type of operating model there needs to be on site management in place 24/7, otherwise there is potential for backing up on the carriageway outside the location. The A6116 is only 109mtr from the site entrance. Not many vehicles need to be waiting to enter site before serious safety issue occur due to backing up to the A6116

vii. Where located in the open countryside, incorporates a restoration plan agreed by the local planning authority for the after-use of the site to be implemented in the event of the cessation of the use of the site for HGV parking operations.

Because of the site location and there is no indication as to the longevity of this operation as the site is rented. Is this clause relevant?

Page 26 of the document refers to JCS Policy 25 Rural and Economic Development and Diversification.

The document accompanying this application does not in any way support any of the requirements of this policy. Principally due to the operating model of existing licence holders using the site. There will be no increased employment or benefit to the economy of the village demonstrated in the document supporting the application.

Page 27 of the document refers to Brigstock Neighbourhood plan Policy B17 This application does not meet any of the requirements of the policy detailed as (uses falling within class B of the Use Classes Order including offices (B1) manufacturing (B2) and warehousing and distribution (B8)).

Paragraph 7.7 of the Brigstock NHP states. As part of our strategy for generating new and better jobs for local people we want to support the retention and growth of these businesses. This application has not demonstrated the need of any new jobs. The 40 jobs mentioned in the application apply to individual licence holders. There is no commitment to provide local jobs in the documentation.

Page 28, 29,30, 31 32, 33, 34 of the document refers to the objectives of the NPPF

Again all content in this application is a vast amount of text from policy documents, it omits any analysis as to how this application actually meets any of the policy requirements. There is no empirical data included to justify this application

Page 36,37 of the document This implies that no traffic plan is required. The NPPF Section 9 Paragraph 113 states. "All developments that will generate significant amounts of movement should be required to provide a travel plan, the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed". This application has the potential for significant amounts of movement. It is important to have a plan that specifies movement volume and operational timings of the movements so the operation has accountability.

Page 37 of the document Section R This states "Not applicable to a tree survey". The hedges/trees boarding the site boundary need to be assessed so there is some assurance that they are not damaged.

Page 37 of the document Section S This states that no waste management plan is required. The council would strongly conclude that with this amount of proposed activity generated by numerus haulage operations, there is the capacity for significant waste generation and should be dealt with in the application.

Brigstock parish Object to this application for all the reasons set out in the above text

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Appendix 2

Report from Cowthick development.

Sally and I went to the latest meeting with the developers which was held on 4 July. There was quite a large delegation there from GLP (the people who have taken over the site from Mulberry) and there were parish councillors from Sudborough, Stanion and Weldon as well as ourselves. The meeting included a tour of the site which is now called 'Magna Park Corby' - GLP being the developers of Magna Park Lutterworth and Magna Park Milton Keynes.

They are leasing the units out to companies, not selling them and so will look after the site themselves as they do in Lutterworth and Milton Keynes. They plan to hold quarterly meetings with interested parties as they do with the other sites, so any issues can be raised.

The GLP people were already aware of local concerns about the impact of the development on the risk of flooding along the Brook. They re-iterated that there will be a device called a hydro-brake controlling the maximum rate at which surface water will flow from the developed site into the Brook, with that rate to be no greater than the rate at which it currently flows into the Brook from the undeveloped site.

The GLP people took on board points raised that once the site has been developed, a greater volume of surface water will flow from it into the Brook than currently flows into the Brook from the undeveloped site. However, they maintained that the risk of the Brook flooding downstream will not be increased by the development. Doubts on this point were made clear to them and they promised to get back to us with some further information.

GLP will also let us know whether it'll be possible for them to reduce the rate of outflow from the development site (i.e., to below the permitted maximum rate) to help control the level of water in the Brook at times when there is a real risk of the Brook flooding. This was raised by Sudborough, because if they could, and would, do this, it could be really helpful to Brigstock and themselves.

In terms of overall progress, Phase 1 of the development will comprise plots MPC2, MPC3, MPC6A and MPC6B on the attached plan. Plot MCP2 is due to be let to a company called Top Hat Limited who make modular housing. Top Hat's unit will be part factory and part storage but GLP are still expecting most of the rest of the site to be used for logistics. They said 'reserved matters' planning applications have recently been submitted in respect of plots MCP2 and MCP3 though the applications haven't yet appeared on the NNC website. GLP hope to start work on the MCP2 building before the end of the year, assuming there are no unforeseen planning issues.

On the matter of planning issues, during the meeting there was no specific mention of the still unresolved applications for (i) approval of the phase 1 transport assessment and (ii) approval of their proposals for access to the site from the A43. GLP were, however, railing against the so-called 'monitor and manage' approach to highways mitigation which is embedded into the planning conditions they will have to comply with (and which the Highway Authority are insisting they really do comply with). There was a strong hint that at some stage they will be applying for the 'monitor and manage' conditions to be varied, as they would prefer to build a roundabout once and not have to adapt it again as units are let.

The question of s106 money came up for discussion. GLP's lead director, Gwyn Stubbings, confirmed that they have taken over Mulberry's obligations under the s106 agreement and he will drop us an email setting out what sums will be payable and when. He acknowledged that ultimately it will be for NNC to decide what amounts are paid from the 'Community Impact Mitigation Contribution' fund to those parish councils whose communities will have been affected by the development but he intimated that GLP would be open to putting forward representations to the Council in support of the communities at the meeting.

Mr Stubbings also acknowledged that GLP are willing to honour Mulberry's promise to go over and above their strict legal obligations in order to foster good relationships with local communities. There was some discussion about what this might involve in terms of flood mitigation and GLP specifically confirmed that, although they hadn't previously been aware of it, they would cooperate with Alan Ryan and his team in supporting 'Slow the Flow' and other flood mitigation initiatives within the Harpers Brook catchment area.

Finally, in answer to a question, GLP told us that the roofs on all the units will be made ready for solar panels to be fitted by the various tenants. It seems GLP can't fit solar panels themselves because the grid will need to be upgraded by Western Power Distribution as it's not presently capable of receiving the excess power the panels will generate.

After the questions we were taken on a tour of the site. The sheer size of the area being developed (just over 200 acres) and the progress being made is breathtaking. The groundworks are in full swing with the site being constantly criss-crossed by large bulldozers and other earth-moving vehicles. It really did look like the surface of the moon! For safety reasons, the tour was carried out in a convoy of 4x4s. It included a short visit to the former railway cutting, hidden away in the plantation, which is going to house a series of 13 surface water attenuation ponds leading down to the point where the water will flow under the A6116 and then out through an existing culvert into Harpers Brook. We were told the contractors have begun construction of the ponds, starting at each end of the cutting and working towards its centre, but we didn't see any of this. They are aiming to have the ponds completed by the end of this year, though no water will be flowing into the Brook through the new drainage system until well into next year.

The developers intend to open up the woodland to the public and make woodland trails. They also seemed open to the idea of a cycle route to link the A6116 to the Weldon road.

The visit ended with a lunch and any more questions.
In all a very informative tour.

Schedule of Accommodation GIA		sq m		sq ft	
MPC1					
Warehouse	93,266	1,003,907			
Offices (3 levels)	4,452	47,921			
+3rd Floor Working Room	115	1,238			
Transport Office x2	1,376	14,811			
Gatehouse	20	215			
TOTAL (GIA)	99,229	1,067,092			
HGV Parking	258				
Car Parking	819 (inc. 42 Accessible)				
Haunch Height	18m				
Dock Wall Height	1.2m				
Dock Levels	155				
Level Access	8				
	Ha	Acres			
Plot 1 Area	17.45	43.11			
Plot 1 Density	53.45%				
MPC 2					
Warehouse	27,077	289,604			
Offices (2 levels)	2,670	28,740			
+3rd Floor Working Room	1,238	13,304			
Transport Office 1	680	7,319			
Transport Office 2	680	7,319			
TOTAL (GIA)	32,345	342,986			
HGV Parking	Potential Yard Space				
Car Parking	571 (inc. 29 Accessible)				
Haunch Height	18m				
Dock Wall Height	1.2m				
Dock Levels (Installed)	12				
Dock Levels (Future)	65				
Level Access (7x7m)	4				
Level Access (10x10m)	4				
	Ha	Acres			
Plot 2 Area	12.850	31.629			
Plot 2 Density	47.78%				
MPC 3					
Warehouse	50,343	541,888			
Offices (3 levels)	2,616	28,158			
+3rd Floor Working Room	1,238	13,304			
Transport Office x2	1,360	14,639			
Gatehouse	20	215			
TOTAL (GIA)	55,577	598,194			
HGV Parking	110				
Car Parking	471 (inc. 23 Accessible)				
Haunch Height	18m				
Dock Wall Height	1.2m				
Dock Levels	64				
Level Access	8				
	Ha	Acres			
Plot 3 Area	10.51	26.36			
Plot 3 Density	51.82%				
MPC 4					
Warehouse	81,084	862,468			
Offices (2 levels)	2,278	24,520			
+3rd Floor Working Room	115	1,238			
Transport Office x2	1,376	14,811			
Gatehouse	20	215			
TOTAL (GIA)	85,773	903,252			
HGV Parking	211				
Car Parking	721 (inc. 36 Accessible)				
Haunch Height	18m				
Dock Wall Height	1.2m				
Dock Levels	132				
Level Access	9				
	Ha	Acres			
Plot 4 Area	16.39	40.59			
Plot 4 Density	52.31%				
MPC 5					
Warehouse	41,458	446,250			
Offices (3 levels)	2,222	23,790			
+3rd Floor Working Room	115	1,238			
Transport Office x2	916	9,860			
Gatehouse	20	215			
TOTAL (GIA)	44,731	471,343			
HGV Parking	149				
Car Parking	396 (inc. 20 Accessible)				
Haunch Height	18m				
Dock Wall Height	1.2m				
Dock Levels	74				
Level Access	8				
	Ha	Acres			
Plot 5 Area	10.51	26.36			
Plot 5 Density	42.36%				



Notes:

Please note Title Plans have been scaled using Ordnance Survey features which may have altered over time. Complete accuracy cannot be guaranteed without further on-site survey.

Any dimensions given are to be confirmed with site measure.

NB:

- SUBJECT TO SURVEYS, CONSTRAINTS & PLANNING.
- LAYOUT TO BE TRACKED.
- RED LINE INDICATIVE ONLY.

Note -
Red line and plot boundaries extract from PHP drawing



PG MPC5 reduced G4 & G8 increased 24/05/22 MAF/PS
 PH Updated G4 & G8 increased 24/05/22 MAF/PS
 PT Added HGV and Car parking 16/08/22 MAF/PS
 PU Added HGV and Car parking 16/08/22 MAF/PS
 PV Updated to MPC5 08/08/22 MAF/PS
 PW Updated to planning report 08/08/22 MAF/PS
 PX MPC1, MPC5A added 28/08/22 MAF/PS
 PY MPC1, MPC5A MPC5B added 28/08/22 MAF/PS
 PZ Final Issue 28/08/22 MAF/PS

PRELIMINARY

12 Edition Date: 28/08/22 MAF/PS
 13 Edition Date: 28/08/22 MAF/PS

shgwoods

Project: PROJECT BLADE NORTHAMPTONSHIRE
 Client: GLP
 Drawing: PROPOSED MASTERPLAN
 Date: 1:2500 A1 NK P5 25/03/2022

Action Diary

Ref	Completed Actions		Resp	Due by
04-21.009iii	02-21.017 Due to the issues with parking in Stable Hill the clerk to ask Highways if the path can be widened. ACTION	May e-mailed Sarah Barnwell for update and copied W. Brackenbury June NS to chased JULY Thought not possible but no firm decision Nov NS to case Sara Barnwell again 2022 Mar still no definitive response	Clerk	16/06/2021
16-22.012ii	Concern expressed as to the lack of enforcement information on the woodyard clerk to chase ACTION	June e-mailed planning enforcement for update. June 27th Have chased enforcement again and copied our NNC councillor July Planning application now received	Clerk	15/06/2022
16-22.017	Concern expressed at the systems being put in place to deal with the Cowthick development. Previously at a meeting with our MP a meeting was to be arranged with the interested parties to go through these systems. The meeting has not taken place. Clerk to write to MP ACTION	May SW is in the process of having making arrangements. Will inform PC of date when agreed June Meeting arranged for July 4th	SW/ Clerk	15/06/2022
16-22.022ii	The Weldon Stone quotation of £300:00 to inscribe the Market Cross was agreed ACTION	May Confirmed order with Weldon Stone. Need to get English approval first June An application has been made to English Heritage for consent to undertake the work. June Application to inscribe the Cross rejected by English Heritage	Clerk	15/06/2022

16-22.024i	The price £1,350:00 to remove the tree in the top left corner of the cemetery was agreed. ACTION	May Order placed work to commence 3 rd week in June	Clerk	15/06/2022
17-22.014ii	There is currently a production deficit of £305:00. Due to the community benefit of the publication and its use as a communication vehicle it was agreed to provide a grant to cover this. ACTION	July Grant paid	Clerk	20/07/2022
17-22.014iii	In the future the council will require a statement of accounts in September so that if any addition support is agreed it can be budgeted for. ACTION	June Editor informed of requirements		
17-22.023i	There is provisionally a meeting with Scottish Power on the 20 th July. If we want to request information prior to that meeting this needs to be progressed with some urgency. The council also need to have a list of projects with provisional costings to support any request for community support funding. ACTION	ACTIONED Scottish power to attend July meeting	Clerk MS SW	20/07/2022
17-22.023iii	The accountant that deals with our PAYE etc is retiring due to ill health and a replacement needs to be found. ACTION	June Replacement found transfer in place	Clerk	20/07/2022

Action Diary

Ref	Outstanding Actions		Resp	Due by
15-21.013ii	SW to put together a simple emergency plan with effective communication structure See 13-203021iii ACTION	June Initial meeting taken place. Follow on meeting to be arranged. Sept Progressing Oct progressing Nov Progressing May Meeting held on 16 th to develop direction	SW	17/02/2021
02-21.017	There has been a 3 rd accident (this one serious) in the past 6 months regarding residents having to walk on the road in Stable Hill due to parking inconsiderately. The water running down the road caused a very slippery surface. Clerk to contact the authorities to get a resolution. ACTION	May 21 Reported to Fix My Street and had meeting with Sarah Barnwell June Received a note from highways stating they would undertake a repair within 28 days. Aug Report received that Highways had closed job. Got in touch with W Brackenbury who has confirmed it is still ongoing Sept No action to date Nov Contacted highways who are now looking into it. Jan 22 Chased Sarah Barnwell	Clerk	19/05/2021
04-21.009ii	A group comprising of SW, FP, MM formed to report on how the flooding grant should be spent. ACTION	June This will be assessed in the group looking at emergency planning Sept Not progressed at present Nov Waiting for section 16 report 2022 Mar Section 16 report still not received SW to Chase	SW, FP, MM SW	16/06/2021
13-22.004	<u>Police report</u> Clerk to put local police officer details on the noticeboard ACTION	2022 Feb Sent e-mail to police for photos 24/02/22 Mar None available at present June Chased police again for details. Waiting response July Will not allow photos and contact information	Clerk	20/03/2022

13-22.010	<u>Street furniture</u> A request has been made for a seat on Station Road, as some of the elderly find it a tiring walk from the village to Bells Close/Swan Avenue. This was agreed in principle. Clerk to investigate grant funding. ACTION	Mar Waiting responses for available grants Apr Clerk to apply for NNC councillor grant May Empowerment grant request made July No response received to date July Chased NNC Councillor	Clerk	20/03/2022
13-22.019i	Issues reported to clerk regarding CCTV on the Swan Avenue MK12 link. Clerk to establish its legality. ACTION	Feb Clerk e-mailed householder Response from House Holder Feb response received	Clerk	20/03/2022
13-22.019iii	Issues regarding Longhurst not responding to maintenance request fence on Church Walk ACTION	Jan E-mailed Longhurst 5/01/22 and 15/02/22 no response. Feb Response received on 20/02/22 Mar Chased Longhurst again Mar Order issued for its repair no date Mar 22 nd Chased for a repair completion date Apr Fence repaired. Bodge job May Order placed for whole fence renewal July Informed new fence to be installed in July	Clerk	20/03/2022
04-21.009ii	Flooding. Section 19 report still not received SW to Chase ACTION		SW	20/04/2022
17-22.016	<u>Dog excrement on meadow</u> Problems are being reported that children are getting covered in dog excrement while playing in the meadow. This is a very difficult issue to resolve. The proposal was to obtain some fun posters to try and get the message across. ACTION	June Sent sample of poster to councillors for response Actioned July MM To source additional posters	Clerk MM	20/07/2022 21/09/2022
17-22.021	<u>Cemetery</u> The memorials which were unstable have been laid down. There is a need to undertake a full survey of the memorials. ACTION		Clerk	20/07/2022

17-22.023ii	With increasing energy prices, the clerk was ask to write to Grace Homes to ask for integrated solar panels to be incorporated into the roofs of the development. ACTION	June E-mailed Grace Homes regarding integrated solar panels July No response to date	Clerk	20/07/2022
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Ref	New Actions		Resp	Due by
18-22.007	Advertising Clerk Job. Adverts should not include salary. MM to write a preamble about the village ACTION		MM	21/09/2022
18-22.008iiii	to Open deposit account for reserves. (<i>Nation Wide are closing all their business investor accounts</i>) E S was authorised to open deposit account		ES	21/09/2022
18-22.014	Dog excrement on meadow The clerk had circulated a poster MM has sourced images of other options which will be circulated. Agenda Next meeting		MM	21/09/2022
18-22.015	Market Cross jubilee inscription English Heritage rejected or application to inscribe the Market Cross and suggested we resubmit an alternative proposal		Clerk ALL	21/09/2022
18-22.019i	Cemetery Risk Assessment to be undertaken in August ACTION		ES/TT/SW	21/09/2022
18-22.019ii	August will be the start of a program to photograph and asses condition of memorials and to establish if any actions are required. ACTION		Clerk	21/09/2022

18-22.021	NCALC AGM MS and SB to attend. Clerk to book ACTION	July ACTIONED	Clerk	21/09/2022
18-22.021	Complaints have been received regarding busses not stopping at request stops. Clerk to write to bus operator	July Clerk written to bus company	Clerk	21/09/2022
18-22.021	e-mail received regarding children playing in brook under the bridge by village hall, leaving litter, safety issues and obscene and threatening language. After discussion it was decided to ask a PCSO to talk to the parents whose names are known.		Clerk	21/09/2022