

GEDDINGTON NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 12TH MAY 2014

Members present: Councillor M Rowley (in the Chair)
Councillors T Locock, K Harden, A Gordon, D Watson, C Buckseall, I Kelman,
P Hopkins, T Bailey and D Hodkinson.

Apologies: Councillor J Padwick

Also present: Mr C Sparrow (Agent Boughton Estates Limited) and one member of the public.

CORRESPONDENCE

Councillor Rowley drew attention to the NCALC, Acre membership and the CPRE membership (Campaign to Protect Rural England) items as listed under Finance.

MINUTES

Councillor Watson referred to item 173/14 correction.

One member of the public was present at the meeting.

Councillor Bailey asked formally if Councillor Harden had heard anything from Neighbourhood Watch in Little Oakley in the past 12 months and Councillor Harden confirmed that he had.

PUBLIC MEETING

Forthcoming events Boughton House:

C Sparrow listed these as follows:-

19th May – 5k run

27th June – Classic concert

12th and 13th July Tough Mudder

2nd and 3rd August film event

9th and 10th August – Craft Fair

15th, 16th and 17th August - Altfest on the airfield

23rd, 24th and 25th August - Greenbelt Festival

30th August - Mudderella (the girls' version of Tough Mudder)

26th October – National Gardens Scheme

3rd, 4th and 5th November – fireworks display

A member of the public requested an update on the work to investigate the flooding on the main road at Queen Street junction along with the root issue on the corner of Grange Road and Queen Street. Councillor Rowley said that the county council had carried out some drainage investigation works earlier in the year on both the drain near to the speed camera on the A43 and the drains and drainage system on Queen Street.

With regards to the drain on the A43, the crew managed to get this running. The connection appears to run beneath the properties on the triangle on Queen Street and connect into the Queen Street system. The connection is still not running at full capacity, but the drain in question was tested with a high volume of water and did not surcharge as had previously been the case. This would be monitored and further action would be taken if required.

With regards to the draining system on Queen Street, they managed to trace this to the outlet in the river. The system beyond the Redwood tree roots is running with no issues. The drains in the area are all clear of debris. There was also a blocked foul/combined sewage manhole on the slipway to the ford that Anglian Water have now cleared. It is likely that the system will still drain slowly following sustained periods of heavy rainfall (as can be seen on site) as the tree roots have extended way beyond the property boundary and are affecting the carriageway. The only long term solution for the issue from a highway drainage perspective is the complete removal of the non-indigenous tree. There is also a minor ponding issue near to the electricity sub-station. It had been planned to install a new drain at this site, but the storm water system is around 3m deep making it impractical to do so at this location.

A member of the public wished to bring to the Council's attention the lack of mobile phone signal obtainable in the village on Orange, Virgin Media or T-Mobile: they were liaising with Virgin Media on this. Councillor Rowley reported that all of the telecom providers are in a period of consolidation and all suffering from lack of signals. Councillor Rowley commented that O2 and Vodafone are running Project Beacon which had been running until 2017 to merge their networks.

Boughton Estates Limited: planning developments:

C Sparrow referred to three areas of development namely, the area to the north of Geddington (the Living Landscape Trust land) on Stamford Road as you drive in on the left, secondly, the old sawmill site and thirdly the area of land on the right as you drive into Geddington from Weekley on what will be the A4300. He referred to the fact that the land to the north of Geddington had had two refusals within a period of 12 years, but he still felt it was appropriate to be developed. C Sparrow acknowledged that the community had been against the development of this land over the years, however, he cited a "game changer" could be that the development could provide at least half of the funding for the costs to put in a road from the sewage works and up onto the Grafton Road. C Sparrow said that he was currently working with the County Council and other infrastructure funding, he acknowledged the commercial benefits to the Estates, however, it would also make a massive difference to the heavy traffic ie lorries and tractors currently using both West and Queen Street.

C Sparrow said that he thought it would be helpful, but not critical or binding, to have a delegation from the Parish Council with expertise in planning matters pre-planning with Kettering Borough Council and NCC before coming to the Public Consultation. C Sparrow then invited questions from Councillors.

Councillor Gordon enquired as to the quality of the proposed development; C Sparrow said the key things were the design, layout and open spaces and this was where he would welcome their input. Councillor Locock asked about numbers and C Sparrow said that he appreciated that the Council would be interested to know about the number of affordable houses. C Sparrow referred to the entire development on the north and said that the minimum number of houses for this site would be 45 and the maximum would be 60 and he was happy for this to be quoted and minuted (he later clarified, following a question from Councillor Bailey, that these numbers would be the total number of houses including affordable houses). C Sparrow said that in relation to the other site he had no quantum as yet, but that these properties would be of a higher specification and larger than the ones proposed for the development in the north.

Councillor Watson referred to the road proposal opening up the question of industrial development, which had been debated approximately four or five years previously. However, Councillor Watson referred to the issues of flooding/drainage on the Stamford Road site (which the Council had investigated previously at some cost) and he would wish the Estate to investigate these matters because the issues still remained. Councillor Watson was of the view that there would be opposition within the village, however, the Council needed to be objective and ensure that the problems of concern previously were properly resolved.

On the question of affordable housing, C Sparrow said that the recommendations on this had become more complicated – it used to be 30% but there had been a local needs survey carried out by the Council, which identified a number of issues and the process would need to be repeated, also this would be governed by what was actually needed rather than a policy percentage.

C Sparrow said that he would welcome something in writing from the Council listing the key issues which were not properly resolved in the past (although this would not be binding) to help him prioritise the issues most important to the community. Councillor Rowley agreed that this would be a starting point. C Sparrow undertook to send a note setting out the issues as they appeared to him and these could be added to. Councillor Watson recalled that Bryant Homes, in response to the Council's initial objectives, was to threaten to double the size of the development, which was not conducive to proper negotiations. Councillor Locock felt that an important point for consideration by the Council was the optimum size of the village of Geddington and from this the infrastructure issues that would be required so that the matter could be viewed within an overall strategy rather than piecemeal. Councillor Rowley said that this had been the approach when the last application had been considered and it was felt that the village could not sustain such a large number of houses in one go. During further discussion C Sparrow mentioned a figure of 100 properties and

Councillor Bailey said that this could represent a 20% increase in the size of the village. C Sparrow said that there were currently 800 households which would represent a 12% increase, however, he did say that if the development and partially funded road did not proceed, there would be no point trying to renegotiate this at a later date with the Estate.

Councillor Bailey then left the meeting

POLICE REPORT

PCSO Alan Malcolm presented the crime figures for the month of April, there were 3 reported crimes for Geddington:

- 1 criminal damage
- 1 theft/handling
- 1 violence offence

There were no reported crimes for Newton or Little Oakley.

Councillor Watson enquired if there had been any updates from PCSO Breeze since the last meeting, in particular in relation to the car parking problem (2 cars) on the corner of Newton Road with the junction with the A43, as well as the parking in Bridge Street opposite the pub on the double yellow lines.

Action: PCSO Alan Malcolm undertook to follow up both of these matters and ask PCSO Lawson to email the Clerk with updates.

PLANNING

Notices of Refusal:

None

Notice of Approval:

None

New Application

KET/2014/0197/0198 (Listed Building Consent) Dismantle 30mx5m of stone wall. Remove soil and mature shrubs and fir trees from behind. Build 2 no. retaining walls (below soil level) and construct drainage behind wall to soakaway. Rebuild stone wall – The Croft, 16 Queen Street, Geddington – Mr R Askew

Councillor Gordon said that because of the dangerous state of the wall, this needed to be commenced as soon as possible. All agreed.

KET/2014/0271 Single storey rear extension, Single storey rear extension with lobby, internal alterations and partial removal of kitchen and lobby wall, block up window to utility room, new roof structure and roof lantern (Listed Building Consent), 1 Bridge Street, Geddington – Mr & Mrs Gibson

Councillor Gordon said that this application was virtually what had been previously agreed apart from a new lobby. All agreed.

KET/2014/0250 Single storey side extension, 27 Grange Road, Geddington – Mr Walpole

Councillor Gordon said that there were no plans supplied and it was a permitted development so he presumed no further action was required.

GEDDINGTON NEWTON AND LITTLE OAKLEY PARISH COUNCIL

MINUTES OF THE MEETING HELD ON 12TH MAY 2014

PART 2

Members present: Councillor M Rowley (in the Chair)
Councillors T Locock, K Harden, A Gordon, D Watson, C Buckseall, I Kelman,
P Hopkins, T Bailey and D Hodkinson

Apologies: Councillor J Padwick

One member of the public was also present at the meeting

MINUTES

The Minutes of the Meeting held on 14th April 2014 were read, confirmed and signed subject to the following additions and corrections:-

Councillor Watson said that there had been an application from Mrs. Sharman and it was not possible to approve planning permissions.

Councillor Rowley enquired if everyone was happy with the minutes with the two alterations discussed.

Councillor Hodgkinson referred to the correction in his report that 10 lights had now been repaired and were in working order.

Councillor Rowley said that the last page had been changed to say "interim report". He referred to the planning and said that this was a sensible application in keeping with the period of the building.

Councillor Hodgkinson referred to one other point, at the bottom of page 5 of the minutes in that Councillor Bullock had overturned a planning refusal by the Borough Council – that sounds as though he had persuaded the Borough Council planning committee to approve something that in more likelihood the officers were suggesting was refused – it is just that this was an unwitting misrepresentation of Councillor Bullock's statement.

Councillor Hopkins requested that the Clerk forward the minutes onto the website.

Matters Arising:

Councillor Watson asked if Councillor Bullock had responded in relation to the fence and Councillor Rowley said that he had had an email from him saying that there was no reason to keep this and the Council would demolish it.

Action: Councillor Rowley to circulate email.

ACCOUNTS

Community Account Statement as at 17.4.14	£11,740.65
Business Premium Account Statement as at 17.3.14.	£10,711.93

Accounts received

Kettering Borough Council – Annual precept	£6,000.00
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Accounts for payment

Vivienne Allport Secretarial services (1579)	£35.00
CPRE Annual membership (1580)	36.00
Northants CALC Annual membership (1581)	334.13
Boughton Estates Field rent (1582)	570.00
Slade footpath	0.05
Northants ACRE Annual membership (1583)	35.00

Councillor Gordon proposed and Councillor Locock seconded that the above payments should be made. All in favour.

Finance & Asset update – verbal update (Councillor Locock)

Councillor Locock reported that there had been two meetings with a view to drafting a report which would be circulated to Councillors well in advance of the June meeting. Councillor Locock reported that the three members of the group had been in agreement that the letter from the Village Hall should not be discussed at the same time as the report.

Councillor Watson referred to the newsletter of the Northants CALC which dealt with Section 1505 of the Local Government Act 1972, removing the requirement for cheques to be signed by two members of the Council and opening the way for the use of electronic means of payment. However, he felt that to protect the Parish Clerk the use of two signatories should remain.

KETTERING BOROUGH COUNCIL ISSUES

Councillor Rowley conveyed Councillor Bullock's apologies.

NORTHANTS COUNTY COUNCIL ISSUES

Councillor Buckseall referred to concerns she had about cars racing up and down Wood Street and accelerating up the track at speed and that Councillor Harker was looking into having the gate moved.

Action: Clerk to write to Councillor Harker for update

VILLAGE DESIGN STATEMENT AND PLAN

No update available.

NEIGHBOURHOOD WATCH

Councillor Harden had nothing to report.

NEWTON AND LITTLE OAKLEY

Councillor Watson reported a tree had blown down across Mill Farm and Newton Field Centre over the weekend and he had spoken to the residents of Mill Farm so hopefully it was or had been removed.

Councillor Rowley highlighted the dangers of pulling out from Newton Village onto Newton Road, the visibility was very poor and he had narrowly avoided a car speeding past. Councillor Watson agreed that this had been a longstanding problem and approaches had been made previously to the County Council with no result until a fatality occurred. Councillor Hopkins requested representations be made to Councillor Harker on the volume of traffic on Newton Road, following the closing off of the right hand turn from the top of Grange Road onto the A6003 (possible traffic survey). Councillor Locock said that it was a shame that this had not been taken into account earlier, but Councillor Rowley said that speed limits had been requested previously.

Action: To contact C Sparrow to look into getting the hedge moved back.

Clerk to contact Councillor Harker.

Councillor Watson drew attention to the signposting that Joan Barker would like, supported by Councillor Harker, to have signs erected for The Smithy and Sheep Dip Lane (adjacent to the Newton Field Centre); Councillor Watson had grave reservations on the possible cost. A meeting was being arranged by Councillor Harker.

ENVIRONMENT AND RECREATION

Councillor Kelman said that the repairs to the surface in the children's play area was going to be difficult to resolve. Councillor Hodgkinson said that surely the contractors had a moral duty to repair this and Councillor Watson felt the problem lay with faulty workmanship rather than normal wear and tear. Councillor Rowley said that he would supply Councillor Kelman with a contact.

Action: Councillor Rowley

Councillor Rowley reported that he had obtained quotes for insurance cover on the play equipment, which ranged from £53 for public liability and liability and all risks £255. Following discussions Councillor Rowley undertook to clarify the precise terms of cover.

Action: Councillor Rowley

Councillor Buckseall enquired as to responsibility for the stile at the top of Nancy Moore steps which she had been informed was currently unsafe.

Action: Councillor Buckseall to carry out a site inspection and then contact the Clerk who could then email Chris Sparrow

VILLAGE HALL

Response to letter from Village Hall Management Committee

Councillor Locock stated that further to the letter received from the Village Hall Management Committee, he had reflected and now proposed that rather than engage in an exchange of correspondence with the Village Hall Management Committee, he would prefer to establish a good relationship. To this end, Councillor Locock proposed that a small delegation from the Council have an initial meeting with the Chair and Secretary of the Village Hall Management Committee. This was seconded by Councillor Hopkins. Following further discussions, it was agreed that from the Council this would include Councillors Kelman and Locock. It was further agreed that any response could be discussed thereafter.

Councillor Gordon undertook to supply Councillor Locock with a copy of the Village Hall accounts. Councillor Watson also requested a copy.

Action: Councillor Gordon

ROAD SAFETY

Councillor Harden had nothing to report.

LIGHTING AND FOOTPATHS

Councillor Hodkinson reported that he had met with Jim McInally from Kettering Borough Council and the list of works had been refined and repairs were being carried out. Councillor Hodkinson referred to a street light in Ferndale Close which appeared to have an underground cable problem, which would be dealt with by another contractor and was not high on their list of priorities.

Councillor Hodkinson also reported that as a result of earlier correspondence, Jim McInally was refreshing the quote obtained previously, which was £1,071, for a new free standing street light in West Street. Councillor Rowley advised that Councillor Hodkinson obtain the fresh information and bring back for a decision. Councillor Hodkinson proposed that the Clerk write to the households who would be affected by the new light asking for their views.

Action: Clerk to create a letter to send to those households at the top end of West Street and Councillor Hodkinson undertook to supply the house numbers to be contacted.

RURAL FORUM

Councillor Watson enquired if anyone had any matters that they would like him to raise. He suspected that discussions were going to be concentrated on the Kettering East development and in particular the Weekley/Warkton access.

CORRESPONDENCE

This item had been dealt with previously.

Suggested Agenda Items for the next meeting

Councillor Hopkins requested that Chris Sparrow's proposals be placed on the agenda for further discussion. Further discussions took place on this topic and Councillor Hopkins said it was vital to have transparency – he was wary of Chris Sparrow's suggestion of a delegation of 2-3 Councillors being in consultations with the Estate and Councillor Gordon agreed.

There being no further business the meeting closed at 9.30 pm.