

## DRAFT MINUTES

# Grafton Underwood Parish Council



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## Minutes of the extraordinary meeting of Grafton Underwood Parish Council held at Grafton Underwood Village Hall on Thursday 21<sup>st</sup> December 2023

**Present:** Cllr Rob Corney (Chair), Cllr Penny Sneddon (Vice-Chair), Cllr Alastair Wildgoose, Cllr Rob Davies, Pat Bird (Clerk)

23/072 Apologies received from Cllr Alex Medri were approved.

Cllr Rob Davies declared an interest in planning application, NK/2023/0668 and it was **RESOLVED** that this item be discussed at the end of the meeting and the item under Other Matters be discussed first

### Other Matters

23/074 Following consideration, it was **RESOLVED** that the council uses existing communication channels, such as the Together magazine, the Grafton Underwood Echo Facebook site, the council's website and noticeboard, rather than a newsletter, to communicate with residents.

With the developing neighbourhood plan, and plans for clearing the brook, and for installing speed indicator signs, in the next year, it was felt that regular communications were necessary to keep residents updated on the parish council activities.

Also, it was felt that there was a need to signpost residents as to how to report faulty streetlights, how to contact the PCSO, and help residents understand when planning permission was required in a conservation area.

It was **RESOLVED** that the clerk draw up a timeline of parish council articles and produce the first article in consultation with the members

### Planning Matters

23/073 To determine the council's response to North Northamptonshire Council on the planning applications

b) [NK/2023/0695](#)

Dukes Arms Farmhouse, Cranford Road, Grafton Underwood, NN14 3AA

Conversion of carport to an enclosed workshop by the installation of garage doors and insertion of two windows to rear elevation

## DRAFT MINUTES

Listed Building Consent Application

It was **RESOLVED** that the Listed Building Consent Application be acknowledged

c) [NK/2023/0694](#)

Dukes Arms Farmhouse, Cranford Road, Grafton Underwood, NN14 3AA

Conversion of carport to a workshop

Full Application

Following consideration, it was **RESOLVED** that no objections be raised by the council to this proposed development. The existing carport is located to the rear of the site and is hardly visible from the public highway. Following conversion of the carport to a workshop there will still be a minimum of three parking spaces on the site. The proposed design and materials were felt to be sympathetic and appropriate in a conservation area

Cllr Rob Davies then left the meeting

a) [NK/2023/0668](#)

Appletree Cottage, 24a Cranford Road, Grafton Underwood, NN14 3AA

Change of use of rear garden from open countryside to residential with erection of timber shed and hardstanding

Full Application

Following consideration, it was **RESOLVED** that the council supports the erection of a timber shed for the storage of maintenance equipment in relation to an existing field drainage ditch at the rear of the property. The maintenance of the drainage ditch is a requirement of an existing covenant by Boughton Estates Ltd. The maintenance is required to minimise the potential flood risk to the property itself and the council welcomes this mitigation against flood risk.

It was **RESOLVED** that the council objects to the proposed change of use of the rear garden from open countryside to residential, as this was considered unnecessary, and could lead to development not in character with the conservation area. The rear garden has clear boundary lines with fencing between the property and the Boughton Estate land, accessed via a gate. It is subject of an ongoing 'Garden Licence' provision via Boughton Estates Ltd and has been 'maintained' by the occupier of the property since 2004. The proposed shed would be located within the rear garden and would not be visible from the public highway. As a shed is a temporary building, the council to ask if permission for the shed could be linked to the existence of the 'Garden Licence' and that this application is considered in the same way as for a shed in a garden in a conservation area.

It was **RESOLVED** that to aid the council's understanding, it would seek an explanation as to why a change of use was considered necessary.

23/075 The meeting was closed at 8:10pm.