

**GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL**  
**MINUTES OF THE MEETING HELD ON 8<sup>th</sup> MARCH 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, D Watson, M Rowley, P Johnson, T Bailey, D Rushton.

**APOLOGIES:**

Councillor J Padwick.

**210/21: DECLARATIONS OF INTEREST.**

Cllr Batchelor for planning applications NK/2021/0105 & 0106.

**211/21: PUBLIC SESSION.**

Two members of the public were virtually present at the meeting.

**a) Questions sent in by the public.**

Doug Hodgkinson had submitted an email in advance explaining what he wished to raise within the public session. It related to maintenance of the Wood Street highway drains.

It had been agreed at the December meeting that a supplementary cleaning would be requested via Street Doctor. However, a neighbour witnessed the most recent drain clean-out, and only the horizontal grids (those positioned in the gutter) were cleaned out. Those with vertical ironwork and built into the kerb were not touched. It appears that different clean-out equipment is needed for them.

He wished to bring this to the attention of the Parish Council to press for the supplementary cleaning of the vertical ironwork grids in Wood Street to be carried out, the cleaning out of which appears to have been possibly neglected for some years. The vertical ironwork grids in Stamford Road were cleaned out some months ago in 2020, but the Wood Street vertical drains have still not been cleaned out.

It was stated that the drains in the kerb are sometimes the responsibility of the landowner, for the water from the side of the kerbs, inwards. It was confirmed that the Wood Street drains are all on Highways land.

**ACTION 1: The clerk to report the non -cleaning of the vertical ironwork grids (drains) in Wood Street and request the cleaning of said drains for the whole of Wood Street.**

The second member of the public wished to just observe the meeting at the present time.

Cllr Watson added that he had received an email from a resident of Newton as follows: -  
“It is unclear from KBC’s website whether the additional drawing (relating to the Newton proposed caravan site) is submitted in response to any comments by statutory consultees or other council officers. KBC, unlike other authorities in Northants (and most in the country), doesn’t put comments from statutory consultees on their website so we have no idea what comments have been sent in by Highways, County Archaeological Adviser, environmental advisers etc. This is really not very transparent! Has the Parish Council seen any consultee responses? Or can you ask the planning officer to see them?”

Cllr Goode said that the new drawing added to planning application KET/2020/0607 was following a requirement from the new landscaping consultants, not the technical consultants. It concerned altering the height of the shielding banks and the angle of them. It was not as the result of input by a consultee. He added that visibility of consultees was raised within a recent planning training session and the trainer suggested that the Parish Council get in touch with the relevant planning officer and ask for a copy of it.

**ACTION 2. The clerk to ask KBC why they are not transparent.**

**It was stated that some applications do show consultee input, and any applications that go to Committee have consultee input published.**

**b) Reports from County and Borough Councillors**

County Council

No report was available.

Borough Council.

No report was given.

**212/21: MINUTES OF THE LAST MEETING**

**a) Approval of Parish Council monthly meeting draft minutes – held 8<sup>th</sup> February 2021.**

It was proposed by Cllr Batchelor and seconded by Cllr Goode that the 8<sup>th</sup> February minutes be accepted. Approved by all councillors present, with one abstention (not present at the last meeting).

**b) Matters arising; progress on agreed 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.*

Cllr Rowley has forwarded everything he has relating to this to Clive Curtis.

Measurements of the bund were not taken: the measuring pins on the bund need to be found.

*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 said there was a possible solution that does not involve KBC land which he is exploring at the present time.*

This has not been able to progress because of time constraints.

*8.2.21 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.*

The clerk confirmed that Barclays said again that the clerk is counted as one of the two signatories needed, as the clerk is on the bank mandate. If the clerk is not on the bank mandate, she would not be able to enter payment requests on to the system. The Relationship Manager will confirm this in writing. If the letter comes through in time for the April meeting, this issue to go back on the April Agenda.

**ACTION 3: The clerk to action the above.**

*8.2.21, action 6: Cllr Padwick will carry out this exercise with the working group. (review and report back session to the working group).*

Cllr Padwick was not present and it was not known whether this took place.

**c) Approval of Parish Council extraordinary Planning meeting draft minutes – held 25th February 2021.**

It was proposed by Cllr Batchelor and seconded by Cllr Goode that the 25<sup>th</sup> February minutes be accepted. Approved by all councillors present, with one abstention (not present at the above meeting).

**Matters arising; progress on agreed actions.**

There were no actions for the above meeting.

*An emergency agenda item was then discussed.*

**Notice: proposed yellow lines Queen Street and Bridge Street (NCC/Kier)**

An application for a review of the congestion as to narrow streets in Bridge Street and Queen Street and car parked on one side on both of these streets had been submitted to NCC /Kier some months ago. A map and document had been received showing where the Kier proposed yellow lines would be, on both sides of the street up to the Cross and in Queen Street up to the Chapel. A response was sent to Kier in December 2020, pointing out the problems. The Parish Council also took the opportunity to re-mark the map showing where yellow lines would be most effective and not inconvenience residents living in the two streets. However, two months later a notice was received stating what Kier was going to do. The notice was put onto Facebook, which has resulted in a lot of complaints from residents saying that it does not meet the needs of the village or residents. 30 written objections from residents went to Kier, plus two supporting the notice.

It was thought that this does not meet the village's residents' needs. It was queried as to what could be done to reinforce the Parish Council's initial objection that was submitted. Cllr Goode has been liaising with Sarah Brown, Principal Officer for Highways; she confirmed the number of objections that had been received, and was informed of the Parish Council objection when the proposal was first sent to the Parish Council. Highways had received that email, although it was unclear as to why the proposal had moved to a notice of the installation of yellow lines regardless.

Because of the level of objections from the Parish Council and residents, Cllr Rowley (as a Borough Councillor) and Cllr Perry (as the NCC councillor) have also been in communication with the Portfolio Holder for Highways. Two options have been given: -

1. The planning application for the yellow lines can be withdrawn, and it would be withdrawn because of the level of objections. Resident can still respond to the application but they would be informed that the application has been withdrawn.
2. The PC could look at a modification to the plan to reduce the yellow lines, but any addition of yellow lines within the same area could not be proposed (i.e. – the pinch point).

The level of response by residents indicates that a Parish Council consultation with residents needs to be carried out and a fresh proposal submitted which meets residents' needs, and the new proposal to be submitted the next year. This would also enable proposals for the pinch

point to be added in as well. It was suggested therefore that the current notice be withdrawn in its entirety

Additional parking signs that will be installed should make a difference in the meantime until a new proposal is submitted.

Councillors were reminded again that parking causing blockages should be reported to the Police on 101.

Cllr Batchelor proposed that Cllr Goode responds to Sarah Brown at the Highways Agency confirming that the PC would like Highways to withdraw the application. Additionally, this agenda item to be added to the June agenda to form a working party to look at the issue again and consult with local residents and Highways to determine the best scheme for the area and residents. Seconded by Cllr Rowley, all councillors present were in favour of the proposal.

## 213/21: FINANCE

### a) Bank statements.

Community account statement	as at 17.2.21	£45,199.14
Business Saver account	as at 17.2.21	£10,779.94

### b) Accounts received - none

### c) Accounts for payment: -

Anita Curtis	£1106.85	1/4ly salary Jan – Mar 21.
Anita Curtis (PAYE already pd via AC's own debit card).	£276.60	PAYE Jan – Mar 21
Anita Curtis	£ 60.00	Agreed 1/4ly depreciation of equipment. Jan – Mar 21
Anita Curtis	£23.02	Expenses – Printer ink £13.96, stamps 6x1st class £5.10, 6x2nd class £3.96. Jan – Mar 21
Northants Calc	£44.00	P Johnson Off to a flying start training course
Northants Calc	£114.00	J Padwick, C Buckseall, P Goode Planning nuts and bolts training course.

Cllr Goode proposed that the above payments were approved for payment, seconded by Cllr Bailey, approved by all councillors present.

## PLANNING

*Cllr Rowley abstained from taking part in this Agenda item.*

### a) KBC Decision notices

*There had been no decision notices received.*

## **b) Planning Applications for consideration**

*Cllr Rowley did not take part in this agenda item.*

*Cllr Batchelor was placed in the virtual waiting room whilst the first two planning applications were discussed.*

*NK/2021/0106*

*Mr N Batchelor*

*1 West Street, Geddington, NN14 1BD*

*Installation of secondary glazing to first floor windows*

*ABABABA*

*NK/2021/0105*

*Mr N Batchelor*

*1 West Street, Geddington, NN14 1BD*

*Installation of secondary glazing to first floor windows*

*ACACACA*

Retention of existing secondary glazing to the first-floor windows.

It was suggested that it is inconsequential. It is not damaging the property and cannot be seen from the road. It was therefore proposed by Cllr Buckseall and seconded by Cllr Goode that there be no objection. All in favour except for one abstention.

*NK/2021/0031*

*Mr A Cosgrove*

*26 Queen Street, Geddington, NN14 1AZ*

*Replacement windows and doors*

*ACACACA*

Replacing wood windows with Upvc windows.

It was proposed by Cllr Buckseall and seconded by Cllr Goode that there was no objection, all councillors present were in favour except for one abstention.

An amendment had been received for a Little Oakley application discussed recently concerning parking and how cars would be able to turn round. The Parish Council had not however submitted an objection concerning parking.

Cllr Rowley added that KBC would have its last planning meeting on 16<sup>th</sup> March, with the North Northants Unitary authority in place from 1<sup>st</sup> April. They will be working to new rules, one of the major changes being that three objections to a planning application will be needed before the application goes to Committee. Any application up to three objections will therefore be determined by officers.

The officers will have more mandate to determine applications up to three objections, plus any objection has to be a planning consideration.

Additionally, there will not be a Planning Committee until possibly June.

**214/21a): DATE TO BE DECIDED FOR PARISH MEETING, ANNUAL MEETING AND THE NORMAL MONTHLY MAY MEETING – to be held on the same day or separately. To be discussed and formally proposed and voted upon.**

This relates to the elections being held on 6<sup>th</sup> May. It was stated that 17<sup>th</sup> May would be better for the May meeting as the 10<sup>th</sup> May is too close to the election.

It was proposed by Cllr Rowley that the Parish (Village) meeting, Annual meeting and May monthly meeting are (provisionally) held on Monday 17<sup>th</sup> May, with the possibility that the Parish meeting be moved to a later date if meetings still cannot be held in person on 17<sup>th</sup> May. Seconded by Cllr Goode, agreed by all councillors present.

**b) Probability of in-person meetings from early May 2021**

Northants ACRE have said that meetings should be able to reconvene in person from the 17<sup>th</sup> May, but this will be decided by the Government nearer the time.

**215/21: CORRESPONDENCE RECEIVED AND CIRCULATED - to note or comment upon.**

**a) Underused Publicly-Held Land (see *Ncalc update of 12<sup>th</sup> Feb*). Any response needs to be submitted by 13 March 2021.**

Details had been circulated in advance of the meeting for information. Councillors were not aware of any publicly owned underused land in the Parish: the Stone Pit land is not under-used and the Green adjacent to the church is now a designated village green.

**ACTION 4: The clerk to report a “nil return” by return email.**

**b) Village hall restrictions - Covid-19 update, and re-opening of playgrounds and outdoor gyms (see *email from Brian Leaton sent 8<sup>th</sup> Feb*).**

Councillors were informed that KBC had put the playground signs up stating that the playground had reopened from 4<sup>th</sup> January and that village hall restrictions may be relaxed from 17<sup>th</sup> May, pending a decision from central government.

**c) Letter from Little Oakley resident concerning collapsed wall.**

A letter had been received from a Little Oakley resident who does not think that details concerning the above issue were conveyed accurately. Cllr Bailey said he regrets inadvertently giving offence. He had spoken to the resident in 2019 and understood that Boughton Estates had scheduled for the wall to be repaired in Summer 2018, and had offered to bring the matter up with Boughton Estates as the wall had still not been repaired.

It was conveyed however that Boughton Estates has the issue in hand.

**ACTION 5: The clerk to reply to the Little Oakley resident, to inform him that Cllr Bailey regrets it if he did cause offence and that she believes that Cllr Bailey will be in touch with the resident informally in the next few days.**

**d) Elections on 6<sup>th</sup> May – information from Heather Jackson (KBC) 6<sup>th</sup> February.**

Councillors were informed that for those who wish to stand as a parish councillor the nominations forms will be available online to download shortly for individuals to complete, but KBC does still need hand delivered copies being given to them at the KBC offices at certain times, by appointment (Covid 19 restrictions), and suggest one parish cCouncil representative delivering the nomination forms in person. They will be signed off when they are delivered after checking that the forms have been filled in correctly. The nomination forms can be completed from 25<sup>th</sup> March and closes at 4.00pm on the 8<sup>th</sup> April.

**ACTION 6: Any nomination forms that Cllr Batchelor receives by 9.00am on Tuesday 6<sup>th</sup> April will be taken by him to KBC at the appointment time he will be given.**

**e) Model Design Code (see Ncalc update of 26<sup>th</sup> Feb).**

Design codes are being brought in for planning areas, such as only certain bricks to be used, or only gables facing a certain way. Cllr Watson stated that there is a formal design code for this area from about 15 years ago, and it has been seen in the local plans. However, if it wasn't featured in the most recent KBC site specific plan then it won't exist. There is an overview of designs already within planning regulations. Cllr Buckseall added that it could also be something to include in the development of a neighbourhood plan going forward. Cllr Watson added that the formal Design Code was based on "The Rockingham Forest Countryside Design Summary" It was confirmed that it was in the Village Plan 2004, but was superseded by the Village Plan 2016, and Cllr Rowley does not recall seeing it within that.

It was added that this is a consultation on the new MPPF, and cascading down from the Planning for the Future Paper. There is therefore no need to carry out any action concerning this at the present time.

**f) To appoint a sub-committee to discuss the First Responder support request with the Coordinator, and report back to the Parish Council.**

Cllr Batchelor had received a letter from the North Northants First Responders asking if the Parish Council could support the First Responders by making some funding available. They aim to reach a patient with a portable defibrillator before an ambulance arrives. Two residents have said that they were First Responders, with one of the two saying that they had not yet had the relevant training.

The organiser has already been sent a holding letter asking for more details as to the programme, training, funding, selection and background checks before the matter is discussed at a Parish Council meeting, to which the organiser said that she needed to speak to the Ambulance Service, and a further reply had not been received as of the date of this meeting.

It was suggested that the organiser could answer all the queries that have been put to her at a full meeting, or within a sub group, but the level of interest in the village indicates that attendance at a full meeting is more appropriate.

There may be two competing groups, and both groups would need to present themselves at the meeting. There was some confusion as to what is being asked – is there two groups? Cllr Goode added that the First Responder Scheme is under the umbrella of the East Midlands Ambulance Group.

**ACTION 7: The organiser to be chased for answers to the queries sent to her.**

It was added by Cllr Rowley that the biggest First Responder group in the UK is the Fire Service. He added that the Parish Council is being asked to donate to a different First Responder Group.

In summary it was stated that this is a worthwhile group but some answers to questions are needed before any decision is made.

## **216/21: PARISH PLAN UPDATES.**

Cllr Padwick was unable to attend the meeting so there were no updates available.

## **217/21: FLOODING**

### **a) Flood Working Party - progress.**

Cllr Rowley said there had been a few meetings, one of which had been Cllr Batchelor and Clive Curtis concerning the bund and details of where water was coming from, and Cllrs Rowley and Batchelor to look at pipework and other factors relating to the issue. Cllr Rowley has met with Cllr Bailey and Boughton Estates concerning the flooding in Little Oakley. He has also raised with Boughton Estates the work needed to clear some of the ditches and an attenuation pond that should be in the Chase but currently needs to be dug out and reinstated. A further attenuation pond is by Stamford Road but this has been filled in so also needs to be re-dug. He will be speaking to the owners shortly.

A report is near completion, using information and data compiled from the Village Plan and the Pathfinder document. The draft report will be out by the next meeting.

Little Oakley – there are some thoughts as to has the A43 relief road caused some of the flooding issues, and Boughton Estates are talking to the Environmental Agency, with Cllr Rowley also submitting some questions to them. There are three attenuation ponds along the length of the relief road – one on the north side, two to the south, but one is not near Little Oakley. Cllr Bailey asked if Boughton Estates could consider putting another attenuation pond in but this is a problem with the water flowing down from the top of a hill. The Environment Agency are currently checking if the attenuation ponds along the relief road are working properly. A culvert installed under the road in the second area that floods in Little Oakley would cost £30,000.

### **b) General updates.**

KBC Planning are aware of the flooding in the area on Stamford Road, Geddington where an application has been submitted for 26 houses, and know the where the source of the flood water is and its course.

The GVFB have a good supply of filled sandbags and are aware of the pinch points and the criteria for distribution of sandbags.

Cllr Rowley has spoken to KBC Environmental about the bund. They say that it is highly unlikely that the bund will be raised, as they do not think this will help very much and may cause other problems. The two residents present said that an inspection of the site area had been carried out in October 2020 but the measurements had not been taken. The measurements rely on the pins being found, and KBC say that if they can't be found the height may have increased slightly rather than decreased. Cllr Buckseall added that the pins had been hard to find when she was present at the measuring with Michael Chester previously. KBC are looking instead at the option of levelling the field as it is currently "V" shaped.

Noted that the bund was built to allow for a 1 in 20 risk of flooding, with the berm having a 1 in 100 risk.

**ACTION 8: The clerk to chase for the measuring or measurement results with the KBC environment engineer.**

The pipe work from the top of Wood Street to The Priory is unadopted. Cllr Rowley has asked KBC if they would adopt it, but this is unrealistic as every landowner down Wood Street would have to pay to upgrade the pipe to meet KBC's standard. Environmental have said flooding in this area is a 1 in 20 event and the bund works, with it being breached just once within the last 20 years.

A resident had asked about visibility of the Working Group. Cllr Rowley said that the work had been carried out as per the resolution, and there were just one or two remaining answers to chase.

**218/21: ENVIRONMENT.**

- **a) Feedback on meeting with Boughton Estates -Thursday 25<sup>th</sup> February regarding planned tree felling within the Geddington Chase woodlands.**
- The meeting was positively received. A summary of the meeting was added to Facebook and a resident has come forward to say they have knowledge or experience in woodland management.
- **ACTION 9: Cllr Batchelor will write up his notes of the meeting and send to Cllr Goode for comments and checking, before making it public.**
- A further resident has said they have experience of pathways, verges, wild flowers, meadow (taking care of), with some of the information feeding into further questions that Boughton Estates will be asked.
- Cllr Watson asked if the resident could be a potential pathway warden in the future.
- Cllr Goode gave information as to the plan of the detailed areas of the woodland given after the meeting, with the plans for selective felling and thinning shown. He added that to Boughton Estates, trees are a crop and will be farmed sensitively as such. They do not see their requirement as only cutting down dead or diseased trees.
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- **b) Discussion regarding vandalism within the Recreation Ground and potential for CCTV.**
- CCTV has been suggested by a resident as a solution to the problem. The graffiti has taken place again, with the quotations not yet all received following the first incident of vandalism. Using CCTV means compliance with the "surveying camera code" which has 12 principles. There was a detailed discussion as to the different types of camera, where it could be mounted, how much of a deterrent it could be and whether a battery powered camera would get round the problem of no electricity supply in the immediate area.

There was however a strength of feeling that it was wrong to put a CCTV camera focussing on a children's play area. Additionally, there has only been three incidents of graffiti in the last 10 – 12 years. Other councillors agreed that the cost of bringing an electricity supply into the recreation field would be prohibitive. At the present time it would be enough to try to ensure a vandal proof paint is used.

**c) Discussion regarding the river area immediately downstream of the Geddington bridge.**

- Cllr Goode said that the riverbed has changed with the flooding in December 2020 altering the contours of the riverbed. A bank has been created further down on the Cross side of the

river, creating very changeable water depths. Signage advising of the river is 20 metres away adjacent to the play area, and it may minimise risk of not knowing the varying depths if adequate signage was nearer to the entrance to the river area (by the children's play area).

- Noted that the risk assessment register needs to reflect this new/increased risk.
- Cllr Watson added that the Environment Agency or Anglian Water are responsible for the river so the new bank or river beds cannot be dredged by any voluntary group. Cllr Rowley added that through the berm gate there is another fence, and that is the boundary for the land opposite who own the remaining land in this area.
- It was decided that it would be good practice to put a sign up on the gate to the berm indicating that there is deep/ fast flowing water.

**ACTION 10: Cllr Batchelor to obtain a quotation from Kensigns, and authorised to order the sign up to £100.**

**d) Labosport UK/Cricket Club update.**

Cllr Goode reported that a further meeting had been arranged for 16<sup>th</sup> March. He will then report back with updates at the April Parish Council meeting.

**e) Village Hall car park extension – update.**

The change to two unitary councils for Northamptonshire will have an impact on planning meetings. An extension to the planning application has been given to 27<sup>th</sup> March, but the last planning meeting will be on 16<sup>th</sup> March, and the next planning meeting will not be before June. The application will need to go to Committee as there were objections to it.

**f) Stonepit land - Land Registry update**

Cllr Bailey said that he had not heard anything from Land Registry so will chase for an update.

**g) Post Office - any further updates?**

Cllr Rowley updated that his Post Office contact had spoken to the Post Office Area Manager. Until things are sorted out a temporary pop-up Post Office will be provided in the Café Oak café area. The open sessions will be for two hours, with the pop-up service commencing after the Easter holidays. Noted that the current leaseholder of the Post Office is not a Post Master so could not reopen tomorrow even if he wanted to. Also noted that with a pop-up Post Office commencing the Post Office within the (closed) village shop will be deemed to have closed.

It was thought that there may only be two 2-hour sessions a week, and if it is not used the Post Office may have the leverage to close such a facility completely on the grounds of it not being used within the allotted times.

**NEWTON**

No issues raised.

**LITTLE OAKLEY**

No issues raised.

**AOB**

*There being no other business, the meeting ended at 21:59hrs.*