

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 8th FEBRUARY 2021.

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

MEMBERS PRESENT:

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

APOLOGIES:

Councillor D Rushton

200/21: DECLARATIONS OF INTEREST

Cllr Rowley for planning application NK/2021/0046 if it is discussed (relative).

201/21: PUBLIC SESSION.

One member of the public was virtually present at the meeting.

a) Questions sent in by the public

No questions had been received.

b) Reports from County and Borough Councillors

County Council

Cllr Perry had sent an email stating that there were several ongoing issues but she was happy for Cllr Rowley to update the Council for those items. Cllr Rowley said the County Council had carried out the resurfacing of the A4300 through Geddington. Unfortunately residents believe that this has resulted in an increase of speed through the village, and the Police have been asked to carry out a speed survey.

Borough Council.

The elections will take place on May 6th. There will be a meeting on 9th February to clarify what will happen with Planning going forward, and the next Full Council meeting will agree a budget which is out for consultation at the present time.

Cllr Batchelor asked for clarification as to when the May meeting could take place, as it is currently scheduled for 10th May. It was stated that the Annual meeting has to be held on or within 14 days following the day on which the new councillors were elected and take office. The May (monthly) meeting could therefore take place the Monday after its normal scheduled meeting to allow time for any actions resulting from the elections to be resolved. The Parish meeting could also take place on the same evening if this is approved by councillors. This would be Monday 17th May therefore.

ACTION 1: An option for change of meeting date and whether all three meetings to be held on the same date to be discussed and formally proposed and voted upon at the March meeting.

202/21: MINUTES OF THE LAST MEETING

a) Approval of Parish Council monthly meeting draft minutes – held 11th January 2021.

It was noted that there were three corrections to be made concerning the spelling of the

proposed new insurance company and the insurance broker's name was written in one place rather than the insurance company's.

ACTION 2: The clerk to correct the errors and recirculate.

It was proposed by Cllr Goode and seconded by Cllr Watson that the 11th January minutes be accepted. Approved by all councillors present, with one abstention (not present at the last meeting).

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

11.1.21 action 1: (measurement of the bund). Cllr Rowley will forward the 2020 measurements to C Curtis.

Cllr Rowley will forward these to C Curtis shortly.

11.1.21 action 3: (use of the industrial units - car parking spaces to ease the parking issues at the Grange Road/ Skeffington Road junction). Cllr Rowley will raise the issue with KBC again.

Cllr Rowley has raised the issue with KBC again, they have said no again for the same reasons as given previously. It would only generate two spaces and three trees would have to be cut down and a hedge would have to be moved. However, he added that a resident has suggested a solution that does not involve KBC land which he is exploring at the present time.

11.1.21 - no action number. (Formation of a Flood Working Group).

It was queried as to was there any stated actions to be undertaken. The clerk stated that it was said that any updates would come back to the February meeting, hence why it had been added as an agenda item for this meeting.

c)Approval of Parish Council monthly meeting draft minutes – held 27th January 2021.

It was noted that some of the stated text did not have stated actions following to clarify the actions to be undertaken, plus two word insertion/changes to be made.

ACTION 2: The clerk to correct the errors and recirculate.

It was proposed by Cllr Goode and seconded by Cllr Bailey that the 27th January minutes be accepted. Approved by all councillors present, with one abstention (not present at the last meeting).

b) Matters arising; progress on agreed actions.

27.1.21 action 1: (to appoint a Police Liaison representative). Cllr Batchelor will work with Cllr Johnson to write an article informing of the vacant role in the newsletter, to determine if any resident wanted to take on the role.

Cllr Batchelor reported that he was too late for the forthcoming newsletter but it will be in the following newsletter.

27.1.21 action 2: The Clerk to ask Boughton Estates for an update on the situation as far as they are able to, as residents are pressing for a resolution to lack of Post Office or shop in the village.

A reply has been received from Boughton Estates, which in summary says that this matter is between the Landlord and the tenant, and they will get back to the Parish Council when the situation is clearer.

27.1.21 action 3: (closed Post Office) Cllr Bachelor will write a letter for the daughter, and Cllr Rowley will look for her telephone number. Following this action, the next step may be to

contact relevant agencies.

This action was superseded by a further update given by Cllr Rowley. He has spoken to the tenant's daughter. The tenant is worried about catching the coronavirus and has concerns for residents entering such a small shop, but he is fine in himself. Cllr Batchelor will not be able to write to the tenant via the daughter as an address was not given. However, reasons have now been given as to why the Post Office is not open, and the reason is also on Facebook. The Post Office has also been trying to speak to the tenant for several months without success. It was stated that the Post Office needs to know that Geddington very much wants the Post Office to remain and be open, but the meeting was informed that if it is a franchise business there is little that the Post Office can do. It was also noted that the notice on the Post Office door uses different terminology to other Post Offices concerning Covid 19, plus when the lockdown was lifted the shop still remained closed.

ACTION 3: Post Office update to be added to the March agenda.

Councillors were also referred to the final paragraph of the letter sent to the Parish Council concerning the Post Office and the significance of it.

*27.1.21 action 4: (Recreation ground play equipment and teenage shelter – repairs needed)
The Clerk to contact companies for quotations.*

The clerk had requested quotations from five companies. One company had replied asking for a site visit with a Parish Council representative, another company had asked for photographs of the affected equipment. Cllr Rowley will send the clerk and councillor photographs of the relevant items in the playground.

7.1.21 Action 5: (speed signage) The scheme to be pursued by contacting Highways.

Cllr Goode has spoken to Steven Barber (Highways) but on-site meetings are not being carried out at the present time. He has confirmed that the Parish Council's details have been added to a master list for action, and as soon as the restrictions are listed he will be in touch.

27.1.21 Action 6: (Labosport Risk Assessment Report) Cllr Goode to organise the meeting between the Cricket Club, ECB and Parish Council representatives

Cllr Goode is waiting for one of the representatives to confirm his availability and then will be able to send out some potential dates.

203/21: FINANCE

a) Bank statements.

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|--|------------|
| Community account statement as at 15.01.21 | £46,406.65 |
| Business Saver account as at 15.01.21 | £10,779.94 |

a) Accounts received - £250.00 - GVFB rent to 31.12.21 Stonepit land

b) Accounts for payment: -

| | | |
|--|---------|---|
| Boughton Estates Ltd | 570.00 | ½ yr rental. |
| Secure-a Field | 1631.56 | Supply and install Nancy Moore kissing gates. |
| Came & Company Local Council Insurance | 464.96 | Public liability insurance 6.2.21. – 5.2.22 |

Proposed by Cllr Batchelor that the payments be approved for payment, seconded by Cllr Rowley, approved by all councillors present.

Cllr Rowley queried if the clerk was classed as an authorised approver for online banking, and that if there was any confusion as to if this was the case, then it needs to be verified with the bank.

The clerk confirmed that she had raised this in a previous meeting concerning any change to online banking. The payment method is that the clerk enters the payment request and two councillors approve it. She had confirmed with Barclays on more than one occasion that the authorised signatories were the same as on the bank mandate and that two signatories were needed but it was not until the last communication with Barclays that they informed her that she was a signatory but she informed them that she was not. They stated however that the person who has entered the requested payment on line is also classed as an authorised approver. She believed that there is a bank(s) that works to the format that it was assumed Barclays would, and she will find out which one(s) it is if councillors wish to continue with online banking, but not with Barclays. Cllr Goode confirmed that it has stated in one of the Ncalc updates that only three banks had a true dual signatory system and all the other banks were working the same way as Barclays and he had highlighted this at the time that discussions as to online banking were taking place.

It was seen as the way forward especially at this time with access to shops being kept to the absolute minimum.

Cllr Rowley proposed that the Parish Council stop using the online banking system with Barclays and return to cheque payments until Barclays confirm their procedure again. Seconded by Cllr Goode, approved by all councillors present.

ACTION 4: The clerk will speak to Barclays again to ask for the above confirmation / procedure and find out if her own bank does recognition of photos of cheques for the quarterly clerk payments.

PLANNING

Cllr Rowley abstained from taking part in this Agenda item.

a) KBC Decision notices

KET/2020/0698

Mr & Mrs Checkley, 25A Queen Eleanor Road, Geddington.

Raise roof height to create first floor accommodation and convert car port to habitable room

Full Application

Refused.

KET/2020/0311

Mr Batchelor, 1 West Street, Geddington

Application for Listed Building Consent: Conversion of store to office with wall removal, installation of door and insulated plasterboard to external walls and ceiling. Open up chimney breast, removal of wall and floor lowering to kitchen with installation of breakfast bar and new units. Reopen fireplaces to living room, dining room and bedrooms 2 and 4 and install surrounds. Install stud walls and doors to kitchen, dressing room and en-suite.

Remove stud walls to lobby, dining room and dressing room. Block up cupboard to bedroom 3 and reopen in corridor and install built-in wardrobes to bedrooms 3 and 4. Rehang bathroom door to open outwards and install laundry chute. Secondary glazing to ground floor windows.

Approved.

b)Planning Applications for consideration

NK/2021/0046

Mr R Harker

The Baytree, 30 Kettering Road, Geddington.

Replace flat porch roof with pitched and flat dormer roof with hipped to front elevation
SNESNES

This application came in on the day of the meeting, but no details are available. Cllr Buckseall or the clerk will alert councillors to when the details are showing on the KBC planning application website, and a decision as to is an extraordinary meeting be decided then.

204/21: CORRESPONDENCE RECEIVED AND CIRCULATED - to note or comment upon.

- a) Letter received from John and Beryl Goodall 10.1.21 entitled "Parish Plan 2016"
- The letter concerned the discussions some time ago about an outdoor gym and a MUGA, to be sited in the recreation area. It was noted that it was being considered at one stage but was then overtaken by other matters. Cllr Padwick added that it was one of the recommendations in the Parish Plan to look at the facilities for teenagers and young adults. Work was carried out up to Nov 2017 when a working group submitted a report to the Parish Council. The working group recommended an outdoor gym at a potential cost of £16,000 and if possible a MUGA; possible costings would be £86,000. The Parish Council had concerns as to would the village want or use an outdoor gym, and there should be more consultation for this matter in the village. It was stated that the Newton turn and car park issues were seen as having a higher priority for funding at that time hence why there had been no recent discussion on this subject.

Cllrs put forward various observations and comments as follows:-

- An admittance that the Parish Council could have communicated better with the Goodalls as to the Parish Council's reservations.
- The letter stated that six priority areas within the Parish Plan did not include the additional parking, and that this was requested by the Bowls Club. Councillors said that this was untrue, and additional parking / parking problems was part of the Parish Plan.
- Would it be used? No questionnaires have been seen where particular age groups of teenagers and young adults are asking for this provision.
- The desirability of an outdoor gym and MUGA is open to question and need verification. Evidence is needed as to is it needed by village residents.
- The letter refers to a school MUGA being in the school grounds and controlled by the school. Valid points are made in the letter as to how freely could it be used by village residents.
- Siting of the potential MUGA – a school controlled MUGA may lead to conflicts of interest as well as usage issues. Plus would this be good value for money? But potentially it would be a good provision for the village. A project manager would be needed to seek funding for such a project.
- Siting issues.
- Outdoor gyms do not appear to be highly used.
- What are the numbers that would use the facility?
- Are these two provisions the right provisions to address lack of facilities for the age groups specified.
- The projects that have currently taken priority are the Newton Turn and the extension car park have involved costs of £35,000 to £45,000 whereas a MUGA costs are approximately £86,000. Is this disproportionate for the benefits it will bring? Or would a different facility meet the needs of the targeted age group better?

- There are possibly 200 – 250 young people in the village. It is a large capital project when only a percentage of this number may use the facility.

ACTION 5: The clerk to write back to the Goodalls to thank them for their ongoing commitment to the young people in the village, and apologise for the fact that the Parish Council haven't communicated with them and the proposals as we should have done.

Additionally, there has been some conjecture as to a school MUGA but as far as the Parish Council is concerned, this is all it is at the present time.

b) Email to Boughton Estates from Cllr Batchelor dated 18.1.21.

An email came from Boughton Estates explaining who will now be Rachael's replacement (Anna Ferguson, Estate Manager for Queensberry Estate and Buccleugh) and the additional person who will be the "Land Agent" (Sam Rees) who will deal with day to day matters. Cllr Batchelor has acknowledged the email.

205/21: PARISH PLAN UPDATES.

There are six priority areas – traffic, street lighting, flooding, dog mess, facilities for teenagers and young adults and broadband. Progress has been made on many of these particularly broadband for Newton. Cllr Padwick observed that the Parish Plan should not determine the work of the Parish Council, it should help to advise and steer it rather.

He queried if there should be a review and report back session to the working group, then any comments and considerations can be addressed by the new Parish Council in May. It was agreed that this would be carried out.

ACTION 6: Cllr Padwick will carry out this exercise with the working group.

206/21: FLOODING

a) Flood Working Party - progress.

b) General updates.

These were discussed together.

Cllr Rowley updated by saying he has had two meetings. The first was with KBC Planning to ensure that they had all the information relating to the flooding that occurred in Newton Road. KBC Planning will collaborate with the Flood Authority and the flood information has been recorded on the planning application for Stamford Road (Larkfleet Homes). The second meeting was a good walk round with the Environmental Team who wished to understand the pinch points of the recent flooding. There should be an attenuation pond north of Wood Street, but this may have disappeared over time with overgrown vegetation.

Cllrs Rowley and Batchelor have walked round and followed the drainage routes, of which all but one come out on the wrong side of the river.

He is also speaking to Boughton Estates to find out what they are going to do concerning the maintenance of their ditches as such maintenance has been highlighted in the Pathfinder Report.

The Parish Council may need to find out the land owners of some of the other ditches.

He will then write a report to councillors highlighting where all the outlets are, and with a short, medium and long term plan for either getting different issues sorted out or what residents and councillors need to be aware of if they cannot be resolved. It was asked if the report will say

who has the ownership of the different issues: it will. It was noted at this stage that the area was close to another flood three weeks ago.

It appears that 50% of the water flows just north and slightly to the west of the brickyard garden. Water coming off from the Chase by the bund won't go into the bund because it goes straight down into the river (via the priory outlet) after the bund starts, so it will not necessarily cause the bund to flood. It will only be if water backs up because of a blocked drain or the priory outlet is covered by a high level of water in the river that water will look for a secondary route (the bund) as it will back up.

Cllr Padwick added that he went up the Chase on Sunday 7th February and saw a lot of streams flowing down the fields whilst walking towards the avenue of trees that is currently being grown. The ground was saturated but the ditches were often quite blocked with vegetation. The farmer has cleared some ditches but they need to be dug to a deeper level and to be cleared further up the Chase as well.

Job description for the Flood Warden needs to be worked on. Cllr Rowley added that everything that is in the Parish Plan and the Pathfinder report will be looked at by the Flood Working group and will be actioned, and by next month some of the actions will be completed.

It was asked as to will there be a meeting of the working party, but Cllr Rowley stated that the agreement was that if he needed help he would ask for it, but the work flow has been easy so far as he is just following the work plan laid out in the Pathfinder report. It was queried that it was thought that he was the Chair and would coordinate the working group.

Cllr Goode stated that clearing of ditches would result in water flowing more quickly to the middle of the village, but the land needed to be able to hold the water back for as long as possible. There are two attenuation ponds on the plan. One does not now exist, having been filled in by the landowner, and where the second pond was was a flooded area on the day Cllr Rowley walked in that area. Cllr Rowley will speak to the landowner concerning this.

The resident present was asked for his thoughts as this part of the meeting was in the public session. The resident thanked Cllr Rowley for the work he had carried out, and agreed with Cllr Goode in that clearing of the ditches was the right thing to do for normal conditions as it will help to dry the land out. But the reestablishment of an attenuation pond is equally as important as clearing out the ditches as more water needs to be held back – the amount of water that can come out of the Chase and surrounding fields is massive. This could well be the answer to the flooding problems. It was asked if cutback of bushes in the field by the bund help? It was thought that it looks tidier but probably doesn't help a great deal for the overall issue.

Little Oakley flooding – the Environment Agency map shows where the surface water floods off the land. There has so far been no suggestion for provision of an attenuation pond north of the road through Little Oakley, on Boughton Estates land. Cllr Bailey stated that water coming off the land is more of a problem than water coming up from the brook. However, when there was a Little Oakley meeting concerning flooding some of the people affected did not wish Cllr Bailey to take this up with Boughton Estates. This may be because there supposed to be an

investigation into the Harper's Brook flooding area, which would include Little Oakley. The plan was to get all the land owners involved and do an overall improvement of the situation, but this does take time. It is seen that investigation concerning the Harper's Brook flooding area and the surface water flooding are two different issues, and provision of an attenuation pond north of the road would help with surface water flooding. The residents affected by this are reluctant however for Cllr Bailey to pursue this, but there is a responsibility to the village as a whole to pursue it. Cllr Padwick wondered whether there was an engineer at KBC who could carry out a proper study? Cllr Rowley stated that the person he met up with was a qualified engineer.

Little Stanion has an impact on the flood water – the Parish Council should be talking to CBC about this. Cllr Rowley added that the person he has spoken to covers Kettering and Corby.

It was emphasized that the Little Oakley residents have to report the flooding. If they don't report it the authorities do not know that there is a problem.

The resident added at the end of the discussion that global warming is starting to affect things quite considerably.

207/21: ENVIRONMENT.

a) Labosport UK/Cricket Club update.

A meeting involving all three parties was agreed on 27th January which will take place in the next few days. Cllr Batchelor thanked Cllr Goode for the work he has carried out concerning this issue.

b) Village Hall car park extension – update.

A new Planning Officer (Carol Grant) is in place, and Cllr Goode has discussed the issues concerning third planning application with her. The planning application extension is now to 31st March 2021.

c) Stonepit land - Land Registry update

Cllr Bailey has received an acknowledgement of the application.

d) Definitive Map Modification Order – email from Ncalc 1.2.21.

Ncalc have informed parish councils that Kier DWSP, on behalf of Highways, have undertaken some work which Ncalc wish Parish Councils to be aware of.

Certain Rights of Way were shown on the definitive plan but they have been superseded as they have been adopted as made-up roads. This can lead to confusions as to use of the (now) road as a pedestrian footway becomes a thoroughfare, as per the example given by Ncalc, when it has been adopted for much wider use. Ncalc state that Highways should not take this kind of decision without consulting with the relevant parish. It has therefore sent out a list of all affected Rights of Way so that parish councils can check if they have any in their Parish. There is one affected for this Parish - the definitive map modification of GL1, which is Chase View Road, after no. 60, at the L shaped bend. The footpath starts in West Street, goes through Lees Way and the Woodlands into Chase View Road and then into Stamford Road. The extension to Chase View Road therefore appears to be adopted so Highways do not need to keep it as a registered footpath. They are inserting the section from Chase View

Road south east to The Woodlands (which is probably the footpath) and it is being inserted into the definitive plan. ie a footpath is now a road and an adopted footpath is shown..

NEWTON

Gigaclear have finished installing fibre optics and he believes that half of the village have signed up for it or will shortly be doing so.

LITTLE OAKLEY

Cllr Bailey informed the meeting that a wall in the village had fallen down. Cllr Bailey had been asked by the residents who occupy the property not to chase the repair of the wall with Boughton Estates (the owners of the wall). But it is an eyesore for the village.

It was noted that Boughton Estates are aware that a repair is needed but it cannot be chased as the wall has fallen into a private garden. Perhaps it can be raised in very general terms within the course of other miscellaneous issues at a general meeting with Boughton Estates sometime in the future.

AOB

There being no other business, the meeting ended at 21:46hrs.