



Collingtree Parish Council

Minutes of the **Ordinary Meeting of Collingtree Parish Council** held in the Sports Pavilion, the Playing Field, Watering Lane, Collingtree on **Wednesday 5th October 2022 at 7.30pm** (2 weeks later than usual due to the death of the Queen).

Present: Cllr P Steel (Chair), Cllr S Collins and Cllr A McFadyen

Also Present: Mrs S Wong (Clerk) no other attendees

Item No	
154/2022	Record Attendance and receive apologies of absence Apologies were received from Cllr D Mobley, Cllr E Sinfield, Cllr C Wilson and Cllr R White. All had other commitments to attend to.
155/2022	Invite Declarations of Interest in respect of items on the agenda Declarations of interest were received from the Chair Cllr P Steel with regards agenda item 167/2022 - Planning applications WNN/2022/0985 and WNN/2022/0986 – Land at Barn Corner.
156/2022	To receive and approve for signature the minutes of the Ordinary Parish Council Meeting held on the 17th August 2022. It was Resolved the Minutes of the Ordinary Parish Council Meeting held on the 17 th August having been previously circulated, were approved as a true record of the meeting and signed by the Chair Cllr P Steel.
157/2022	Clerk Vacancies – Discuss who will be on the interview panel and when to hold interviews It was Resolved the interview panel would consist of the Chair, the Clerk and Cllr E Sinfield. Interviews will take place the week of 10 th October and recommendations will be discussed at the next PC meeting being held in two weeks time on the 19 th October and the successful applicant being offered the post after. The appointed Clerk will attend the November meeting and a hand over will take place the week after.
158/2022	Receive Reports from West Northamptonshire Councillors No unitary Councillors were in attendance, and no reports were received.
159/2022	Discuss any Correspondence The Clerk has received a complaint about the parking outside the school during the morning drop off and the afternoon pick up times. The Clerk has referred the matter to the Community Policing team. The Queens Green Canopy has requested information on the location of any trees planted for to the Queens Jubilee. The Clerk will respond. Cllr E Sinfield attended an online meeting with regards to the boundaries review. An update of the meeting was emailed to members.
160/2022	Discuss and agree to adopt a Social Media policy and agree wording of policy The suggested Social Media policy hasn't been presented to members as yet by Cllrs McFadyen and White. This agenda item has been deferred until the next PC meeting for discussion and adoption.

161/2022	<p>Financial matters</p> <p>a. Review Financial Statement as at 05/09/22 agreed to Bank Reconciliation The Clerk reported the Bank Balance to date as reconciled to the bank statement was as follows: Current Account £97,721.94 This is ear marked as follows: Playing Field £4,471.81, Community Projects £60,571.00, Club House build £3,651.66 and Council Funds £29,027.47. Income received in September £150 Collingtree Tennis Club, £13,500 West Northants Council (Precept).</p> <p>b. Propose Payments for transfer and Sign Cheques agreed by the Council Resolved to approve the September payments to be made on October 6th 2022 (Appendix A).</p>
162/2022	<p>Discuss and agree the next steps with the Club House matters</p> <p>a. Discuss and agree renewal contracts for Spencer Bruerne Cricket Clubs, Glk Soccer & Collingtree Cricket Club This agenda item has been deferred until fixtures have been sent to the Clerk from GLK and Collingtree Cricket Club.</p> <p>b. Discuss and agree contract for the Saints Cricket Club The Clerk has spoken with David Shardlow from the Saints Cricket club and they are happy to share use of the cricket pitch with Spencer Bruerne Cricket Club in 2023. The League will be able to schedule their matches alternatively for use at the playing field. Neither team need the pitch until the new season which starts in February 2023. The Clerk has confirmed the PC are happy for this arrangement to go ahead. This agenda item has been deferred until the fixture dates are received.</p> <p>c. Discuss and review any Caretaker applications No applications have been received to date.</p> <p>d. Discuss and agree amended quotes for foundation works for installing the outside toilet Cllr A McFadyen felt the toilet project should be looked at again and didn't believe the PC should be supplying an outside toilet. As only three members of the PC were present at the meeting it was agreed to defer agreeing the amended quotes for foundation works until the next meeting when more councillors will be present and can re-evaluate whether to continue with the project. We are now at the stage where we can place the order and instruct groundworkers subject to quotes being agreed.</p> <p>It was noted the new annual charge from Brix Secure Ltd has been received for the alarm maintenance contract and WIFI for the club house. It was Resolved the Clerk would contact Brix Secure to enquire if a cheaper WIFI package can be sought and to also confirm the password for to connect to the WIFI.</p>
163/2022	<p>Community Projects</p> <p>a. CILS Community Projects – Approve quotes for the VAS sign, defibrillator and Kissing gates. The PC have previously agreed quotes for a VAS sign to be installed in Collingtree Park and a defibrillator and outside cabinet to be installed at the Sports Pavilion. As these projects were placed on hold during covid and the sports pavilion build, the Clerk has obtained new prices from the previously agreed suppliers. It was Resolved to accept the new quotes. Action: Clerk to place the orders. Quotes need to be obtained for a pole to be installed in Collingtree Park for the VAS sign to be hung to and for an electrician to install the defibrillator cabinet. Action: Clerk to obtain quotes. Quotes were discussed for the supply and installation of kissing gates along both ends of the public footpath across Sargent's field. Again, this community project was deferred like other</p>

	<p>projects and is being picked up again now. It was Resolved to accept the quote of £1100 from First Fencing. 50% payment will be paid up front to cover material costs.</p> <p>b. Receive any Newsletter updates The Chair Cllr P Steel and Cllr C Wilson have created a double sided A4 newsletter booklet to be hand delivered to all households within the parish. A quote of £286 has been received from our regular printers Hampton Print for 520 copies. It was Resolved to accept the quote. Action: The Clerk will place the order and drop off the leaflets to the Chair for circulation.</p>
164/2022	<p>Receive updates and discuss any Playing Field matters Cllr D Mobley is still to arrange for the removal of the trailer, goal posts and a metal gate from the storage container at the playing field. Rob Flight has reported a sign is needed for the basket ball net. Action: The Clerk will obtain quotes. The Clerk will chase up WNC contractors for dates of when the playing field grass will be cut as this doesn't appear to be in line with the other grass cutting carried out in the parish.</p>
165/2022	<p>Receive updates and discuss any roads, common areas and footpath matters a Receive any update from Cllrs Steel / Collins following the Vistry Liaison Meeting The next Vistry Liaison meeting is being held on Thursday 13th October. b. Receive any updates with regards to dust coming from the Segro and Vistry sites The dust situation seems to have died down, no more complaints have been received. It is reported that the earth works will stop at the end of the month. c. Receive any flooding updates Nothing new to report.</p>
166/2022	<p>Receive updates and discuss any Street lighting Matters Complaints have been received about a street light in Ash Lane that is covered in foliage and restricting the light coming through. Action: Clerk to investigate.</p>
167/2022	<p>Planning Matters Planning applications received: WNN/2022/0985 – Detached stable building and hardstanding, affecting the public right of way KG2 – Land off, Barn Corner, Northampton. Action: Planning committee to look at the application and give their recommendations to members for consideration. WNN/2022/1070 – Outline planning application (with some matters reserved) for demolition of existing dwelling and construction of new dwelling with scale, landscaping and elevation details – 18 Belfry Lane – Action: Planning committee to look at the application and give their recommendations to members for consideration. WNN/2022/1074 – Construction of garden room – 4 High Street. The PC has no comments or observations to make against this application. The PC has sent in a letter of objection against planning application WNN/2022/0986 – Detached dwelling and garage and associated works affecting public rights of way KG2 – Land off barn Corner. The PC has objected with the same concerns relayed on the last application which was WNN/2021/0493. Unitary Councillor Lizzy Bowen has also contacted the Planning department to request the application is reviewed by the Planning committee. The PC along with surrounding Parish Councils has responded to the proposed non material change to the Northampton Gateway Rail freight Interchange Order 2019. Reference number TR050006 – A copy of the response can be found in appendix B at the end of these minutes. A copy was also sent to MP Andrea Leadsome.</p>

168/2022	Discuss any recent updates on the Northampton Gateway Segro / Ashfield development The Chair Cllr P Steel attended a Segro Liaison meeting last night and it was reported that the earth works will stop at the end of October and recommence again in March 2023. Monitoring of the dust situation will stay in place until 2024.
169/2022	Progress any matters arising from the previous minutes not covered by items on agenda No matters arising.
170/2022	Date of the next meetings –the General Parish Council Meeting Wednesday 19th October RESOLVED to hold the next General Parish Council meeting on Wednesday 19 th October 2022. The meeting is to be held in the Sports Pavilion / Club House building at 7.30pm
	Close: The meeting closed at 9pm.

Signed byDate

161//2022 Financial Matters

b. Review Financial Statement as at 05/09/2022 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 are accepted. **RESOLVED** the following accounts be paid.

Payment method	Amount	Inc VAT	Payee	Details	Power
B/T	1227.25	0.00	Rob Flight	Maintenance Services August 2022 £458.75 & Sept £768.50	Open Spaces Act
B/T	957.51	0.00	Shirley Wong	Salary Sept - 10 hrs pw @ SCP30 £17.87ph =£774.37 17.5 Hours Overtime 9.5 Aug and 8 Sept @ £312.73 Tax -£159.40 & NI -£5.18 Office costs & Broadband £35	LGA 1972 s 112
B/T	559.42	93.23	Southern Electric	Electricity costs 2.8.22 to 3.10.22	Highways Act
B/T	42.02	2.00	Southern Electric	Standing charge 2.8.22 to 3.10.22	Highways Act
B/T	152.65	25.44	Eon	Street Lighting Maintenance to 30.09.22	Open Spaces Act
B/T	71.06	0.0	Wave	Water charges from 4.6.22 to 3.9.22	Open Spaces Act
B/T	67.60	0.00	Hampton Print	A5 Lonely posters	LGA 1972 s 112
B/T	2720.67	0.00	Insurance Linx	Sports Pavilion Insurance renewal	LGA 1972 s 112
B/T	720.00	120.00	PKF Littlejohn	Audit fees – Year End 31.3.22	LGA 1972 s 112
B/T	525.00	0.00	First Fencing	Material Costs for kissing gates	Open Spaces Act
B/T	80.00	13.33	S Wong - expenses	Wreath – Ref Queens Death Keys to Sports Pavilion for Tennis Club and Forward Sports	Open Spaces Act
CHQ 963	180.63	37.43	HMRC	S Wong – Tax £143.20 Employers NI Contributions £37.43	LGA 1972 s 112

Total of payments £7,337.29

167//2022 Planning Matters

22nd September 2022

Sent via email to: annemarie.trevelyan.mp@parliament.uk

The Rt. Hon. Anne-Marie Trevelyan MP
Secretary of State for Transport
Department of Transport
Great Minster House
33 Horseferry Road
London
SW1P 4DR

Dear Secretary of State

Proposed amendment to Condition applied to DCO granted to Segro Ltd and Northampton Gateway SRFI – (Northampton Gateway Rai Freight Interchange Project – Non-Material Change TR050006)

The proposed change to the conditions governing the above development is currently undergoing a period of consultation ending on 26th September. Collingtree Parish Council wishes to comment and object strongly to the proposed change for the following reasons.

Collingtree Parish adjoins the Northampton Gateway site and our concerns were made clear in our submission to the Planning Inspectorate during the Public Examination in October 2018. There were many concerns but they centred principally on the Environmental Impact and therefore issues related to Air Quality and Traffic Assessments.

During the two-year Examination carried out by the Planning Inspectorate, the proposal was opposed strongly by many surrounding communities, parish councils, local authorities, two constituency MP's as well as environmental groups and rail transport specialists. Throughout Examination, the overriding justification for the proposal was that all the negative environmental impacts would be outweighed by the benefit of getting substantial amounts of freight off the road network and on to rail. The development was classed as a Strategic Rail Freight Interchange (SRFI) linked to the West Coast Mainline (WCML) thereby bypassing local planning - and was eventually granted a DCO by the Secretary of State for Transport. However, this was conditional upon the site being connected to WCML prior to any occupancy.

The groundwork for the site is now well advanced but because Segro has been unable to obtain firm commitments from Network Rail for connection to the WCML, this change to the DCO condition has been applied for. The applicant states that this is a non-material change that does not affect the fundamentals of

the overall scheme or the basis of the DCO. We understand that it is for the Secretary of State to decide what is or is not material and that this may depend on whether the change might require an updated Environmental Statement or result in a substantial impact on local residents and businesses. We believe that the implications of the proposed change would be in conflict with the original assumptions on which Northampton Gateway was approved and would have environmental impacts on local residents.

The applicant wishes to reword the condition to allow 37% of the total space to be occupied before mainline rail connection. However, as the original consent was for a scheme of 468,000 sq.m of warehousing and the application is for 232,260 sq.m to be occupied without restriction, this would be a substantial increase of 50%. The applicant is also seeking to change the wording of the current DCO to allow further increases of permitted occupancy of up to 80%, should the rail connection be delayed further. This change would avoid the need for a full DCO application and would simply need to be 'agreed in writing by the relevant planning authority'.

We have concerns that the eventual storage capacity of Northampton may be greater than originally understood. Although the DCO provides for 468,000 sq.m of warehouse space, it excludes from that figure Mezzanine floor levels within the warehouse units. The trend in warehouse design is for greater use of mezzanine floors thereby increasing storage capacity many times. The applicant has already increased the height of units (via the Local Planning Authority) from the original 18 meters maximum to around 26 meters. The applicant is also currently marketing units with eave heights of up to 30 meters. This combination of increased heights and mezzanine floors will potentially increase total capacity and therefore the number of HGV's servicing the site. The intentions of the DCO need greater clarification on this aspect.

The National Policy Statement for National Networks (NSPNN) sets the framework for the development of SRFI's and states in Para 2.44 that 'the aim of SFRI's is *"to optimise the use of rail in the freight journey by maximising rail trunk haul and minimising some elements of the secondary distribution leg by road"* in Para 4.88 the NSPNN states *"Applications for a proposed SRFI should provide for a number of rail connected buildings from the initial take up....The initial stages of the development must provide an operational rail network connection and although not essential for all building to be rail connected from the offset but a SIGNIFICANT element should be"*

It is hard to see how either of these requirements would be met if the proposed amendment is approved.

The major concern of the Parish Council regarding Northampton Gateway has been the Environmental Impact on local communities, particularly Air Quality but also Noise from the HGV traffic generated. There is a continuing lack of adequate Air and Noise monitoring from the Local Authority despite the Northampton Gateway adjoining an AQMA. Therefore, at the very least, any changes that affect the predicted volumes and patterns of HGV traffic should be rigorously re-examined in a full independent Traffic Assessment.

Collingtree Parish was one of 30 Parish Councils in this region (Parishes Against Pollution) that during the Examination, submitted a signed joint declaration urging that the principle set out in the National Planning Policy *'that new developments should not adversely affect levels of soil, air, water and noise pollution'* should be fully adhered to.

Along with other parish councils we find it extraordinary that after months of exhaustive examination, hearings and reports, the whole basis of the SFRI proposal i.e. the connection with the WCML, has not been agreed. Network Rail remained non-committal throughout the Examination including in correspondence as early as 2017 with Andrea Leadsom MP. This was the case when the DCO was granted and is still the case. Segro says in its Application Statement, that it has, or soon will, complete the onsite rail infrastructure needed (sidings/rail tunnel etc). However, until this infrastructure is actually connected to WCML, it is irrelevant.

Conclusion

Collingtree Parish Council continues to be concerned about the environmental impact of Northampton Gateway and believe that the proposed change to the occupancy condition on the DCO is a 'material' factor that could affect calculations of HGV traffic generation and also undermine the original intentions of the SFRI for which the DCO was granted. We believe that unless:

- a) Network Rail commit to a firm date and timetable for connection to WCML or
- b) There is a full and independent revision of Traffic & Environmental Assessments and Statements.

This proposed amendment to the DCO should be refused.

Yours sincerely

Collingtree Parish Council

CC: Rt Hon Andrea Leadsom, MP – South Northamptonshire

CC: Steve Parker – Planning Inspectorate

CC: Northampton Planning Inspectorate

CC: WNC - Lizzy Bowen

CC: WNC - Phil Larratt

CC: WNC - Jonathan Nunn

CC: Clerk Roade Parish Council

CC: Clerk Blisworth Parish Council

CC: Clerk Milton Malsor Parish Council

CC: Clerk Grange Park Parish Council

CC: Clerk Courteenhall Parish Council

CC: Clerk East Hunsbury Parish Council