

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 13th JANUARY 2020

MEMBERS PRESENT:

Councillors N Batchelor (Chair), C Buckseall, T Bailey, Sue Wenbourne, P Goode, D Rushton, J Padwick

APOLOGIES:

Cllrs D Watson, P Berry, M Rowley.

68/20: DECLARATIONS OF INTEREST

Cllr Goode – for 73/20 (car park extension) - Parish Council representative on the Village Hall Management Committee.

Cllr Batchelor- for planning application KET/2019/0858 (proximity to a close acquaintance)

69/20: Minutes silence for Valerie Hodgkinson – Chair of the Parish Council 1984.

Cllr Goode expressed the Parish Council’s appreciation for the work Valerie Hodgkinson had undertaken for both the Parish Council and the village.

A minutes silence was then held.

70/20 PUBLIC SESSION.

Seven members of the public were present.

a) Questions from the public.

Adrian Foulke has not heard anything yet from Community Speed watch – the clerk confirmed that the information given had been forwarded by email. The clerk will check contact details given and sent, and send again, asking for confirmation that they have been received.

An update to minutes item 73/20: (Parish Plan – Village Car Park Extension – any updates received) was given (see 73/20).

Two members of the public wished to have input into Youth Club issues (77/20). Discussion of these issues was therefore classed as part of the public session.

Two members of the public wished to have input into the environmental issue “footpath between Skeffington Close and New Road – surface and lighting issues, to be discussed” (78/20 b). Discussion of these issues was therefore classed as part of the public session.

b) Reports from County and Borough Councillors

No reports, but Cllr Perry had forwarded an email concerning a bridleways query and resulting possible actions , which Cllr Goode covered within Newton issues.

71/20: MINUTES OF THE LAST MEETING

a) Approval of Parish Council monthly meeting Minutes – held 10th December 2019.

Cllr Goode proposed approval of the minutes, seconded by Cllr Bailey; all councillors were in favour except for one abstention.

b) Matters arising, outstanding actions.

10.12.19 action 2: (Proposed car park extension). Cllr Rowley will obtain a map and any other information needed via a request to the Head of Service. He will then check that there is enough room for tractor turnaround and emergency vehicles.

No update given as Cllr Rowley was not able to be present at the January meeting.

10.12.19 action 6: Cllr Watson will check the formula for the precept/ surplus/ figure per household per annum as it may not be correct.

Cllr Watson was not able to be present at the January meeting so this will be relayed at the February meeting.

10.12.19: action 7: the clerk to contact the Charity Commission to try to determine the original terms of the trust. The Parish Council also needs to apply for the land to be registered in the name of the Parish Council, by applying to the Land Registry. This should have happened in 1976, and it would mean that the Parish Council would then be registered as title owners.

The Clerk reported that both forms had been filled out, the Charity Commission form had been submitted (online) but there was still one item of information that the clerk needed to check before sending the Land Registry form. This would therefore be sent imminently.

10.12.19 Action 8: Cllr Bailey will draft a reply to the Youth Club letter.

The draft reply was checked by the Chair at the meeting.

ACTION 1: Reply letter to be completed and sent to the Youth Club.

10.12.19 Action 10: Feedback regarding to Gigaclear meeting.

Cllr Batchelor will convey the information by email to councillors that was given by Gigaclear. Cllr Goode added that before any golden gravel is laid the Parish Council have the opportunity to walk round the village with Gigaclear again regarding the correct areas to lay the gravel.

It was noted that the Gigaclear service became available from 20.12.19.

Cllr Wenbourne will send a photograph of the damage (divits) the Gigaclear lorries have inflicted to areas by the green boxes.

ACTION 2: Cllr Wenbourne to action the above.

Cllr Goode added that an outstanding action from November (repairs needed to the bridge) has been completed: repairs have been scheduled for the new financial year. Historic England have said that there is no significant deterioration from when the last photograph (taken when the water was at a lower level) was sent. However, it appears that the point of one of the arches has deteriorated so much that water was inside the arch structure. Cllr Goode has asked to be kept aware by NCC of the repair details, to try to ensure that the repair is carried out sympathetically.

Cllr Batchelor added that the maintenance work to the pool in the Meadow has been completed, with Cllr Berry emailing Cllr Batchelor and putting a message on Facebook to inform residents of this.

ACTION 5: Actions to be carried out relating to the gitty between Skeffington Close and New Road

1. Land Registry check
2. NCC footpaths and bridleways to be contacted, not Fix My Street.
3. Who is responsible for the gittys?
4. Can local people check their deeds?

Cllr Batchelor reported that he will speak to the residents that he knows that live by the gitty, plus he will contact Cllr Rowley. The Skeffington Road concreted end was laid by Ambrose the housebuilders and would have been a right of way. The rest of the gitty would be classed as the New Road right of Way.

PLANNING

a) KBC Decision notices

KET/2019/0706 - Mr M Speed, 1 Steele Way, Geddington.

Porch to front. Full Application

Approved

KET/2019/0611: Mr B Ward, Newton House, Newton.

Change of use from outbuilding to holiday let to include replacement windows and 1 no. door. Thermal upgrade and removal of kitchen partition. Timber doors to listed barn. Listed Building Consent Application.

Approved.

and

KET/2019/0612 *Mr B Ward, Newton House, Newton.*

Change of use from outbuilding to holiday let to include replacement windows and 1 no. door. Timber doors to listed barn. Full Application

Approved

b) Planning Applications

KET/2019/0868 *- Mr & Mrs Ravenscroft, 20 Corby Road, Little Oakley.*

Internal alterations - kitchen and bathroom. Replacement gate in existing opening. Proposed store/workshop outbuilding and repointing of all elevations. Listed Building Consent Application, and

KET/2019/0867 *- Mr & Mrs Ravenscroft, 20 Corby Road, Little Oakley.*

Replacement gate in existing opening. Proposed store/workshop and repointing of all elevations. Full Application

There is an existing outhouse and a workshop/shed adjacent to each other. To be demolished and a new workshop built.

Comments made:-

The new workshop needs to be limited to the same height as the existing shed.

The size of the workshop will have an impact as to altering the level of light to the nearby property.

The increased size and height of the workshop will be visible from the road.

Concerns were raised about any increase in noise from a larger workshop.

Reiterated by residents that the main concern was that the height of the workshop should not be higher than the height of the existing workshop.

KET/2019/0904 *- Harkers Barkers, Cobley's Lodge, Stamford Road, Little Oakley.*

Extension to temporary planning permission (KET/2014/0662) for siting of mobile home for an essential worker in relation to the operation of a 40 dog boarding kennel.

Full Application

This is an extension to previous planning permission in 2014 for a mobile home. The justification is for a worker to live on site; this is already in place.

Proposed that there is no objection to the extension by Cllr Buckseall, seconded by Cllr Batchelor, agreed by all other councillors present.

KET/2019/0858 *- Mr K Higgins, 1 Chase Hill, Geddington.*

*Two storey side extension, front boundary wall with railings and 1.8m rear fencing
Full Application*

Comments made:-

- This is a large side extension. The property would increase from a 3 bedroom to a 5 bedroom property, but it would double the footprint.
- There are two small windows only on the side elevation.
- It is not in a conservation area.
- There is an increase in the number of bedrooms but a decrease in parking space – parking will be at the front only.
- It was proposed and seconded that the Parish Council objects to the application on the grounds of the site being overdeveloped as well as loss of parking area. Three councillors agreed with the proposal, there were two abstentions and one councillor was against.

72/20: Site Specific Part 2 Local Plan (Publication Plan) – local plan public consultation- to discuss and comment upon.

Cllr Goode had circulated an email to councillors advising of the main points to be aware of in the Local Plan, and to advise of the January date the KBC Planning Officers would be at Geddington Village Hall (14th January) and would be available to help with any queries.

It was pointed out that this was not a new consultation, rather a feedback to consultation that had already been carried out and to inform of how that consultation had fed into the Local Plan. The aim of the Local Plan is to indicate the only areas that can be built upon within the Parish, and states conditions that must be adhered to for any such development. Cllr Padwick added that changes in special strategies and some other issues had to be agreed before the Local Plan is completed.

It was commented that three sites within the Parish balance out the exclusion of the former Bryant Homes application area, and that development in that area would put a strain on the infrastructure and lead to at least 120 vehicles accessing the main road. The three sites are centred more within the village itself rather than expanding at the edge of the village. It was reiterated that these are the only places within Geddington where building will be allowed.

The White Lion car park is not part of the designated green space.

Cllr Goode reminded councillors that the Local Plan has come back for awareness, as there had been previous consultation and councillors' comments and observations were taken on board at that stage. There were therefore no comments to make. An article summarising the Local Plan could be included in the next newsletter.

73/20: Parish Plan – Village Car Park Extension – any updates received.

The clerk apologised that personal circumstances had meant that an email to the Cricket Club that it had been agreed to be sent as per the last meeting, had been sent out but late in the month, therefore no reply had yet been received.

There were however no new issues for the Village Hall Management Committee or the Parish Council to address.

A short discussion took place as to was a pre-planning meeting needed, was it desirable when it has not been voted upon, and is it a good idea in principle to an extraordinary meeting, for all to provisionally pencil in a date in two weeks' time, dependant on a reply from the Cricket Club being received.

ACTION 3: Dates of non-availability to be sent to the Parish Clerk in the next 24 hours, ready for if a meeting is needed.

The discussion was summarised by a general commitment being given to move forward at the earliest opportunity. An extraordinary meeting may not be relevant though if the Cricket Club don't get back until a week before the next meeting.

74/20: CORRESPONDENCE RECEIVED AND CIRCULATED – to note or comment upon.

No correspondence issues were raised.

75/20: FINANCE

a) Bank statements.

Community account statement	as at 17.12.19	£38,428.74.
Business Savings account	as at 17.12.19	£10,771.51

b) Accounts received -

17.12.19 £648.28 (for memorial bench)

c) Accounts for payment

Zurich Insurance	£487.03	Year's public liability insurance Feb 2020 – Jan 2021.
Parish Clerk – Anita Curtis	£1077.29	Salary Oct – Dec 2019
Parish Clerk – Anita Curtis	£60.00	Depreciation for equipment Oct - Dec 2019
Parish Clerk – Anita Curtis	£269.20	PAYE paid via AC's card to HMRC Oct - Dec 2019
Expenses – Anita Curtis	£14.19	£9.99 2 reams paper, stamps £4.20. Oct – Dec 2019.

The Zurich insurance payment is for one year only rather than the previous contract for three years. This is to allow quotes to be obtained next year from one or two additional companies.

Cllr Bailey proposed that the above payments were authorised for payment. Seconded by Cllr Goode; six councillors present were in favour, with one abstention.

The clerk reported that Kensigns have sent in a second quote following a slightly different layout for Chairman names on board being requested by councilors. Cllr Wenbourne proposed that the new quotation be accepted. Seconded by Cllr Goode. Six councillors present were in favour, with one abstention.

d) Precept – level of precept for 2020–21 - decision to be made.

Proposed by Cllr Wenbourne that the precept level remained at £20,000 in order to be able to move forward on projects determined by residents and stated within the Parish Plan. Seconded by Cllr Bailey, agreed by all councillors present.

76/20: COMPLETION OF PC WEBSITE

The Clerk reported that Cllr Rushton had delivered a training session for uploading documents onto the website. The minutes and documents have been uploaded and the further documents that need to be on the website will be uploaded shortly.

77/20: YOUTH CLUB ISSUES.

a) Stonepit land lease – reply to letter from Youth Club dated 25.11.19 (which addressed the YC issues discussed in 11.11.19 PC meeting)

Cllr Bailey has drafted a response. This will be finalised shortly and sent to the Youth Club. It reiterates the Parish Council's point .

b) Update on Stonepit Land lease status.

Two residents had several queries which they brought up. These had all been raised previously and addressed within a meeting where members of the Youth Club had been present. Cllr Bailey showed the residents the information that had come from John Goodall which the residents had not seen.

The discussion of the issue concluded by it being recognised that both organisations work for the good of the village, but the issues that had been raised did need to be resolved. Cllr Bailey reiterated that the Parish Council did own the Stone Pit land.

ACTION 4: Email address to be given to the Clerk so the information that Cllr Bailey showed the residents can be sent to them.

c) Tree cutting.

A photograph was shown to the meeting, to indicate the extent of the damage. The youth Club have said that they cut the boundary greenery down.

78/20: ENVIRONMENT & RECREATION

a) Newton Junction mirrors – any further comments or feedback received?

No further comments had been received. . The previously suggested schedule of reviewing the issue every three months will therefore be carried out.

b) Footpath between Skeffington Close and New Road – surface and lighting issues, to be discussed.

A resident reported that both the lighting and actual path in this area is poor. The foot path is paved between two houses Skeffington Close end, then it widens and floods because of the dips and uneven surface. The last part of the footpath is maintained but it is thought that the next part is the responsibility of the property to the left of footpath (New Road end). It may therefore not be a public right of way. However, they may not own it but have access rights to the garage only. Cllr Bailey added that it needs to be established who owns the footpath or if it is a public right of way. There may be a reference to it in the owner's deeds.

Noted that NCC deals with footpaths. The resident had sent an enquiry in to "Fix my Street" but the answer came back that there was no issue.

Lighting issues: this was flagged when a walkabout was carried out several months ago.

The Parish Council is not responsible for lighting issues, but it is Parish Council responsibility to address issues that are obscuring light such as undergrowth or for the reporting of lights that are not working.

Cllr Goode reported that Fix my Street is an administrative site only. The first message usually says "under investigation" and then says "investigation finished".

5: Actions to be carried out –

5. Land Registry check
6. NCC footpaths and bridleways to be contacted, not Fix My Street.
7. Who is responsible for the gittys?
8. Can local people check their deeds?

Cllr Batchelor reported that he will speak to the residents that he knows that live by the gitty, plus he will contact Cllr Rowley. The Skeffington Road concreted end was laid by Ambrose the housebuilders and would have been a right of way. The rest of the gitty would be classed as the New Road right of Way.

- c) Cricket Club area of recreation field. The bank by the patio (Cricket Club terrace) - (the existing lease covers the room and patio only). For discussion.**

There was no discussion as no correspondence had been received relating to this.

NEWTON

No issues were raised

LITTLE OAKLEY

- a) Bridleways in the Little Oakley area in a poor state of repair – for discussion**

A resident has raised this issue with Sarah Barnwell (NCC – Kier) and copied it to Cllr Goode. Sarah Barnwell has said that maintenance of the gates is the landowner's responsibility.

Cllr Bailey said that the landowner is Boughton Estates, but there is a new tenant in place, and it may be their duty to maintain the paths.

ACTION 9: Cllr Goode will forward the email from the resident to Cllr Bailey.

ACTION 10: Cllr Bailey will speak to the relevant person to see if the issue can be resolved.

AOB.

A consultation with village residents is taking place on Thursday at the Parish Church which a resident has organised. Cllr Batchelor said that he will attend this.

ITEMS FOR NEXT MONTH'S AGENDA.

Proposed Village Hall car park extension.

There being no further business, the meeting finished at 9.40pm.