



SYWELL PARISH COUNCIL

Chairman Cllr John Amos

Minutes of the Ordinary Meeting of Sywell Parish Council  
held on **Thursday 9th January 2025 at 7:30pm** at Sywell Village Hall

**In attendance:** Cllrs John Amos (Chairman), Elizabeth Brown, John Shenfield, Nanette Muttock  
Clerk: Maureen Holliday

- 167/24 PUBLIC SESSION: NW/24/00674/FUL: 112 Overstone Road, Sywell. Northampton. NN6 0AW. Change of use from Dwelling (use class C3) to church (use class F.1f) with associated parking and landscaping.** The Parish Council is grateful to the members of the public who attended the meeting and those who notified the Council of their concerns prior to the meeting.  
The Public Session of the meeting was also attended by the applicants: members of Plymouth Brethren.  
The discussion raised the points of concern mentioned below. **174/24 (a)**
- 168/24 APOLOGIES FOR ABSENCE** were received and accepted from Cllrs: Fiona Ingrams, Tim Dobson, Philip Bletsoe-Brown
- 169/24 DECLARATIONS OF INTEREST/DISPENSATION REQUESTS** – Councillors are reminded that if they have either a Disclosable Pecuniary Interest or other interest in any of the agenda items then they should declare the interest and withdraw from the debate or meeting as appropriate. None
- 170/24 RECEIVE CHANGES TO REGISTRABLE INTERESTS (if any)**  
**Request for the Completion of Register of Interests:** Periodic reminder that under the Localism Act 2011 (sections 26-34 and regulations made thereunder), the monitoring officer of North Northamptonshire Council is required to establish and maintain a register of interests of elected and co-opted members. None
- 171/24 RESOLVED TO SIGN & APPROVE MINUTES OF MEETING** Thursday 14<sup>th</sup> November 2024 and were signed by the Chairman.
- 171/24 NORTH NORTHANTS COUNCILLORS – Reports** - None Received
- 172/24 CHAIRMAN, CLERK and COUNCILLOR REPORT** on items not on the agenda (verbal).
- 173/24 RESOURCES:** It was **Resolved** to approve the following (a to f)  
Documents in Meeting Papers.
- a) **Bank Balances at 31 December 2024:** Current Account: £ 3,978.34  
(Traffic Calming Funding) Reserve Account: £ 74,705.56
  - b) **Income received since last meeting:** Interest £522.54
  - c) **Receipts & Payments: Budget Summary, Bank Rec for year to 31 Dec 2024,** circulated
  - d) **To approve payments made at and between meetings Appendix 1**
  - e) **Council set budget for 2025/26 of £37,412.00** being 2.5% increase. (2024/25 £36,500)
  - f) **Council set a precept for 2025/26 of £37,412.00,** following agreement of the budget (above).
- 174/24 PLANNING: Resolved** to agree responses and actions as below.
- a) **New Applications:** Circulated.  
**NW/24/00674/FUL 112 Overstone Road Sywell:** Change of use from Dwelling (use class C3) to church (use class F.1f) with associated parking and landscaping.  
The Parish Council supported the concerns of the village residents and **Objects** to this application for the following reasons (the detailed response can be read on the Parish Council website (<https://sywell-pc.gov.uk>)
    - traffic and safety concerns
    - inadequate off-road parking provision which would be difficult to manoeuvre in and out of with vehicles reversing off the site.
    - increased vehicle movement near a school, cricket club and existing residential driveways
    - incompatible with the residential character of the area
    - impacts of noise, lighting, emissions and disturbance from parking in the rear garden
    - loss of privacy from use of rear garden as car parking

- use is for a specific group with no wider benefit for villagers.
- lack of justification of need - existing halls are underutilised.
- flood risk concerns from hard surfaced areas.
- BNG assessment- no room for the new hedgerow
- vehicular trip generation is incorrect.
- boundary misrepresentation
- current national housing shortage but application proposes loss of a residential dwelling.
- should use existing halls which would better align with the spatial strategy.

**b) Awaiting Decision:**

**NW/24/00346/OUT 41 Ecton Lane Sywell.** Outline planning application for a proposed Self-Build Dwelling with All Matters Reserved Aside from Access. **Awaiting Decision**

**c) Applications Decided:**

**NW/24/00596/FUL 56 Overstone Road Sywell** Change of roof to provide habitable living space three dormer windows in the front elevation and three dormer windows in the rear elevation, single storey rear extension and two storey front extensions, alterations and new vehicular access. **Declined to Determine by Authority**

**NW/24/00559/FUL 24 Overstone Road.** First floor rear extension over the existing utility / WC area below for use as a bedroom. **Permitted**

**d) Planning applications and matters since publication of the agenda** (applications notified by BCW received prior to the meeting will be considered)

**e) Other Planning Matters:**

**i) Buildings and Field, Wellingborough Road, adjacent to old village of Sywell. FOI request submitted to NNC.** Response: "Please be advised that this matter falls outside of the remit of the Information Governance Team's function; and we will not be in position to provide response. Your emails have therefore been passed on to the necessary service area contacts for their attention and advice. The case officer will be Mr Chris Neal who will provide you with an update once he has investigated the matter." **Clerk to follow up.**

**ii) Green Hill Solar Park** – Proposed writing of a joint response from all Parish Councils representing the villages affected by the solar farm planning application. Draft report circulated to councils.

Considered and **Resolved** to join with all the Town and Parish Councils in the group:

- a) All the issues faced,
- b) Identify key areas for objection and/or support,
- c) Send responses direct to Greenhill, county/unitary councils and all the representing MP's as well as ward councillors.
- d) If the general consensus is that this area is unsuitable for this size of development, then getting adequate support from MP's will be crucial to enable public response and the correct information to be regarded/noted by the deciding bodies at central government level.

**175/24 HIGHWAYS, MOWING AND MAINTENANCE: Resolved** to approve items (i to v) further action or response.

**Village Maintenance, Traffic Calming and Speeding in the Village:**

**i) Traffic Calming/CIL money (Overstone Leys).** Works were due to complete in December, but the recent bad weather has pushed back the programme slightly. Once these works have been completed NNC will review the spend and update Council with what money is remaining against the original agreement: The Clerk reported that the works are now complete and have used less of the s106 funding than expected. **Summary:**

The original s106 award from the Overstone Leys development amounted to £45,000.

Of this, £16,124.05 was initially allocated for traffic calming measures on Ecton Lane.

As of the beginning of the 2021 financial year, the remaining balance was £28,875.95.

Over the past three years, the Parish Council has been actively pursuing approval for additional traffic calming initiatives. Approval was secured, and implementation was completed by December 2024.

While the initial estimate for these works was approximately £21,000, the actual costs were significantly lower. As a result, a balance of £20,840.64 remains available for future projects approved by NNC.

- ii) **Lengthsman Report from Peter Clayton.** (The Parish Council are exceedingly grateful for the good works that Peter carries out on behalf of Sywell Parish.)  
This time of the year is pothole season when road surfaces start to break owing to ice etc. I have reported several and I'm pleased to say FMS are fixing them in accordance with the Council guidelines. In general potholes with in the drive line are fixed within 7 days others are taking longer this highlights a problem as many are concealed by water after heavy rain (Example Ecton Lane FMS Ref 6923021).  
In general, the pavements are clear of debris. Ecton Lane is clear of excessive leaves up to the speed sign and Norse/NN Council have been sent a request to clear.  
Drainage gullies have been cleared of debris on Ecton Lane/Holcot Lane /Mears Ashby Road.  
The Horseshoe Roundabout has been clear of flood so far, but a drain is blocked on the roundabout and a drain (On Wellingborough Road) that takes running water from the Aerodrome is starting to slow. I have tried to report it on FMS, but we seem to have a mapping issue. I will phone them to try and sort out the problem.
- iii) **Street lighting** Update on Street lighting repairs and replacements. Repairs have been booked for some weeks. We are informed that the repairs will be carried out within the next week, including replacement of 2 heritage lamp headers in the old village.
- iv) **Bus service Stagecoach X10 Kettering/Northampton/Kettering:** Update on first month of an alternative service. Following requests from Sywell village and caravan park residents to widen the local bus service, enquiries made of Stagecoach returned a negative response as they fall under a highly regulated authority. Further discussion was carried out with Moulton Minibuses who initially put a trial service in place which ran from Overstone Caravan Park. They are now happy to widen this to the villages with agreed pick up at bus stops enroute in Sywell village, and possibly Overstone village. At the moment the programme offered is:
- **Tuesday 10am to Wellingborough town centre returning at 1:30pm: £2 each way.**
  - **Thursday 10am to Weston Favell centre returning at 1:30pm: £2 each way.**
- Direct contact is with Moulton Minibuses. Clerk will publicise to residents.
- v) **Other Highways matters to be discussed.** A village resident has requested that SPC investigates the possibility of NNC installing double yellow lines either side of Webbs Lane for part of the distance between Pie Corner and Webbs Lane, and also for a short distance between Webbs Lane and the pub. **Clerk to discuss with NNC/Highways.**

**176/24 ELLIOTT PARK:** Consider Report, Proposals and Actions. Discussion on outstanding issues and **Resolved** to accept reports and actions as below.

- a) **To receive a report from the Clerk and Chairman regarding refurbishment:** Alternatives to the wooden surround of the play area have been investigated and the Clerk and Chairman have measured the site and visited a possible provider. Plans have been drawn up for quotation. A site visit with the Elliott Park team will be arranged to discuss the possibilities.
- b) **To receive a report from the Committee.** In the course of the above refurbishment plans the surface of the play area will be restored. Action will be taken to alleviate water ingress caused by nearby run-off. **Clerk to action agreed proposals on the above matters.**

**177/24 TRAINING and Advice Sessions:**

- a) Herewith a list of the **NNC Members Planning Training Sessions** that have taken place over the past 12 months. Which can be seen on You-tube. Links and FAQs sheets have been provided to the Clerk. Please note that these sessions are prepared for the sole purpose of improving training and the knowledge of NNC Councillors and Town and Parish Councillors and should not be shared with a wider audience.

**Training Sessions:**

Enforcement, Biodiversity Net Gain and Local Nature Recovery Strategy (1), Local Plan Update, Logistics

S106 and Developer Contributions, Highways and Parking, Local Nature Recovery Strategy Update (2)

**The next training sessions will be on the following:**

The role of the Local Authority Flood Team, Minerals and Waste

- b) Planning Workshop for Town and Parish Councillors. \*Resolved** Clerk to attend  
Town and Parish Councillors are invited to attend a workshop delivered by North Northamptonshire Council officers which will focus on - Planning Transformation, Section 106, Local Plan and Neighbourhood Plans. The dates are:  
Evening Meeting - Tuesday 28th January 2025, Corby Council Chamber, 6.30pm - 9.30pm  
Afternoon Meeting - \*Thursday 30th January 2025, East Northants Council Chamber, 1.30pm - 4.30pm
- c) Northants CALC: Planning for Elections.** This course is ideal for clerks, councillors, and anyone involved in the Parish and Town Council election process.  
Dates and Time Online  
30 January 2025 \*10:00-12:00, 4 February 2025 19:00-21:00, 12 February 2025 10:00-12:00 Online
- d) SLCC: \*The UK's Digital Telephone Switchover** O/Line 22 January 2025 from 11:00 - 12:00  
**\*Commenting Effectively on Planning Applications** O/L 13 January 2025 from 11:00 - 12:00  
**\*Accelerate Climate Action in Your Council** O/L 13 January 2025 from 12:00 - 12:30  
**\*Practitioners' Conference 2025:** Kenilworth 29 January all day.

**178/24 URGENT MATTERS FOR REPORT ONLY (Notified to the Chairman before the meeting)**  
**179/24 DATE OF NEXT ORDINARY MEETING –20 March 2025 7:30pm, Village Hall, Sywell**

Signed

Date : 20 March 2025

**Future meetings 2025:** 20 March, 8 May, 10 July, 11 Sept, 13 Nov

04-Nov-24	GOCARDLESS	SI-1588	70	-31.86	-5.31
13-Nov-24	British Gas	9162477	71	-77.51	-22.44
18-Nov-24	Autela Payroll Services	14746 Aug, Sep, Oct, Nov	72	-81.86	-13.64
18-Nov-24	PKF Littlejohn	SB20241477	73	-252	-42
18-Nov-24	Parish Online	WEBSITE 34UH016-0004	74	-396	-66
18-Nov-24	Sywell & (O) Parochial	MOWING	75	-360	
22-Nov-24	ICO	ZA150963	77	-35	
25-Nov-24	Gigaclear PLC	G07847589	78	-36	-6.00
30-Nov-24	Service Charge	54	79	-6	
02-Dec-24	GOCARDLESS	SI-1622	80	-31.86	-5.31
02-Dec-24	SSE Energy Supply	IV01959369	81	-352.1	-16.77
03-Dec-24	HMRC PAYE	475PQ00822792	82	-160.43	
03-Dec-24	Northants CALC	4079	84	-60	-10
04-Dec-24	RBL Brixworth	Donation & Wreath	85	-100	
04-Dec-24	Park Landscapes	1654	86	-510	-85
04-Dec-24	Fiona Ingrams	Planter Flowers	87	-61.2	
09-Dec-24	SSE Energy Supply	IV02009553	88	-56.78	-2.7
10-Dec-24	British Gas	BGL0463847-0446002	89	-21.03	
11-Dec-24	Tomato Energy	3878894414	90	-8.75	-0.42
23-Dec-24	Gigaclear PLC	G08151524	91	-36	-6.00
31-Dec-24	Service Charge	55	92	-6	