

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 14th SEPTEMBER 2020.

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

MEMBERS PRESENT:

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

APOLOGIES:

Councillors T Bailey, P Johnson.

146/21: DECLARATIONS OF INTEREST

Cllr Nick Batchelor declared an interest for 153/21d) (living in one of the affected streets).

147/21: PUBLIC SESSION.

No members of the public were present.

a) Questions sent in by the public

No questions had been received.

b) 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 was due to join the meeting at a later stage but was not present for this agenda item.

148/21: MINUTES OF THE LAST MEETING

a) Approval of Parish Council monthly meeting draft minutes – held 10th August 2020.

It was proposed by Cllr Watson that the August minutes be approved, subject to the deletion of one typing error. Seconded by Cllr Padwick, approved by all councillors present except for one abstention. It was agreed that there was no need to recirculate the minutes.

b) Matters arising; progress on agreed or outstanding actions.

The clerk agreed to try to circulate the draft minutes a little earlier when possible in order to help those councillors who had not made a note of their individual actions.

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 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. Two gates have been ordered.

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

The replacement and repair of the fence at the far end of the recreation field has been completed.

10.8.20 action 3: The clerk to start a spreadsheet listing the incidents at least since 2014, cross referenced to photographs when they are available. This has commenced, with 2014 minutes being checked.

10.8.20 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.

Rachael G-B has replied, saying that at a later stage she will come back to the Parish Council to discuss the next steps.

ACTION 1: The email from Rachael G-B to be re-circulated to all.

10.8.20 action 9: Skeffington Close/ Newton Rd gitty. 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.

Cllr Batchelor has replied to the resident.

10.8.20 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.

The clerk has compiled a list of what she believes needs to be actioned and carried out, but believes that this will not be completed quickly.

10.8.20 action 12: Flood gates by the ford. Cllr Watson will speak to the English Heritage person who lives locally, tomorrow.

The English Heritage person was unsure whether English Heritage gave advice as to the type of gate that may be needed, but said that the Highways Authority must be contacted in the first instance to find out if the possibility of installing gates for the ford is viable, so the option is there of closing the gates for a specific incident or flooding. They may also be able to give advice if relevant as to the type of gate and locking mechanism.

ACTION 2: The clerk to write to the Highways Authority as above.

10.8.20 action 13: Damaged bench in the dog walking area of the meadows. Cllr Rowley will convey the message to the family.

Cllr Rowley was not present at the meeting at this stage to confirm that this had been done.

It was reported at this point that the NCC or Borough Council had cleared the ditches from the village sign to Corby, and NCC had cleared ditches from the roundabout at Weekley through the village and up to the wall (by Boughton woods).

c) Approval of Parish Council extraordinary meeting draft minutes held 2nd September 2020.

It was proposed by Cllr Padwick that the 2nd September minutes be approved, subject to two amendments (amendment to declarations of interest and one spelling error). Seconded by Cllr Goode, approved by all councillors present.

d) Any matters arising.

There were no matters arising.

149/21: FINANCE

FINANCE

a) Bank statements.

Community account statement	as at 17.8.20	£49,393.26
Business Saver account	as at 17.8.20	£10,778.18

b) Accounts received - none

c) Accounts for payment : - none (one payment carried over from last month, see below)

TG Electrical	175.00	Replace of light in V. Hall car park
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The above payment was authorised last month on the estimate but the invoice has only just been received. It will now therefore be paid.

d) Amendment to Financial Regulations (deferred from last month).

The wording for Financial Regulations at point 5.5 has been changed to accommodate the option of online banking. Cllr Wenbourne proposed that the change be accepted, seconded by Cllr Goode, all those present voted in favour of adopting the revised wording.

PLANNING

Cllr Rowley was not present at this part of the meeting

a) KBC Decision notices

KET/2020/0468: Mr N Tysoe, 2 Newton Road. Creation of vehicular access. Approved

KET/2020/0462: Mr M Wallis, 17 Chase View Road, Geddington. Two storey rear extension.
Approved.

b) Planning applications for consideration

KET/2020/0554 - Mr A Fosbrook, 8 Bridge Street, Geddington.

Replacement windows and doors. Full Application (expiry date for comments 15.9.20)

It was noted that:

The current windows are of no particular interest.

The adjoining property appears to have heritage windows.

There are therefore no adverse issues to raise.

Cllr Padwick proposed to accept the proposal, seconded by Cllr Foulke, all councillors present were in favour.

KET/2020/0601- Mr & Mrs R Norman, 17 Skeffington Close, Geddington.

Bay window and entrance canopy to front of dwelling. Rear balcony and glazed doors to second floor, Juliette balcony with glazed doors to first floor and bi-fold doors to ground floor.

Comments made:

The alterations will not overlook any other property and it will not affect neighbours.

It will however be able to be seen from the street.

There is no fundamental change.

Proposed by Cllr Goode that there is no objection to the planning application.

Seconded by Cllr Buckseall. Agreed by all councillors present.

KET/2020/0541- c/o Boughton Estate Office, Boughton Wood Lodge, Boughton Wood Lodge Road, Geddington.

Demolition of the existing house and outbuildings, erection of a new house and garage and associated works to include photovoltaic panels and ground source heat pump to landscaping.

Comments made in the course of the discussion:-

The area as per the planning application and the existing site is sited at some distance from the road.

The application includes some interesting environmental ideas.

Any issues concerning the footprint of the building is down to the Borough Council as this is a planning issue.

It is a development of a new property in a rural setting. If this runs contrary to the National Planning Policy and the Joint Core Strategy it is an issue which the Borough Council must address.

The current house on the site was built in 1730 and under normal circumstances a new build in a rural setting would not be allowed.

It falls under the listing of Boughton Estates, not under its own listing.

The Parish Council's role is at a local level for local planning applications. It needs to reflect the local view. How it ties in with national planning work is the remit for KBC.

Cllr Goode proposed that the Parish Council does not have any objection to the application. Seconded by Cllr Padwick, all councillors present approved the motion.

150/21: THE WHITE PAPER “*Planning for the future*” - to finalise comments for submission.

Comments need to be submitted by the end of October 2020. It was thought that a final agreement as to comments to be submitted should wait until after an Ncalc meeting where this topic will be discussed.

Two thirds of the notes are in place, from the meeting held on 2nd September, they just need to be put into a logical order for a return. Councillors were reminded that the format of the questionnaire is to answer 40 plus specific questions. Possibly four or five paragraphs will answer the majority of the questions listed. Cllr Wenbourne noted that the 86 page White Paper document has been condensed into a summary by Ncalc.

It was said again that it is important that the Parish Council still has all the local input that it has at present.

ACTION 3: Cllr Padwick will work with Cllr Buckseall to pull the response to the White Paper together. It was agreed that the clerk has captured the main points but it is still worth waiting for the outcome of the Ncalc meeting to see if any further observations need to be added.

Cllr Goode added that he initially thought that corners would be cut as to the planning process, but believes now that this isn't the case. A further councillor agreed with this.

151/21: “CHANGES TO THE CURRENT PLANNING SYSTEM” – comments to be submitted.

Cllr Buckseall has focussed her reading on the exception sites, with there being a proposed change to first homes exception sites, where priority would be given to first homes as opposed to rental homes. A further discussion took place focussing on possible raising of small site thresholds to 40 – 50 houses, although local planners may be able to set it as low as 5 houses in rural areas. It was stated that local knowledge is so important with Planning going to the unitary council. Cllr Foulke observed that the document states that generally speaking we (as in the nation) are not generating enough new homes annually and that local plans are far below the requirement deemed necessary.

It was noted that the structure is the same as the White Paper, with 24 questions being asked. Cllr Padwick observed that “Changes to the current planning system” essentially becomes the live document for the White Paper. The response for the White Paper will be very similar to the response for this document.

This document therefore also needs comments to be submitted, which will be very similar to the responses to the White Paper. Cllr Foulke volunteered to help to pull the responses together.

ACTION 4: It was agreed that Cllr Buckseall will form a Planning sub-committee to put the two responses together. This will consist of Cllrs Buckseall, Padwick, Goode and Foulke. They will draw the responses mainly from the points agreed as per the White Paper.

Relating to comments to be made for the Planning Changes document (to be submitted before the next meeting), it was confirmed at this stage that if the minutes are taken and then added into a response, that this is not making a decision, merely pulling together a document for feedback which has already been discussed as a delegated action. The draft feedback that the Planning sub-committee produce should be circulated a few days before it has to be submitted.

Cllr Padwick proposed that the comments already raised be put into a response format, and circulated a few days before submission. Seconded by Cllr Batchelor, approved by all councillors present.

ACTION 5: The Planning sub-committee to carry out the above action.

Additionally, it was stated that the Parish Council needs to be as strong on planning regulations as possible.

ACTION 6: The clerk to ask the KBC for more training for planning regulations to lead to more efficient planning application feedback.

152/21: CORRESPONDENCE RECEIVED AND CIRCULATED - to note or comment upon.

- a) Cllr Goode gave an update on the bridge repairs and the emails that had been received relating to his queries.

Highways have confirmed that the full extent of the work was signed off by Historic England. Dr Neil Rimmington and a colleague are looking into the work carried out to check that Highways did not exceed their remit.

Cllr Goode reminded the meeting that the Parish Council are looking for preservation not renovation. It may have been an over enthusiastic restoration rather than a sympathetic restoration.

- b) An email had been received from Dawn Hughes (KBC) informing the Parish Council of cracked and broken willow boughs in the western end of the dog walking area in the meadows. The trees are prone to damage as they are very old. She has asked if we would like the Borough Council Grounds Maintenance team to cut down and remove the boughs. It was also felt that it would be beneficial to the Parish Council to develop a good relationship with such a person

After some discussion Cllr Batchelor proposed that authorisation be given for up to £300.00 for the cutting down and removal of the broken boughs after checking what the estimated cost would be. Seconded by Cllr Rushton, agreed by all those present.

- c) An email has been received from a non-resident of the Parish enquiring about ownership of the sheep pens area in Newton. Cllr Watson has confirmed ownership by Boughton Estates and that the area is then leased out.

The clerk has replied to the email informing the recipient of who she would need to get in touch with at Boughton Estates.

153/21: RISK ASSESSMENTS REGISTER – for finalising and sign off.

The remaining query concerned consequential loss - was it needed? Two councillors said that this was not needed. It was queried however as to does the current insurance cover consequential loss.

ACTION 7: Cllr Foulke will take this up with the insurers and amend the Risk Assessment register.

Cllr Watson added that the review of the document should be in May. Auditors will ask questions for relevant issues and the statements go to the external auditors in June.

It was mentioned at this point that it may be beneficial for new councillors to attend a councillors training course. Cllr Watson added that at present the Parish Council does not insist that the training is mandatory, but this could be introduced from next year. With all the changes as a result of going to unitary councils, training will be even more important after the election.

ACTION 8: The clerk will re-circulate the training list.

154/21 ENVIRONMENT

a) Gigaclear – updates.

Matt Hall and Glynn Richardson had been invited to the Parish Council meeting but both had had to attend a site visit and were unable to join the meeting. They were however happy to have a telephone conversation the following day to hear any queries that had arisen.

It was conveyed via email that golden gravel will be laid in Spring 2021 for both the north and south areas of the village. Cllr Goode added that Gigaclear had only recently had an improved method of reinstatement of paving material approved by Highways hence the delay in laying the golden gravel to the agreed areas, plus the lockdown had further delayed matters.

Cabling work starts on the south side of the village later this week.

Cllr Rowley was able to join the meeting at this point, and added that initial preparations had started in Skeffington Close. They are also going to be working in Grafton Underwood but equipment only is there currently.

Other comments made relating to Gigaclear:-

- 1, The holes/ trenches made by Gigaclear are not deep enough, the quality of their work was not that good.
2. At the present time on the south side of the village there is a large amount of inconvenience but little work.
3. Notes have been put through doors asking residents to move their cars for a certain time span, but then no work appears to be taking place.

ACTION 9: Matt/ Glynn to be contacted to convey the frustrations and the lack of communication with either residents or the Parish Council.

b) Village Hall Car Park – any updates?

The planning application for the recreation ground car park extension is now the KBC website (KET/2020/0199).

The packs to interested contractors have been circulated to all councillors, but there was no finality to the scheme as Covid 19 brought the process to a halt.

The Cricket and Bowls Clubs have now re-commenced their activities, but the Bowls Club have said that they are not organising fixtures as all the car park spaces are full by noon when the bowls matches commence.

c) Village signage update.

Some of the new signs have been installed. Cllr Foulke will check in the next few days what still needs to be carried out.

d) Traffic issues

i) HGV access through village centre (following another collision on West Street)

Cllr Foulke had asked for 154/21,d) to be added to the agenda. Cllr Goode re-circulated correspondence from Sarah Barnwell (Highways) sent two years ago stating weight restrictions of 7 1/2 tons and the several exemptions including agricultural vehicles. It was stated that every vehicle over 7 1/2 tons could give a legitimate reason for going through the village. It was stated that Geddington has an unenforceable weight limit. Grain lorries have been asked not to go through Geddington even though it is a quicker route. Boughton Estate lorries do not come through Geddington. Tenant farmers use the route through Geddington – Rachael G-B has said previously that she has asked them not to use this route but it cannot be enforced.

ACTION 10: The Clerk to ask Rachael G-B to remind the tenant farmers of this.

ii) Speed of vehicles : what more can be done before a serious accident?

Geddington has narrow streets and drivers drive too quickly through them plus vehicles are bigger than they used to be. Slow down of drivers appears to be based on good will now. Parking of cars sometimes slows traffic, would markings on the road to show where cars could park help?

If double yellow lines are marked, the cure is worse than the problem, residents then have to find somewhere else to park. Could they be extended along West Street? Cllr Rowley highlighted that residents were not happy when this was suggested two years ago. Again, it just moves the problem elsewhere.

It may be beneficial to have “Watch your speed” signs on both entrances to Geddington as the speed cameras are not working. Cllr Foulke said that the speed camera initiative was put on hold because of the coronavirus and will not commence now until May 2021 at the earliest. The real issue with the current restrictions is the training programme.

iii) Potential closure of river bridge to traffic?

It was asked why can the bridge not be closed to traffic. Cllr Rowley said that this was a Highways decision as to whether it could be allowed. It had been suggested in the past by a former councillor that a footbridge could be built if the road was closed. Highways were asked at the time whether this would be allowed and the answer was no. Historic England also has to be consulted.

ACTION 11: The clerk to write to Highways (following Cllr Watson speaking to a Historic England officer) initially to find out if permission can be granted for partial closure but Historic England will then also have to be contacted to give their permission.

d) Stonepit Land – Land Registry updates

This item had been discussed under last month's actions updates.

NEWTON

No issues

LITTLE OAKLEY

No issues raised

AOB

No issues raised.

There being no other business, the meeting closed at 10.00pm.