

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 10th AUGUST 2020.

This was held as a virtual meeting – made necessary as a result of the coronavirus.

MEMBERS PRESENT:

Councillors N Batchelor (Chair), T Bailey, S Wenbourne, P Goode, D Watson, M Rowley, J Padwick, C Buckseall.

APOLOGIES:

A Foulke.

136/21: DECLARATIONS OF INTEREST

There were no declarations of interest.

137/21: MINUTE'S SILENCE IN MEMORY OF CLLR ANGUS GORDON.

A tribute was given to Angus Gordon, a former parish councillor of over twenty years. Cllr Batchelor said that he had done great things in the community, a very kind person and known by so many people. A minute's silence followed the tribute, with the funeral details then being given.

138/21: CO-OPTION

Paul Johnson has expressed an interest in being co-opted on to the Parish Council. The relevant criteria have been met. Cllr Rowley therefore formally nominated Mr Johnson. Cllr Goode seconded the nomination. Councillors were unanimously in favour of the nomination. Paul Johnson was therefore welcomed as a councillor.

At this point Cllr Batchelor informed the meeting that Cllr Wenbourne would be leaving the village shortly and would therefore resign as a councillor. Cllr Rowley informed Cllr Wenbourne that the three mile rule applies to when you apply to become a councillor, but as she already is a councillor, the post does not have to be vacated until the next election, which is in May 2021. Cllr Wenbourne expressed a wish to stay until this date.

139/21: PUBLIC SESSION.

No members of the public were present.

4a) Questions sent in from the public

No questions had been received.

4b) Reports from County and Borough Councillors

i) County Council report.

There was no County Council report from Cllr Perry.

ii) Borough Council report.

Cllr Rowley reported that no significant updates had taken place that needed to be reported.

A report in the Northants Telegraph concerning Covid 19 was a reiteration of current measures. Corby and Wellingborough figures had increased, Kettering had decreased, Northampton had seen increased figures but had decreased somewhat now.

140/21: MINUTES OF THE LAST MEETING

a) Approval of Parish Council monthly meeting Minutes – held 13th July 2020.

It was proposed by Cllr Rowley that the July minutes be approved, seconded by Cllr Wenbourne, approved by all councillors present except for one abstention.

b) Matters arising; progress on agreed actions.

13.7.20 *Action 2: the clerk to contact Gigaclear to ask for update and /or any information that can be given to Newton residents and*

13.7.20 *Action 3: The clerk to send Cllr Rowley Cllr Perry's email as to where the Gigaclear installations are currently taking place.*

The actions have been carried out but have been superseded by a telephone call from Gigaclear to Cllr Watson. They have stated that that installation will start in Newton very soon. They will not be digging the paths up as they have trialled a new system for installation which has worked well.

It was noted at this stage that Gigaclear have not yet reinstated the golden gravel.

ACTION 1: The clerk to email Gigaclear to find out when the laying of the golden gravel will take place.

ACTION 2: Cllr Rowley asked if the original email from Cllr Perry could be sent to him, with the dates and the villages that Gigaclear will be working in.

13.7.20 *action 4: Cllr Rowley will fix the lock/bracket again. He will try to carry out the work within the next month.*

13.7.20 *action 5. Cllr Rowley to request one bin to be moved within the recreation field to an area more heavily used. KBC will not provide an extra bin, but they have moved one to an area where it will be more heavily used. They are also currently clearing the bins every day.*

13.7.20 *action 7. (No planning notices seen for a Little Oakley planning application).* This issue has been sent to Cllr Mark Rowley who as the Borough Councillor may be able to check this concern raised. Cllr Rowley reported that he had checked with the planners and they were put on the flagged lamp posts. He added that Parish Councillors need some Planning training. Additionally, all councillors must be aware to look at the agenda in advance of the meeting, particularly if a councillor lives next door or in the proximity of a forthcoming planning application

13.7.20 action 10: *The new replacement light has been installed and confirmed that it is working correctly. Proposed by Cllr Batchelor that the invoice be paid if it is the same price as the estimate. Seconded by Cllr Watson, all those present were in favour.*

13.7.20 action 11: *Nancy Moore Steps - Cllr Goode to ensure he obtains in writing from Boughton Estates that they are happy to pay for the gates.*

This has been confirmed by Rachael G-B in an email.

13.7.20 action 12: *The clerk to contact the company who had repaired the fence previously.*

Cllr Goode added that he would be available to meet the contractors if a viewing is required for a quotation.

Councillors agreed unanimously that if the price is approximately twice as much as the last (bigger) fence repair that the price is acceptable .

13.7.20 action 13: *An article to be written for the next newsletter to raise publicity of the vandalised fence.*

Cllr Batchelor agreed to liaise with the newsletter.

c) Approval of Parish Council extraordinary meeting draft minutes – held 20th July 2020

Proposed by Cllr Goode that the minutes were accepted, seconded by Cllr Rowley, approved by all councillors present except for one abstention (not present at the 20th July meeting).

d) Any matters arising.

There were no matters arising – the comments had been sent to KBC and the Assets Register had been approved.

Cllr Padwick wished to highlight flooding issues at this stage, commenting that all flooding incidents should be documented. Some residents are already doing this but it would also be good if the Parish Council kept a record, with the possibility that it could be kept on the Parish Council website or in the Dropbox. It was also added that it is possibly the duty of the flood wardens to keep a record. Cllr Watson added that the major flooding incidents have all been mentioned in the minutes over the past few years.

ACTION 3: The clerk to start a spread sheet listing the incidents at least since 2014, cross referenced to photographs when they are available.

141/21: FINANCE

a) Bank statements.

Community account statement	as at 17.7.20	£49,393.26
Business Saver account	as at 17.7.20	£10,778.18

b) Accounts received - none

c) Accounts for payment :

TG Electrical	175.00	Replace of light in V.Hall car park
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c) Amendment to Financial Regulations.

ACTION 4: The Clerk to circulate the Financial Regulations after the Word version of the Financial Regulations is changed to allow on-line banking.

142/21: RISKS ASSESSMENTS REGISTER – for final amendments and sign off
Cllr Foulke is waiting for any more feedback to the amendments.

ACTION 5: Cllr Foulke will update the register and circulate it this coming Friday.

PLANNING

a) KBC Decision notices

KET/2020/0337 - Mr J Prentice, Weldon House, Corby Road, Little Oakley.

Timber carport. Full Application. Refused.

KET/2020/0042 - Mr J Riding-Felce, 1 Little Oakley, Corby.

Replacement of 9 no. windows and 1 no. door. Full Application. Approved

b) Planning applications for consideration

KET/2020/0468: Mr N Tysoe, 2 Newton Road, Geddington.

Creation of vehicular access. Full Application

Councillors observed that the application is for an extra dropped kerb between two existing kerbs. No controversial issues were raised.

Cllr Batchelor proposed to support the application, seconded by Cllr Buckseall, all councillors present were in favour except for one abstention.

KET/2020/0462: Mr M Wallis, 17 Chase View Road, Geddington.

Two storey rear extension. Full Application

Councillors discussed this application at the Parish Council meeting of Mon 10th August.

It was noted that from the road this extension is invisible.

The upper floor has large double windows but it looks out onto garages.

It comes close to the neighbour's party wall but this does not seem to be a reason to object to it.

Cllr Batchelor proposed that the Parish Council does not object to the application.

Seconded by Cllr Goode. All those councillors present were in favour except for one abstention.

A further application (Boughton Lodge) has been submitted to KBC but is not yet on the Planning website as it has not yet been processed. The applicant wishes to meet with the Geddington Parish Council as well as Warkton Parish Council.

143/21: CORRESPONDENCE received and circulated - to note or comment upon.

- i) The White Paper "*Planning for the future*" is now in the consultation stage. It was agreed that this needs to be added to the next meeting's agenda – comments can be sent in up to mid- October.

It was agreed by councillors that a meeting was needed to both give the opportunity to the Boughton Lodge planning application applicant to be able to speak to the Parish Council, and to have a full discussion of the contents of the White Paper Planning for the future.

It was decided that an extraordinary meeting would take place, on Wednesday 2nd September, to discuss the Government White Paper on Planning and to give the Boughton Lodge applicants the opportunity to talk to the Parish Council within the public session.

ACTION 6: The clerk to inform the applicant of this date.

- ii) An email has been received by a resident asking who she needs to get in touch with if she wishes to express an interest in taking over the Post Office and shop.

ACTION 7: The clerk was asked to write to her informing her that she needs to contact Boughton Estates.

ACTION 8: The clerk was also asked to contact Boughton Estates. If the lease comes up before going to the open market, could they consult with the Parish Council acting on behalf of residents as it is an asset of community value.

144/21: LAND REGISTRY FORMS - To consider the results of the two Land Registry searches and determine whether further action or correspondence is needed.

A summary of the discussion that took place is as follows:-

The gitty Land Registry search – shows there is nothing registered.

Next step for the gitty – to contact neighbours on either side of the gitty or apply to Land Registry for a copy of the deeds as the gitty was either sold to residents or not registered.

Pointed out that the fact that it is not registered does not mean that it is not owned by anyone, it is just not registered.

Index map searches could be carried out to see if properties on New Road and Skeffington Close have been registered.

One councillor said that some of the houses on Skeffington Close have their deeds, which state that they have to maintain a certain amount of the gitty. A resident who lives on one side of the gitty has said that the gitty was taken over by the Parish Council, either for maintenance or the actual ownership of it.

Pointed out by a councillor – the practicalities are that Highways carried out a survey, it met their standards as a highway and as a path, ownership is therefore academic.

Added by another councillor – if Highways said it was up to a certain standard they could have adopted it. By reviewing the gitty they are accepting their responsibility for it.

A further councillor could not understand why this is therefore still an issue, and additionally there is nothing wrong with the path, even in extreme weather. It should not be deemed an issue, and it is not necessary to contact the neighbours on either side of the gitty or apply to Land Registry for a copy of the deeds.

It was proposed by Cllr Batchelor that the matter should not be taken any further regarding the gitty. Seconded by Cllr Wenbourne, agreed by all councillors present.

ACTION 9: The issue needs to be closed off with the resident, and inform them that searches have been carried out and that Highways have reviewed the gitty. Cllr Batchelor will find the email and reply to the resident and the Parish Clerk.

Stone pit land – the registration is incomplete. Cllr Bailey reiterated that the land belongs to the Parish Council and the Parish Council needs to apply to Land Registry for registration of the title in the name of the Council. As the occupiers of the land the Parish Council should be entitled to the freehold. A plan needs to show the boundaries the Parish Council believes they are entitled to. A statement of truth will state what the Parish Council has been doing with the land.

ACTION 10: Land Registry to be asked for copies of the plans they have for that area. Land Registry will need statements to support the request for registering the land. The clerk to consult with Cllr Bailey.

Whatever is not registered in the Parish Council's name on the Stonepit land needs to be registered

Cllr Bailey proposed that the process should begin to register the whole area of the land. Seconded by Cllr Rowley, agreed by all councillors present.

Cllr Rowley added that himself, Jim Harker, and any other councillors who were involved in the original leases may be able to help if further documents are needed. Councillors were advised that it is not a quick process.

145/21: ENVIRONMENT

a) Village Hall Car Park – a review of progress and any action required to relaunch the tendering.

Cllr Goode recapped on the work that had so far been carried out with the planning application. Technical support was now being given by KBC and all details are now on one drawing. This is necessary for a valuation can be carried out.

The Clerk had previously confirmed that the tendering process had commenced and two firms had replied. It was thought that the tender application should be launched again, and if any assistance is needed Cllrs Rowley and Watson were happy to assist. Noted by Cllr Rowley that it needed to be stated how the land would be treated, what insurance the company had for an estimated value of £35,000.00, how robust the company is etc. the Parish Council needed to set out how they wished the tender to

come back. The KBC procurement team should be able to help with this aspect of the application.

Also noted that the original application was very specific, and a number of quotations need to be obtained. The initial firms that had expressed interest had been sent a document pack and those who had then still shown an interest in submitting a quotation had been sent pre-specified technical specification.

ACTION 11: The clerk to send both packs to all councillors.

No grants have been applied for so far: the FCC Communities Foundation has to have planning permission approved by certain (quarterly) dates, the two nearest ones being 26th August and 18th November.

b) Village parking signage - updates

The signs will be produced by Kensigns, free of charge. They will be available shortly, it is hoped before the August Bank holiday.

c) Flood gates and flood signage.

Two bollards are presently used for the River Ise when the river is high, but possibly something more substantial is needed on both sides of the river, with locks. Confirmation is needed that this type of barrier would be allowed. More information needs to be obtained: as it is within the curtilage of a listed building the view of English Heritage would need to be sought, with a formal application taking place after that.

ACTION 12: Cllr Watson will speak to the English Heritage person who lives locally, tomorrow.

d) The possibility of village toilets. – discussion

Unfortunately Cllr Foulke who had asked for this agenda item was not able to be present. He had relayed however and it had been seen by others that human faeces and nappies were being found in the bushes by the berm. It was therefore raised that perhaps a contracted portaloos in the short term should be considered.

It was stated however that with the present covid requirements that this was out of the question. It was also thought that if facilities were built then it would just encourage more people to come to the river and the berm. It was asked if the village hall toilets could be used, but there was the issue of cleaning and paying for somebody to clean the toilets. Cllr Goode confirmed that this last question was raised at the last Village Hall Management Committee meeting but it was refused.

It was also felt that a public toilet if built in the village would be paid for by the village but not used by the village residents.

It was stated that people coming to the village must behave responsibly, and as long as there were plenty of bins for rubbish then that should be the extent of provision for visitors.

e) Damaged bench in the dog walking area – to decide disposal / replacement.

A bench in the Meadow has had one leg snapped off. The son and grandson of the named person on the memorial bench look after the bench and have asked that if the Parish Council are thinking of moving or replacing the bench could they have it instead.

After a short discussion it was decided to register the interest that the family have shown and if in the future the Parish Council decides to dispose of it then they can have it.

ACTION 13: Cllr Rowley will convey the message to the family.

ACTION 14: The clerk will add the bench to the Assets Register.

f) Stamford Road drainage ditch maintenance

The ditch in Stamford Road is blocked with foliage and general rubbish.

Cllr Buckseall stated that the ditch is not the responsibility of Highways. If it runs all the way up Stamford Road where there are properties that if it is adjacent to them then they are responsible for it. The landowner for the land adjacent to the ditch on the opposite side of the road is Boughton Estates. Their tenanted farmers are responsible for keeping the ditch clear, the same as the ditch at the top of Wood Street and by the bund.

As the Stamford Road/ Newton Road has been highlighted as an area prone to flooding in the flood kit documentation, the Parish Council could clear it if they wished to.

It was suggested that the Parish Council write to the residents that live adjacent to the ditch in Stamford Road, sending them a copy of the north side of the village flood kit. This will then advise them that it needs to be carried out. Any clearing of the ditches has to be carried out in the Autumn.

Cllr Padwick advised that if the ditches are cleared too thoroughly the water comes down too quickly and that also creates problems.

The letter needs to be sent to the landowner and the dwellings.

A further councillor said that for two ditches in Kettering Road, adjacent to two houses, that the residents both put the green vegetation cuttings into it.

Action 15: The instruction to be sent via a letter to Stamford Road relevant residents that they are responsible for clearing the ditch.

NEWTON

No issues.

LITTLE OAKLEY

No issues.

AOB

No issues raised.

There being no further business, the meeting finished at 10.00pm.