

FLORE PARISH COUNCIL
MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD IN THE
UNITED REFORMED CHURCH SCHOOLROOM ON
8th APRIL 2025 at 7.30 pm

PRESENT: Councillors: Mr Andy Anderson, Mrs Kathryn Baines, Mr Geoff Fellows, Mr Tom Higginson, Mr Geoff Holden, Mr Simon Levell, Mrs Chris Littlewood, Mr John Thomason
Public: 4 Members of the public present
Unitary Cllr Mr Phil Bignell

Acceptance of Apologies for absence: Councillors: Mr Kev Beasley, Miss Freya Davies
Unitary Cllrs: Mr Charles Morton

Chair: Mrs Christine Littlewood

- 22041.0** **Declarations of Interest under the Council's Code of Conduct, regarding business tabled for discussion.** Nothing declared
- 2042.0** **Public Forum:** for parishioners and reports by Unitary Councillors
- U/Cllr Bignell advised that the planning Appeal for The Green had been dismissed – Council has received paperwork on this.
 - Three residents came to listen to the flooding report.
 - One resident was the owner the property that was being discussed in 2048.1.
- 2043.0** **To approve the minutes of the Meeting of the Parish Council held on 11th March 2025.** The minutes were agreed as an accurate record of the meeting.
- 2044.0** **Outstanding items - updates** (not covered elsewhere on the agenda)
- Flood Warden: Advised of the list of properties that had been affected by the heavy downpour in March, particularly Sutton Street where there was a lot of water ingress. He advised that he would be taking part in a walk around the village with WNC and Environment Agency representatives on the 15th April.
 - Sand & Gravel. Noted that Flore has offered support to Upper/Nether Heyford Parish Councils on this issue
- 2045.0** **GENERAL CORRESPONDENCE**
- 2045.1 Tree work – Closed Churchyard. Permission has been received from West Northants Council to remove this tree which is considered dangerous.
Resolved: To accept the price of £680 to remove this tree.
- 2045.2 Advisory Signs in Bus shelters: Council did not agree to undertake this but would keep an eye on the bus shelters.
- 2045.3 High Street funding for future work: Letter to be sent to Highways to see whether there is money available to facilitate the work on the High Street.
- 2045.4 NCAL Subscriptions/Agreement.
Resolved: Councillors happy to continue with the Agreement between NCALC and Flore PC. Subscriptions/audit fees to be paid.
- 2046.0** **FINANCIAL MATTERS**
- 2046.1 Finance update. It was reported that as at 31st March the Council had £43,787.42 in the bank account. Income: Messenger advert £10.00. There were no matters arising. With the end of year, money earmarked/not spent in 24/25 totals £20,678.24
- 2046.2 Internal Control. Cllr Holden had looked through the paperwork, including bank statements, and confirmed all present and correct.
- 2046.3 Audit. Annual Governance Statement. Questions read out and all agreed by Cllrs. It was also noted that the Council had been called for intermediate audit.
- 2046.4 SSE: Noted the new charges

2047.0 ACCOUNTS FOR PAYMENT

SSE	Street light electricity	203.49
G Fellows	Bus shelter cleaning product	6.99
Norse	Bin emptying	402.96
Design to Print	Messenger	159.00
	March payments	£1128.93

Agreed at meeting

Halkett	Salary £787.35, plus office rent £17	804.35
HMRC	PAYE	281.87
Parish Online	Subscriptions	120.00
LG Hedging	Grass cutting	300.00
NCALC	Membership £626.22/ Audit £352.80/ DPO 14.40	993.42
LC Hedging 2 nd invoice	Grass cutting	600.00
Unity Trust	Service charge	6.00
M Freeman	Grass cutting playing fields (late invoice agreed at meeting)	264.00
	Monthly Total	3369.64

Awaiting SSE Street lighting invoice

2048.0 PLANNING

- 2048.1 Application - To consider: 2025/0880/FULL. 36 Sutton Street. Ground floor extension to rear of property on the side of an existing single storey extension. First floor extension over existing and new ground floor extension. Replace white UPVC windows with new black UPVC windows
The proposal is for a two-storey extension to the original building which will be visible from the street in the conservation area. Whilst we can see no reason to object to the principle of an extension to this building as the plot is of more than adequate size, there are a number of areas where we are concerned:
1. The drawings are extremely simple and do not show the level of detail we would have expected in a conservation area, nor enough to clearly establish that the high design standards sought under F5 of the Neighbourhood Plan will be achieved. In view of the complexity of the roof we would also wish to see a roof plan - the triangle of roof which links the new and existing roofs on the north side will be at a much steeper angle than elsewhere.
 2. There is a disparity between the Heritage Statement and the application form in respect of details; the former states that the external finish will be stone to match the walls at the rear of the property whilst the latter states that walls will be red brick. The applicant has informed us that the red brick will only be used on the street facing elevation and other walls will be stone will red brick on external corners and around openings, similar to the existing walls. This will need to be confirmed on the application.
 3. There is some concern about the relatively large physical size and massing of this proposal, including a dominant gable on the north elevation which will have a significant impact on the street scene and the tiny garden behind no.34.
 4. The application includes a proposal to change the existing window frames from white to black. This will not be appropriate in this conservation area where only thatched cottages with white rendered or painted walls have black frames whilst all red brick buildings have white, cream or pale coloured window frames.
 5. The small brick storage building at the front of this site forms a boundary to the highway (old maps show it standing outside of the boundary of the dwelling subject of this application) in a conservation area and as such will require planning permission for demolition. It is an important element in this picturesque part of Sutton Street and has an historical interest as a former store for the butcher's shop which was once part of the listed cottage on the other side of the street. Any application for demolition will be resisted.
 6. Parking is a significant issue on Sutton Street, particularly in this area, with cars often parked fully on the footpath, blocking pedestrian and wheelchair use. Increasing the size of the house will require additional parking and it is important that adequate provision is made on site.
- 2048.2 Consultation: Grand Union Canal Transfer: Council to respond briefly to advise that whilst they are excited to see more on this, they do have concern over flooding in the 17 mile stretch between Whilton Locks and Stoke Bruerne and that this is adequately assessed.

2049.0 REPORTS FROM VILLAGE ORGANISATIONS

- 2049.1 Brodie Lodge. 200 Club going well. Car boot starts 4 May.
- 2049.2 Millennium Hall. Only minor flooding in the March downpour, manageable with mops!
- 2049.3 Commonwealth Flags: Possible request coming in to purchase two new flags. Group can now service their flagpoles themselves, with only spare parts needed.

2049.4 Charities: Nothing to report

2050.0 CORRESPONDENCE RECEIVED

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|----|-----------------------|---|
| a. | Nether Heyford PC | Sand/Gravel extraction support. 2044 |
| b. | WNC | Approval to remove tree in churchyard. 2045.1 |
| c. | PKF | Audit paperwork/Intermediate Audit. 2046.3 |
| d. | SSE | New electrical charges (unmetered supplies). 2046.4 |
| e. | WNC | Planning Application. 2048.1 |
| f. | Planning Inspectorate | Grans Union Canal Transfer consultation, 2048.1 |
| g. | Police | High Street vehicle movement. Noted |

NCALC Updates and Training
 WNC Town & Parish Briefing
 WNC Media Updates
 WNC weekly planning register
 ACRE newsletter

20510.0 CORRESPONDENCE RECEIVED AFTER AGENDA PUBLISHED

WNC - Elections - Statement of Persons Nominated: Andy Anderson, Kathryn Baines, Hayley Cox, Freya Davies, Hayley Davies; Geoff Fellows, Tom Higginson, Nigel Strang, John Thomason. One vacancy.

NCALC – Elections: Advice on how you can fill vacancy.

WNC – Planning application: 2025/1314/FULL. 7 Brockhall Road. Part garage conversion with a warm roof incorporating a roof lantern, removal of timber clad panel to front elevation and render finish & rebuilt porch in rendered masonry. Due to time constraints the Councillors had looked at this before the meeting. The Council has no objections to this application which will enhance the property and s in line with the Neighbourhood Plan.

Planning Inspectorate: Appeal APP/W2845/W/24/3356319. (2024/4104/OUT) Land adjacent to 20 The Green. Dismissed.

Weed spraying: Quote came in after agenda published to spray weeds on footpaths/roadsides in the village centre, twice a year. Quote £180 per spray. Councillors requested that this is carried out asap.

Date of next meetings: Annual Parish Meeting 22nd April
 Annual Meeting of the Parish Council 13th May,
 10th June, 8th July, 9 September, 14th October, 11th November

Items for inclusion on next meeting's agenda.

Flood Warden
 High Street / Climate Group (only if something to report)
 Handrail extension on Ram Bank - if anything received
 Layby by Holiday Inn – only if something to report
 Land behind Holiday Inn –June

Meeting closed at 8.30 pm