

ARTHINGWORTH PARISH COUNCIL
Minutes of the Meeting held on Tuesday 7th July 2026

Present:- Councillors Lesley Sanderson (chairman), Graham Robinson, Sue Handy, Bernadette Kennedy, Liz Ellis

Apologies:- None

Attendees:- 3 (including new Cllr. Jayne Wisely)

Comments from the public:-

Comments and objections regarding the planning application at Brook Meadow highlighting:-

- 1) The history of the barn, which was built just before the land sale and, it would appear, with the intention of a land sale with easy planning permission
- 2) The barn has never been used as an agricultural barn except, possibly, briefly by the new owner.
- 3) The planned dwelling is not in keeping with the environment and is unnecessary.
- 4) The footprint of the proposed dwelling is far larger than the original barn.
- 5) Photographic evidence that the flooding reaches the barn, therefore will affect a considerable amount of the proposed dwelling.

Comments from Ward Cllr.:-

- 1) A copy of the letter sent to WNC Planning by Cllr. Irving-Swift re Golden Stable application (2026/1473/FULL)
- 2) A copy of the letter sent by Cllr. Irving-Swift to Wormslade re a recent site visit
- 3) A copy of the letter sent by Cllr. Irving-Swift to WNC Planning re Brook Meadow application (2026/2426/FULL)

Co-option of New Councillor:-

Jayne Wisely was co-opted to the council, duly signed the Acceptance and was welcomed by the chairman

Declarations of Interest:-

None

Previous Minutes:- It was proposed and seconded that the minutes of the meeting held on Tuesday 5th May 2026 be approved and signed.

Matters Arising:-

- 1) Damaged Lamppost, Home Farm Grove – The full claim of £3723.79 has now been received and the new light has been ordered
- 2) Re vacancy from Michael Kennedy resignation -Confirmation from WNC that there is no requirement for an election and we can co-opt

Finance:-

a) Payments to be approved:-
It was proposed and seconded () the following be approved for payment.

Paid by direct debit:-

Bank Charge (Apr)	£7
Bank Charge (May)	£7
Yu Energy (Apr)	£42.54
Yu Energy (May)	£36.94
Hugo Fox (Website)	£143.86

For Payment at Meeting:-

Leics. Gardens (May 1 cut)	£182.40
Leics. Gardens (April 3 cuts)	£547.20
L Partridge (Clerk Salary J/J)	£460 98

b) Receipts

Bank Interest (A/M/J)	£57.63
Stamps (Burial Ground – Plot 55)	£80
Stamps (Burial Ground – Plot 55)	£140

Insurance claim (Home Farm Grove light)	£3723.79
Purchase of double grave (inv. 2/26)	£600

Transfer £1200 from savings to current a/c (any surplus to be transferred back to the savings account).

Planning Applications:-

New Applications:-

2026/2426/FULL

Conversion of an existing barn and extensions to form a self-build dwelling. Brookmeadow Barn Kelmrsh Road Arthingworth

The Parish Council strongly object to this application for the following reasons:-

- 1) The Parish Council object very strongly to the Q classification of this application. The building was not built as an agricultural building, in fact it was originally built with windows which, after a visit from the enforcement officer, were bricked up. The structure appears to have been built, in the middle of a field, with the sole intention of converting it into a dwelling at a later date. The Parish Council do not believe that this is the true purpose of Classification Q.
- 2) The size and spread of the proposed dwelling appears to extend beyond the permitted size allowed for a Class Q conversion. This is the Parish Council's understanding of the permitted size:-
 - a) Each dwelling is capped at 150 sqm, with a total site limit of 1,000 sqm.
 - b) Extension Rights: Buildings can be extended by up to 4 metres at the rear, provided it's onto an existing hard surface
- 3) The proposed dwelling is clearly outside the village confines as shown in the Neighbourhood Plan (Policy H2).
Neighbourhood Plan Policy H2 Village Confines-
Development outside the defined Village Confines will be carefully managed and in accordance with national and local planning policies.
The Parish Council feel that the proposed application is difficult to assess as being 'carefully managed' given the access and flooding problems.
- 4) The proposed access is dangerous for the following reasons:-
 - a. It is sited outside the 30mph limit on a stretch of road with the national speed limit of 60mph, therefore there is no requirement for vehicles to slow down before entering the village. It should be noted that this road can be very busy at certain times of day.
 - b. The access will have a restricted sightline with a blind bend in one direction and a bridge in the other direction.
 - c. Neighbourhood Plan Policy H5 Windfall Sites:-
Point B states a safe vehicular and pedestrian access must be provided for the site.
The Parish Council feel that safe access for vehicles and pedestrians has not been provided.
- 5) The site is locally well recognised as an area subject to extreme flooding. More hard-standing will result in surface water run off which will add to the volume of the river in other areas of the village.
Neighbourhood Plan Policy E12 Flood Risk Resilience -
Development proposals within the areas indicated in Fig. 17 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets and on the likelihood of it conflicting with the locally applicable flood migration and infrastructure.
The Parish Council feels that there is no benefit to this development therefore it will be difficult to outweigh the detrimental affect it will have.
- 6) Planning Statement, Page 10, Point 8 states-

Development outside the confines will be acceptable only in the following circumstances;

- i. Where the development provided would clearly meet an identified local need, for housing this would be identified through an up-to-date Housing Needs Survey or Housing Needs Assessment where it is demonstrated that this could not otherwise be met within the defined village confines; or*
 - ii. Where it is demonstrated that a scheme is required to support an essential local service that may be under threat, especially a primary school; or*
 - iii. Economic development that will enhance or maintain the vitality or sustainability of the Other Village or would contribute towards and improve the local economy.*
 - i) The Parish Council does not agree that this development clearly meets a local need. The N/Plan identifies the Housing Need in Policy H1.
 - ii) The Parish Council has no such scheme which needs supporting.
 - iii) The Parish Council feel that this application offers absolutely no economic development.
- 7) The size and proportions of the proposed dwelling are totally out of keeping for the rural location and will not enhance the village in any way.
- 8) Drawing 1319.BMB.23.007 shows an estimation of the extent of flood zone 2. Attached is a photo of recent flood showing the water actually reaching the barn. This comes way beyond the estimated zone shown.
- 9) It is interesting that there is an 'emergency pedestrian access'. It should be noted that this exits onto the road with no footpath, very little verge and a 60mph speed limit.
- 10) The site does not have any utilities connected.
- 11) Planning Statement, Page 14, Point 6.2
The site has been designed to take account of existing residential dwellings adjacent to the application site, with minimum distances adhered to and minimising any issues relating to overlooking.
- 1) There are no adjacent dwellings as the area is well outside the confines of the village
 - 2) The nearest houses are a row of small, semi-detached houses built by the Council and bear absolutely no relationship to the proposed dwelling.
- 12) The development will have a huge impact on the area as it will be clearly visible when arriving into the village.

The Parish Council ask that the above points are carefully considered before making a decision on this application.

2026/1473/FULL

Retrospective planning permission for brick gate posts and new gate to existing drive entrance

Golden Stables, Braybrooke Road, Arthingworth, LE16 8JW

The Parish Council is very disappointed to receive yet another retrospective application for this site and object strongly to this application for the following reasons:-

- 1) The location of this application is a rural lane in open countryside and the design of the gate posts and gates are totally out of character in this rural area
- 2) The solid gates and high boundary enclosures block views into the open countryside creating an urbanising effect on the rural landscape
- 3) Neighbourhood Plan page 8 states the intention is *Preserving the natural environment and rural assets of the parish; including footpaths, bridleways, wildlife areas and green areas* - it is important that these values are respected.

It is believed that an application for similar gates at this site has been rejected and the Parish Council feel very strongly that this application is rejected and the gates and posts removed in order to protect the local rural landscape.

Decisions from West Northants Council:- None

Other Planning Matters:-

None

Burial Ground:-

Formal formation of committee:-

The meeting agreed that the committee be formed with Sue Handy, Lesley Sanderson and Graham Robinson as members with Sue Handy as chair.

Meetings to be held when the need arises.

The mandatory plans and schedules are almost complete and now require checking before they are signed off by the committee

Mowing:-

From Tom Cooper on 13th May:- The scheduled cuts are 1 in March, 2 in April, May, June, July, August and 1 in September. Any further cuts are done by request.

He advised more cuts would be necessary as the growing season has now extended.

The contract expires at the end of this season. Cllr. GR to obtain details of other contractors for further quotes.

Community Speedwatch:-

The Community Speed Watch information has been circulated in the village and, to date, we have the names of 12 volunteers.

The Council agreed that the clerk request the village be added to the programme with a charge of £150 for the equipment.

Village Maintenance:-

- 1) Water running down Kelmarsh Road from a natural spring. Gully to take the water has been requested from Highways – need photo when the water is running again
- 2) Broken pipe under Oxendon Road – From Highways – A new job has been raised for excavation to repair or replace the drainage with an estimated date of September.

Consultations:-

The Local Council Award Scheme – The council agreed the clerk should reply negatively and the council will not take part.

Correspondence:-

Circulated by email:-

- 1) NCALC weekly mini updates
- 2) NCALC monthly E-Update
- 3) Town & Parish briefing
- 4) WNC - Local Road Safety Survey findings
- 5) Road Race -Foxton Hound Ultra - Saturday, 15th August 2026
- 6) Stuart Andrew MP re Anglian Water
- 7) WNC – Shambala Traffic Management

At Meeting:-

WNC have confirmed the charges for the next election will be:

- a) Uncontested parishes will remain at the current rate (£28, plus £16 per parish ward); and
- b) Parishes will be recharged 15% of the cost of poll cards.
The cost to each parish will be based on electorate size, so smaller parishes will continue to pay relatively lower amounts, reflecting fewer poll cards issued.

Any Other Business:-

- 1) Complaints have been received regarding the 20mph advisory signs placed on the planters. The signs will be removed and more suitable signs put in place.
- 2) Cllr. SH advised the council that work will be carried out on the Siddoms Ford bridge which will necessitate the road being closed. No date has been given.

Date of Next Meeting:-

Tuesday 1st September 2026 at 8pm in the village hall

Meeting closed at 9.30pm