



**Minutes of the Parish Council Meeting held at the Village Hall Tur Langton
24th October 2017 at 7.30 p.m.**

Present: Cllr. T Bladon, Cllr K Briggs, Cllr P Officer, Cllr C Weston
3 members of the public

In attendance: Alison Gibson, Clerk

		Action
1.	114/17 – Apologies for Absence – Cllr J Haynes, family commitments – resolved to accept District Cllr C Holyoak, County Cllr K Feltham	
2.	115/17 – Declarations of disclosable pecuniary interests and granting of dispensations – Cllr Briggs declared a disclosable pecuniary interest in item 8.4 as it concerns land that she owns	
3.	116/17 – To approve the minutes of the previous meeting held on 12th September 2017 Resolved that the Minutes of the Parish Council Meeting held on 12/9/17 be approved and adopted as a true record.	
4.	117/17 – Questions from members of the public – none	
5.	118/17 – Neighbourhood Planning Noted that it had been hoped to adopt it at this meeting, however there are still some responses from the Regulation 14 Consultation to complete and so it is hoped to look at this at the meeting in November 5.1 Housing Needs Survey – response received from Midland Rural Housing that HDC have asked them to carry out the survey before the end of March, however as it seems sensible to complete the Neighbourhood Plan first the deadline can probably be extended further into 2018. They would like to come to a meeting early next year to discuss the survey. It was agreed to invite them to the meeting in March. 5.2 Government Consultation, Housing White Paper – to agree response LCC is co-ordinating a response to two questions on this consultation on behalf of Planning Network members and have asked for feedback from Parish Councils to include in this response: a) Should the Local Plan state housing figures for Designated Neighbourhood Plan areas and Parish areas – resolved to respond – “No” b) Where the Local Plan is out of date should the proposed formula* be used – resolved to respond “No” <i>*Proposed formula = first calculate the population of Neighbourhood Plan area as a percentage of overall Local Plan area population, then use this percentage to calculate the % from the LPA housing need figure</i>	
6.	119/17 – Harborough District Local Plan – to agree response Resolved to respond as detailed in Appendix 1	
7.	120/17 – Highways 7.1 Grass cutting – to note cuts in September and October – there have been two cuts in September and one so far in October. It was agreed to discuss whether an additional cut will be required in November at the November meeting 7.2 Grass bank opposite Jasmine Cottage / West Cott / Shangton House – this bank is on the grass cutting map, however until recently there has been an overhanging hedge which has prevented the contractor from cutting it. Now that the hedge has been cut back and the contractor is to be requested to commence cutting the grass on this bank	clerk
8.	121/17 – Planning 8.1 17/01644/FUL – Extension of existing road to create a car park (retrospective), The Manor, Main Street, TL - Resolve to support but would not want to see it expand any further 8.2 17/01478/FUL – Siting of six shipping containers for use as office space with associated hard landscaping, The Manor, Main Street, TL - Resolved to Support	

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	<p>8.3 17/01749/TCA – Works to trees, Fargate House, Main Street, TL – Resolved to support Cllr Briggs left the room before the next item as she had declared a disclosable pecuniary interest</p> <p>8.4 Appeal APP/F2415/W/17/3182880 (17/00840/FUL), Erection of detached dwelling house, The Brambles, Shangton Road, Tur Langton. The appeal was noted and it was agreed not to submit any comments further to the ones submitted for the original planning application</p> <p>Cllr Briggs returned to the room</p>	
9.	<p>122/17 – Finance</p> <ul style="list-style-type: none"> • Noted that the audit papers for 2016/17 have been returned from Grant Thornton, External Auditor, the information in the Annual Return is in accordance with Proper Practices and no other matters have come to their attention giving cause for concern that relevant legislative and regulatory requirements have not been met. • Hard copy of “The Good Councillor’s Guide to Finance and Transparency” received • Note 4Counties Grounds Maintenance paid for two cuts in August 2017, £100 + £20 VAT, authorised pending invoice meeting 12/9/17, Minute 108/17, 13.3(iv) <p>To approve for payment – it was resolved to approve the following payments</p> <p>9.1 Clerk’s Salary and Home Working Allowance for October 2017 - £168.83</p> <p>9.2 Yourlocale for professional support on Neighbourhood Plan from Locality Funding (Reg 14 NP amendments (1,000) / Liaison HDC £300, Total £1,300 + £260 VAT = £1560.00)</p> <p>9.3 Rural Community Council subscription renewal - invoice sent by RCC in error, clarified after agenda issued, no payment due for 2017 subscription</p> <p>9.4 Grant Thornton - External Audit Fee 2016/17 - £100 + £20 VAT = £120.00</p> <p>9.5 4Counties Ground Maintenance for grass cutting September 2017, £50 + £10 VAT a cut for September cuts confirmed at 7.1 above (for authorisation pending receipt of invoice)</p>	
10.	<p>123/17 – General Data Protection Regulations Note that this is a significant piece of legislation coming into effect May 2018 which will involve a lot of work. Clerk is collecting information. There is a LRALC training course on 31/1/18 and it was agreed that the clerk should attend, cost £35, to be split 50/50 with East Langton PC</p>	
11.	<p>123/17 – Emergency Planning – The clerk met with John Brown from the Resilience Partnership on 21st September and a first draft of the plan has been produced. Councillors supplied more information for inclusion and will confirm final details with a view to adopting the document at the meeting in November</p>	
12.	<p>124/17 – To confirm date of next meeting and items for next agendas: 7/11/17 at 7.30 p.m. – full Parish Council meeting – review grass cuts / crime in village, Emergency planning, 9/1/18 at 7.30 p.m. – full Parish Council meeting 13/3/18 at 7.30 p.m. – full Parish Council meeting</p>	

Agenda item 6 – Agreed comments on Local Plan Consultation

Policy GD3 – This is very open to abuse. This policy states that all of these forms of development WILL be permitted. There are no control measures to limit any attempted abuse. The explanation states that these are the types of developments “in appropriate circumstances” but gives no guidance on what these circumstances are. Guidance should be provided, focussing on the key aspects that are likely to cause harm in the countryside, such as damage to landscape, traffic, noise, etc.

Policy GD4 Para 1b –The control measure in para b7 would need to be strictly applied ie if a house is built to serve a supposed need, then if this need does not exist later (i.e. if the house is placed on the open market) then it should be removed. Our fear is that the enforcement officer would not be able to enforce this against a determined developer.

Policy GD4 Para 1c – This is a reapplication of the exceptional design clause in PPS7. In the past, it has been used to justify large and obtrusive houses in very prominent locations, aiming to provide housing at the very top end of the housing market, which is not consistent with the aims outlined in the explanation. This does/will attract very determined developers because of the high returns available. Innovation and exceptional quality are very loosely defined and subjective criteria. Some further guidance should be provided on the application of this clause.

Policy H3 – Reference should be made here to the NP.

Para 1.6 – the general hierarchy of the LP and NP needs to be more clear. The LP gives an overview of the policies, but if the NP aims to control a particular aspect of development that the LP is in favour of, the mechanism for how this is applied should be clarified. i.e. Any restrictions that the NP aims to apply will be based on evidence, and reviewed by the planning authority, which is more focussed and relevant than the general policies in the LP.