



Ecton Parish Council

Minutes of the **Ordinary Meeting of Ecton Parish Council** held in the Village Hall, High Street, Ecton on **Tuesday 24th September 2024** at 7.30pm.

Present: Mr I Whittaker (Chair), Mrs C Adams, Mr N Bond, Mr D Dicks and Mr A McCarter

In Attendance: Mrs S Wong – Parish Clerk, Unitary Councillor Lora Lawman and Ash Sandhu

Item No	
1053/2024	<p>To Receive Apologies Apologies were received and accepted from Cllrs Mrs S Bell, Mr J Fernley, Mr S Grisewood and Unitary Councillors Cllr S Brown and C Hallam.</p>
1054/2024	<p>Receive any Declarations of Interest Declarations of interest were received from M D Dicks in relation to agenda item 1044/b relating to Lower Ecton Lane and possible talks about closing the lane.</p>
1055/2024	<p>To receive and approve for signature the minutes of the Ordinary Meeting of the Parish Council held on the 23rd July 2024 It was RESOLVED the Minutes of the Ordinary Meeting of Parish Council held on the 23rd July 2024, having been previously circulated, were approved as a true record of the meeting and signed by the Chair Mr. I Whittaker.</p>
1056/2024	<p>Parish Council Vacancies – Co-option on to the Parish Council It was RESOLVED to co-opt Mr Ash Sandhu on to the Parish Council. All were in agreement. Acceptance of Office forms were signed and given to the Clerk. The Council is now running at full capacity, there are no current vacancies for Councillors.</p>
1057/2024	<p>To receive a report from Unitary Councillors Unitary Councillor L Lawman was in attendance and gave a brief update on unitary matters. Lora stated there are a number of consultations on the North Northants Council website that parishioners and councillors are encouraged to comment on including a pharmacy consultation, climate altitude survey and polling district review.</p> <p>Due to the anticipated ongoing rain, if parishioners need any sandbags, please let Lora know. Emergency Contact numbers for Highways were given – Tel 0300 126 3000 – Hours 9-5pm Monday to Friday. Out of Hours Tel 01604 651074.</p> <p>Lora still has money in her Empowerment Pot. Local groups that need funding are encouraged to reach out to Lora.</p> <p>Unitary Councillors S Brown and C Hallam have been in talks about fly tipping and are happy to attend any meeting on fly tipping the PC arrange.</p>
1058/2024	<p>Progress any matters arising from the previous minutes not covered by agenda items EON has now installed a shield to one of the street lights in the village to defuse the lighting that was shining into one of the houses in the street, causing the householders issues.</p>

	<p>Parking near the shrine by one household is still causing a problem, despite the Clerk writing asking the householders to park more considerately. Action: The Clerk to speak with Highways for further advice.</p>
1059/2024	<p>Financial Matters a Review of financial statement as at 24/09/24 & propose payments for bank authorisation at meeting It was RESOLVED to approve payments to be made in September 24 (Appendix A) via bank transfer. These payments were authorised online following the meeting via NatWest Bankline by Cllr J Fernley. The Clerk reported the Bank Balances to date as reconciled to the bank statement were as follows: Current Account £50.00, Reserves Account £34,366.49 less September payments of £1,591.81 = £35,634.52 This is broken down into £3,592.75 David Cross funds, £271.52 Playing Field Funds and £31,770.25 Parish Council Funds.</p> <p>Income received since July 2024 Bank Interest £90.30. Financial reports were received for information.</p>
1060/2024	<p>To discuss any correspondence received Nothing new to report.</p>
1061/2024	<p>Village Services a Receive any update reports on the Playing Field Nothing new to report.</p> <p>b Receive updates and discuss any village maintenance matters inc the Lower Ecton Lane including fly tipping issues – Agree to meeting with Unitary Councillors to discuss any other methods available to prevent fly tipping? There are some trees in the village whose condition give cause for concern. One Birch tree and one conifer tree at the corner of Church View and a Scots Pine which is next to a large Lime Tree, both trees are located in the northern part of the old kitchen walled garden, opposite Nos.22A & 23 Church View. The Scots Pine and Lime tree we believe to belong to Ecton Estates. Action: The Clerk will email Felicity Webber the Tree Officer at NNC to be guided by her findings and forward any concerns onto Ecton Estates.</p> <p>It was agreed to hold an informal meeting with Unitary Councillors and members of the Waste Management Team at NNC to discuss if there are any other measures that could be used to help tackle / prevent fly tipping along Lower Ecton Lane. This will take place on Wednesday 23rd October 2024 at 10am.</p> <p>c Receive any updates on the A4500 Ecton Traffic Calming Proposals / Installation of VAS Signs The Clerk and Chairman meet with Steve Barber a Highways representative in June to discuss and agree on locations to install vehicle activated signs (VAS) along the A4500. Members were updated of locations that highways have agreed are suitable. The Clerk is still waiting for Steve to send a quote for the costs of installing posts into the verge along the highway for the signs and confirm locations of said posts and VAS signs. Action: The Clerk will continue to chase up Steve Barber.</p> <p>Unitary Cllr L Lawman will also chase up the installation of larger agreed traffic signs on the old A4500 as they still haven't been installed by Highways when smaller ones have been.</p>

1062/2024	<p>Councillors reports and to discuss any items to be considered for the next agenda Agree a draft Budget for 2025/2026 and agree the level of precept request for 2025/2026</p>
1063/2024	<p>Discuss any planning related matters including those not yet determined NW/24/00497/FUL – 2 Parsons Close - Demolition of Existing Derelict Bungalow and Erection of Replacement 3 Bedroom Detached Part Two Storey, Part One and a Half Storey Dwelling with Detached Garage including alterations to boundary wall, widening of access and hardstanding for parking and turning of vehicles</p> <p>NW/24/00498/FUL – 2 Parsons Close - Listed Building Consent for Removal of Damaged Section of Boundary Wall to Create Enlarged Access</p> <p>Please see Appendix B at the end of the minutes to see the Parish Councils response to these two planning applications.</p> <p>NW/24/00518/LBC – West Lodge, Sywell Lane, Ecton Northampton. NN6 0QT – Listed Building Consent to relocate kitchen to West wing barn, change fenestration to existing barn door openings to West and East wings, amend existing openings and add patio doors to former kitchen, and add solar panels to separate North barn.</p> <p>NW/24/00517/FUL – West Lodge, Sywell Lane, Ecton Northampton. NN6 0QT – Relocate kitchen to West wing barn, change fenestration to existing barn door openings to West and East wings, amend existing openings and add patio doors to former kitchen, and add solar panels to separate North barn.</p> <p>Members had no comments or observations to make at this time regarding the two applications and support the applications.</p>
1064/2024	<p>Date of next meeting –Tuesday 26th November 2024 It was RESOLVED to hold the next ordinary meeting of the Parish Council on Tuesday 26th November 2024 in Ecton Village Hall at 7.30pm.</p>
	<p>Close: The meeting ended at 8.55pm</p>

Signed byDate

Appendix A

1059/2024 Financial Matters

Review Financial Statement as at 24/09/2024 and propose payments and sign cheques Monies must be paid out only in pursuance of statutory powers (SP) vested in the Parish Council. **RESOLVED** balances as presented be accepted. **RESOLVED** the following accounts be paid

Payment Method	Amount	Vat	Payee	Details	Power
BT	422.33	29.40	Southern Electric	Electricity 1.8.24 – 31.8.24	Highways Act
BT	369.60	0.00	Shirley Wong	Clerks Salary 28.8.24 to 24.09.24 22 hours @ LCP 26 £18.10pph Office & Broadband £35.42 Mileage 13.4miles @ £8.58 Tax deductions £79.60 Printing paper £7 (vat £1.17)	LGA 1972 s 112
BT	79.60	0.00	HMRC	Employer NI Contribution £0 Tax S Wong £79.60	LGA 1972 s 112
BT	672.00	112.00	Hayeswood Landscapes	Grass Cutting and Apply Weed Killer August 2024	Open Spaces Act
BT	57.60	9.60	Northants Calc	Off to a Flying Start Course – Chrystal Adams 19.9.24	LGA 1972 s 112

Total value of payments £1,601.13

To note approved payments made out of meeting in August by the Clerk using delegated powers

Payment Method	Amount	Vat	Payee	Details	Power
BT	422.33	16.39	Southern Electric	Electricity 1.7.24 – 31.7.24	Highways Act
BT	325.02	0.00	Shirley Wong	Clerks Salary 23.07.24 to 28.08.24 20 hours @ £362.00 Office & Broadband £35.42 Tax deductions £72.40	LGA 1972 s 112
BT	72.40	0.00	HMRC	Employer NI £0 Tax S Wong £72.40	LGA 1972 s 112
BT	318.00	53.00	Hayeswood Landscapes	Grass Cutting July 2024	Open Spaces Act

Total value of payments £1,137.75

**1063/2024 Discuss any planning related matters including those not yet determined
NW/24/00497/FUL – 2 Parsons Close - Demolition of Existing Derelict Bungalow and Erection of
Replacement 3 Bedroom Detached Part Two Storey, Part One and a Half Storey Dwelling with
Detached Garage including alterations to boundary wall, widening of access and hardstanding for
parking and turning of vehicles**

**NW/24/00498/FUL – 2 Parsons Close - Listed Building Consent for Removal of Damaged Section of
Boundary Wall to Create Enlarged Access**



Ecton Parish Council

8th October 2024

FAO Mr Duncan Law
FAO North Northamptonshire Council
Development Management Service
Swanspool House
Doddington Road
Wellingborough
NN8 1BP

Dear Duncan

**Reference: NW/24/00497/FUL – 2 Parsons Close, Ecton, Northampton. NN6 ODJ
Listed building consent for removal of damaged section of boundary wall to create enlarged Access.**

**and NW/24/00498/LBC – 2 Parsons Close, Ecton, Northampton. NN6 0QJ
Demolition of existing derelict bungalow and erection of replacement 3-bedroom detached part two
storey, part one and a half story dwelling with detached garage including alterations to boundary wall,
widening of access and hardstanding for parking and turning of vehicles.**

With reference to the new applications for 2 Parsons Close, Ecton, Northampton. NN6 0QJ. Previous applications submitted were NW/23/00699/FUL, NW/23/00700 CAC and NW/23/00703/LBC, to which I attach copies of our previous responses for reference.

Ecton Parish Council has the following comments to make on the new applications, incorporating our previous responses. Here's what we said previously referencing our adopted Neighbourhood Plan, annotated with new comments to the amended applications.

Policy 2: Dwelling Size:

This states that *"The provision of dwellings with 3 or fewer bedrooms will be supported. Alternative provision will only be supported where up-to- date evidence of need in Ecton is demonstrated."*

The property is clearly much larger than a three bedroom. The applicants explained that the property is just the two of them. Whilst we feel it is excessive, we feel that if other points around visual amenity(etc) are accommodated, maybe we a 1.5 story build on a larger footprint would be acceptable. We favour development so if this was the route chosen, we would accept as long as there is adequate parking - in this particular case it could easily be converted to a five bedroom so would look for space for six cars (two in the garage plus four on the plot

UPDATE: We are more comfortable with the dwelling size and footprint however the proposed plan is higher than a typical 1.5 story build. We note that the difference in ridge hight between the proposals is similar (the old plan was 103.25, new plan 102.59) which we will refer to under Policy 7.

Policy 7: The Conservation Area:

The objective this policy supports is *"To ensure that the design of new development maintains and, where possible, enhances the historic environment of Ecton"*. This is key for us that any proposed development supports this objective.

"The scale, height, orientation and juxtaposition of existing buildings" - The Parish council feels the property is simply too big. Maybe a 1.5 story build would be more appropriate. We would be open to a similar floor area with use of a larger footprint.

UPDATE: The Parish council still feels the property is too big. It is only slightly lower than the previous application and as high as 1 Parson's Close. It will dominate the street view from the Shrine and 2 High Street. We recommend a redesign perhaps 1m shorter at the front gable and we could accept which would also maintain a line from 2 High Street to 2 Parson's Close. We welcome the proposal to erect a hedge behind the wall to High Street and hopefully Parson's Close and would expect maintenance of the hedge to the agreed height be a planning condition if possible.

"The use of traditional materials and architectural features including building and roofing materials and fenestration and chimney stack details" - Modern brick and uPVC windows clearly contravene this and we insist this is changed.

UPDATE: We note that the windows will still be painted aluminium and the proposed brick is unchanged. We find this disappointing. While it is a style of brick that is intended to look reclaimed, we feel that the prominent siting in the conservations area near the shrine would demand adherence to this part of the policy.

"Visually important trees" - We note that the proposed plans will try and persevere as many trees as viable and ask that sensitive replanting of any visible from the Shrine and High Street is a condition.

UPDATE: Our previous comments stand.

"The setting of heritage assets" - notably protecting the view from the Shrine.

"The opportunity, where relevant, to remove existing, unsightly and inappropriate features in order to enhance the character of the Conservation Area" - the bungalow is an unsightly ruin so we clearly support, however the replacement should at least maintain and ideally enhance. We don't believe the proposed dwelling does that.

UPDATE: Our previous comments stand.

"Contemporary designs need not imitate earlier architectural periods or styles but must be of a high quality and sympathetic to the form and scale of surrounding development." - as a parish council we support modern design but we feel the proposed design is neither sympathetic to form nor scale of the surrounding development. We further note, 1 Parsons Close, and Sunnyside the other side of the High Street were erected prior to the extension of the conservation area and would likely be in breach of this policy today - we should not perpetuate the mistakes of the past.

UPDATE: Our previous comments stand.

Policy 10 – Important public views and vistas

This policy states "To be supported, development proposals must demonstrate that their layout will safeguard and, where possible, enhance the following important views [including] views along High Street, including views of the War Memorial". Clearly, we feel the view from the Shrine (War Memorial) looking South down the High Street is important and should be preserved. The scale of the build in the new proposal will still mean that it is visible. It needs to be lower in height.

UPDATE: As per Policy 7, we feel the minimal reduction in proposed height between the applications does not go far enough.

Policy 12 – Car parking and electric vehicle charging

We also draw attention to Policy 12: "Where it is necessary to count a proposed garage as a parking space to ensure compliance with the adopted parking standards of the Highway Authority, permission will be subject to a condition preventing its future conversion for use as an extension to a dwelling without planning permission." Now the proposed dwelling is a genuine 3-bedroom house we are comfortable with the parking.

UPDATE: Given the reduction in possible bend rooms we are comfortable with the parking.

Lastly could we ask that a condition is applied that no further future extensions can be granted?

Yours sincerely
Mrs Shirley Wong
Parish Clerk
On behalf of Ecton Parish Council