

**GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL**  
**MINUTES OF THE MEETING HELD ON 17<sup>th</sup> MAY 2021 AT 7.30pm.**

**MEMBERS PRESENT:**

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

**APOLOGIES:**

T Bailey.

**228/21: DECLARATIONS OF INTEREST.**

Cllr Rowley: agenda item – Planning.

**229/21: PUBLIC SESSION.**

No members of the public were present at the meeting.

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

A letter had been sent in by a member of the public who was not happy with the large numbers of people seen in the berm and around the ford.

The points within the letter were discussed as follows:-

1. "Entrance to the Village Hall car park should be locked" – This is not a solution. The Village Hall car park cannot be locked as the Parish Council is actively encouraging people to park in the car park to prevent village roads becoming blocked. (Additionally, there is no gate to the car park).
2. The Parish Council could lock the berm when flooding is likely to occur but open it again in dry weather.
3. Another councillor suggested locking the berm just at the weekends, when numbers of people accessing the berm tend to increase.

It was acknowledged that 2020 was bad for numbers of visitors, but this was caused by the pandemic and restrictions being in place.

The discussion ended with a summary: if numbers go up, the Parish Council will look again at taking remedial action.

**ACTION 1: The clerk to send a formal reply to the resident.**

**ACTION 2: The bench that has been dumped in the berm will be moved by Cllr Batchelor.**

A reply was received from Boughton Estates in reply to the invitation to Anna to attend the May meeting. She was not able to attend this meeting, but an invitation to be sent for a future meeting.

**ACTION 3: The clerk to send an invitation for the July meeting, and also to let Sam Rees know when the monthly meetings are held.**

**b) Reports from North Northants Council.**

No NNC meetings have taken place yet. The first training session is this coming Thursday.

In answer to a question, Cllr Rowley explained that the three NNC councillors for Ise and Queen Eleanor Buccleugh were himself, Elliott Prentice and Lloyd Bunday. Any of these three councillors can be contacted for queries and questions but it makes sense for anything relating to the former Kettering Borough to go to Cllr Rowley as the first point of call.

## **230/21: MINUTES OF THE LAST MEETING**

**a) Approval of Parish Council monthly meeting draft minutes – held 22<sup>nd</sup> April 2021.**  
225/21b) to be amended (refers to grass verges in the Chase), and David Lomasney (spelling of name to be corrected).

Pending these two corrections, Cllr Batchelor proposed and Cllr Goode seconded that the minutes were a true record. Agreed by all councillors present.

**ACTION 4: The clerk to recirculate the corrected minutes.**

**b) Matters arising; progress on outstanding actions.**

*22.4.21 action 1 – This has now been superseded.*

*22.4.21 action 2 - The Clerk will check to see if there is any further update and inform councillors if there is. (Non -cleaning of the vertical ironwork grids (drains) in Wood Street). No further update has been added to Street Doctor.*

**ACTION 5: Cllr Rowley will find out what the cleaning schedule is once the new portfolio holder is announced. (He may alternatively ask the current portfolio holder).**

*22.4.21 action 7 - NK/2021/0031 Replacement windows and doors. The clerk to check with Planning and Enforcement – the work has been carried out even though the application has been withdrawn. It was noted that there was perhaps a logical reason for this, but felt that it needed to be brought to the Case Officer's attention in case it should not be happening.*

The clerk updated that there had been no reply as at three days ago.

*22.4.21 action 8 - (KET/2020/0369: Larkfleet Homes, Stamford (land off), Geddington). The clerk to send an email to Planning.*

Cllr Rowley informed the meeting that the last time he checked he was informed that the consultation period has not yet started as the site plans have changed again.

**ACTION 6: The clerk was advised by councillors to send another email saying that a decision as to comments to submit cannot take place as all the documents are not available to view, therefore the consultation must be on hold. The existing objection to the application still stands until any revision to the application can be viewed and discussed.**

*22.4.21 action 10 - (Invite the First Responder coordinator to the May meeting). The clerk to action the above point for 17<sup>th</sup> May as soon as the Parish Council meeting in the village hall is confirmed*  
The co-ordinator was not able to attend this (May) meeting. A letter had been sent to Cllr Batchelor from the allocated person for parish council liaison for First Responders informing that the resident who had been appointed was not now a part of the scheme. The liaison worker would like to start from scratch again and work with the Parish Council to identify two people in the community who would like to be part of the scheme.

**ACTION 7: The clerk to circulate the letter and invite the liaison worker to a future meeting.**

As a general point it was noted that items of importance need to be moved up the agenda to ensure a full discussion could be had. It had been brought to Cllr Batchelor's attention and he agreed that this did need to happen going forward.

## 231/21: FINANCE

### a) Bank statements.

Community account statement	as at 17.4.21	£42,675.78
Business Saver account	as at 17.4.21	£10,780.21

### b) Accounts received - £22,000.00 Precept for April 2021 to Mar 2022.

### c) Accounts for payment : -

CPRE	36.00	Year's membership May 21 to Apr 22.
Boughton Estates Ltd	570.00	Recreation field. Half year's rental 30.9.20 – 29.3.21
Boughton Estates Ltd	0.05	Slade footpath, Geddington. Year's rent 25.3.21 – 24.3.22.

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

## PLANNING

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

### a) KBC Decision notices

*NK/2021/0281 - Miss C Leaton, 34 Skeffington Close, Geddington.*

*Single storey side extension.*

Approved

*NK/2021/0211 - Mr P Frampton, West End House, 48 West Street, Geddington.*

*Removal of internal walls to open up kitchen area.*

Approved

*NK/2021/0079 - Mr A Foulke, 1 Grafton Road, Geddington.*

*Vehicular access and hardstanding including installation of two field gates within the Wood Street boundary wall to provide vehicular hardstanding for No. 1 Grafton Road and vehicular hardstanding and allotment garden area for No. 12 West Street.*

Refused

*KET/2020/0887 - Mr D Kwirowski, 6 Queen Eleanor Road, Geddington.*

*Two storey rear, single storey front extensions and garage conversion, new detached garage all to be rendered, raised front boundary wall by 1.5m with sliding gate and hinged gate with covered patio at rear.*

Approved

*KET/2020/0909 - Mr K Higgins, 1 Chase Hill, Geddington.*

*Two and single storey side extension to include double garage to front and first floor extension to rear.*

Refused

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

*KET/2020/0369: Larkfleet Homes, Stamford (land off), Geddington.*

This was not discussed at this meeting – see the reference to Larkfleet Homes at 230/21. Cllr Batchelor acknowledged that an extraordinary meeting with residents may be needed. The facts and objections that have already been raised will need to be highlighted at the beginning of the meeting. In the meantime, Cllr Padwick will revisit the last Housing Needs Survey of 2011. (The developer said there was not a current Housing Needs Survey).

Cllr Rowley noted that a neighbourhood plan costs £35,000 to produce, but if the Plan Two is right this is virtually the same as a neighbourhood plan. Plan Two was deemed to be correct following consultation and amendments.

**ACTION 8: The clerk to send an email to James Wilson, the Interim Head of Housing to ask if a new Housing Needs Survey could be initiated.**

*NK/2021/0309: Mr Jonathan Hall, 13 New Road, Geddington.*

*Single storey rear extension*

*ESNESNE*

Commented that that the extension would not be seen from the front of the property as it does not project forward at all. It does not go back as far as neighbouring/nearby properties.

Cllr Goode proposed that there be no objection to the application, seconded by Cllr Buckseall, approved by all councillors present except for one abstention.

*NK/2021/0387: Mr James Ferne, 1 Stamford Road, Geddington.*

*Conversion of detached garage to a habitable room with associated works*

*SNMSNMS*

Commented that the detached garage cannot be seen by the road, there is no application for a second floor.

Cllr Buckseall proposed that there be no objection to the application, seconded by Cllr Goode, approved by all councillors present except for one abstention.

### **232/21: Code of Conduct – Discussion as to option of change to the NNC Code of Conduct.**

The Code of Conduct has not yet been circulated. Parish councils can have their own Code of Conduct or adopt the NNC document.

**ACTION 9: The clerk to circulate the document, and the agenda item to be added to the June meeting's agenda.**

### **233/21: CORRESPONDENCE RECEIVED AND CIRCULATED, to note or comment upon.**

- a) **Remote meeting consultation**, closes 17.6.21 (Ncalc update 1.4.21) (*This agenda item was deferred from the April meeting*)

Ncalc are encouraging Parish Councils to voice their opinion, with Ncalc hoping to collate the information and evidence to make an argument for the option of zoom meetings to remain if that is the majority opinion.

It was voiced that the option of having both types of meetings would be the best option, especially for the extra meetings for discussion of issues such as a planning application. It was also noted that this meeting could have been supported with virtual access for the public if that flexibility was in place. Noted however that a public meeting in conjunction with a virtual meeting would be challenging. However, a council meeting where a member of the public was given the option of putting their comments across either in person or virtually would be a positive move.

Also noted that residents need to have the relevant technology.

The discussion ended with the feeling that individual councils should be trusted to make their own decisions on individual meetings, if the choice was there. They need to be able to facilitate meetings in the best way for residents and councillors, depending on the type of meeting that is being held.

**ACTION 10: Broadband facility - the clerk to write to Gigaclear as there was a promise when they gave a presentation to install a connection in the Village Hall. This has not yet happened.**

*Cllr Johnson left the meeting at 9.02pm.*

**b) Email from resident dated 6.5.21 enquiring about gates to the entrance to the park.**

A long discussion took place, but it was decided that councillors have to offset putting a gate at the entrance to the park with providing access for all residents, including the disabled.

**ACTION 11: the clerk to reply to the resident.**

**234/21: ENVIRONMENT.**

**a) The Geddington Brickyard Garden – theft.**

*Cllr Batchelor*

The theft took place a few weeks ago. It was reported to the Police, and Cllr Batchelor had to advise the Brickyard Garden group that the Parish Council is a voluntary group that would support the Brickyard Garden, and a message concerning this matter was been added to Facebook, but there is little else that they can do where a theft is concerned. Fortunately, items have been retrieved.

It was reiterated that the Parish Council can give them a platform to inform people via Facebook.

**ACTION 12: Cllr Batchelor will communicate these thoughts to the Brickyard Garden group.**

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

*Cllr Goode*

Cllr Goode advised that the Planning Case officer has changed, and it is not known yet who will be the new officer. The current officer advised however that the only objection that had been received was from Sports England, who can be asked for their review of the new situation when the new officer is in post. The application is on hold therefore at the present time.

Safety measures have been put in place, as caution (cricket game in progress) signs have been installed/ in the process of being installed. Details of the supplier of safety netting has been forwarded to the Cricket Club.

**NEWTON**

One resident is concerned with trees overhanging footpaths. Cllr Lomasney has asked him to take some photos of the area in question.

A further resident has asked where the traffic mirrors are that were installed and then taken down again at the request of the majority of Newton residents. The resident felt that they were better than nothing, but the majority of Newton residents said it added to the traffic risks when the mirrors were in place. The posts have not yet been taken down.

Speed signage cannot be used on an area where the speed limit is greater than 40 mph (it is 60mph at the Newton turn).

It was stated that when the Boughton Estates Manager is able to attend a Parish Council meeting, she can be asked if the dangerous issue of the Newton turn can be re-visited.

Cllr Goode informed the meeting that speed signage companies have started to contact the Parish Council with either their contact details or pricing of their equipment. Cllr Goode will come back to the Parish Council with a review of the information that has been received at a later date.

## **LITTLE OAKLEY**

No issues raised.

## **AOB**

**Memorial bench requests** are occasionally received. It was questioned whether it would be worthwhile having a list of potential locations for memorial benches where residents can request and consideration giving donations. It was thought however that it is probably best just to deal with the individual requests as and when they are received.

**Parish Path Warden** – a form has been received with a closure date of June 30<sup>th</sup> for councillors or residents to volunteer to fulfil this post for a particular area.

Cllr Goode will liaise with Cllr Johnson concerning the voluntary post as he may be interested.

## **Flood training.**

**ACTION 13: The form was sent out, and will be re-sent to Cllr Johnson and resident Richard Broughton.**

**ACTION 14: Cllr Rowley will email the GVFB to find out if anybody is interested in attending the training.**

## **Flood update**

The written report needs to be re-written in the light of some new information being discovered.

## Newton Road.

There has been a suggestion that there is a trench across the field (where there is the planning application for Larkfleet Homes) to alleviate the flooding. A flooding control report is needed from the developers before mitigation of the flooding can be decided.

Any surface water in this area goes into the drains then straight down the centre of the village to the river.

## The dog walking area.

One consideration is to make it a berm, as in the recreation ground.

## The bund.

- Cllr Rowley met with two residents. He clarified that a levelling off of the field meant levelling it off to the lowest level by the removal of soil. Written communication with Boughton Estates will commence concerning this issue.
- The pipe that goes down to the river will not be touched: it would cost thousands of pounds to change the pipe.
- The attenuation pond area (the other side of the Brickyard Garden) is small, but a third of the field in which it is situated is not being used. Boughton Estates will be written to, to ask if the pond could be extended over a bigger area. It would slow the water down as the water would be lower than the level of the bund.

- Boughton Estates say they have dredged the ditches. The water will move faster, but the ditches will hold more.
- The bund cannot be raised as it will divert more water down Wood Street and flood more properties.
- Warning markers are needed for the metal railings in the field at the start of the pipe that goes down Wood Street – this would enable flood wardens to know that when water reaches a certain level they need to warn house holders of the flood risk, and a second marker to warn of an imminent flood.

### Little Oakley

- One trench comes down the fields, always floods in the same area with the water coming over the road.
- The other entrance route for water is down the hill.
- The drainage ditch coming through to the centre of the village and then flooding into the two houses affected – when the A43 divert was constructed the section of road from Little Oakley to the A43 bridge was resurfaced. The surface drainage is routed into the ditch. The water therefore goes to Little Oakley but the ensuing 18 inch pipe is not sufficient to take the amount of water. It then floods the garden of one property and pools in the road.
- Talks are taking place to find out if this is correct and if so, how can it be alleviated.
- This correlates with residents constantly saying that the problem has been worst since the A43 was built.
- There are hills between the A43 and the attenuation pond.

There are two issues that the working party can help with:-

1. The potential to put a berm in the dog walking area – more work is needed on this particular potential solution.
2. Working on where is the water coming from on the road from Little Oakley to the A43 bridge – does the water flood that way and is there a way to alleviate it.

The third issue that is being worked on is the attenuation pond past the Brickyard Garden.

*The meeting closed at this stage as it was 10.00pm.*