

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 14th MARCH 2022 at 7.30pm.

MEMBERS PRESENT: Councillors N Batchelor, C Buckseall, T Bailey, P Goode, P Johnson, D Lomasney, M Rowley.

APOLOGIES

Cllr J Padwick.

083/22: DECLARATIONS OF INTEREST.

Cllr Batchelor, for Planning applications NK/2022/0087 and NK/2022/0082
Cllr Batchelor and Cllr Rowley for 085/22b), *action 15, 14.2.22* (GNFB members)

084/22: PUBLIC SESSION

a) Questions sent in by the public.

No questions had been received.

Boughton Estates gave an update as to the Post Office.

Flooding issues – Boughton Estates will be meeting with Cllr Batchelor later this week.

There will be a substantial event next week. Boughton Estates are working closely with the relevant organisations to prevent traffic connected with the event going through Geddington. This seems to be working.

Cllr Bailey asked the Boughton Estate officer if a half repaired wall in Little Oakley will be finished soon. He was informed that the work will definitely re-start by this Spring/Summer, as the lime mortaring is dependent on the weather.

The culvert in Little Oakley – Boughton Estates and Cllr Rowley have had a meeting with Highways.h

ACTION 1: Cllr Rowley to chase/ contact Highways.

Trees overhanging the Boughton Estates wall on the west side of the A4300. The first metre of trees has been cleared behind the wall.

The Greenbelt festival is hoping to be up and running this year.

b) Reports from North Northants Councillors.

Cllr Rowley said that the NNC budget had been set.

Bridge Street/ Queen Street was closing in April to repair the wall by the bridge:there would be pedestrian access only.

The school have submitted a road closure request for the May Day celebrations. The closure will go from the school to Malting Lane.

085/22: MINUTES OF THE LAST MEETING.

a) Approval of draft minutes for the Parish Council Meeting held 14th February 2022.

Subject to three amendments (The paragraph immediately after action 1, a note added to 074/22 c) to indicate that pre-authorisation of spend would take place at the March meeting, and a name correction at action 9), Cllr Batchelor proposed and Cllr Goode seconded that the minutes were a true record. Approved by all councillors present except for one abstention (councillor was absent from the February meeting).

b)Matters arising; progress on agreed actions

10.1.22, action 4: Kensigns car parking signs. Cllr Batchelor has spoken to Kensigns, but will contact him again as a polite reminder – for completion of the signs.

10.1.22, action 6: Level of HGVs using the A4300. Cllr Padwick had contacted Highways and will chase as no reply has been received.

Action 3, 14.2.22: Cllr Goode will look at the questionnaire again to insure that trees responsibility falls under the blanket cover. Cllr Goode has re-examined the insurance agreement, specifically the responsibility for parks. There is nothing that limits the Parish Council's cover to any geographical area. It therefore covers for the areas of the Council's activities.

Action 5, 14.2.22:- The clerk to send a further letter stating that further checks will be carried out by the Council. To be stated to the two residents that have submitted letters that there is no intention of the Parish Council carrying out work to the ditches without further consultation and at the moment the Parish Council is re-checking any information relating to this issue.

ACTION2: The clerk has not yet sent this letter but will now do so.

Action 7, 14.2.22:- the clerk to contact the First Responders.

The clerk reported that the two volunteers and the First Responders appear to both be covering the monthly inspections. This overlap will be checked by one of the two volunteers. The invoice of £112.50 for the maintenance fee charged by Community Heartbeat has now been received and covers anything that is needed for a year. The First Responders have sent an email saying new paddles are needed and one councillor noted that they may say another piece of equipment is needed the following month. It was thought that it would be better to pay the yearly fee and know that all the yearly costs are covered. The £112.50 will be authorised with any other payments (under Finance).

Action 8, 14.2.22:- Cllr Batchelor will contact the two defibrillator volunteers to inform them that this invoice will be paid, and to ask them if they wish the Parish Council to ensure that it is paid each year, or put them in touch with fund raising groups. He will also contact GVFB as to was a defibrillator being considered for Newton.

Cllr Batchelor had contacted some of the fund raising groups but nobody had got back to him.

ACTION 3: The clerk will contact First Responders/ the Community Heartbeat Trust to clarify what will be happening going forward.

Action 9, 14.2.22:- Cllr Lomasney will speak to Brian Ward concerning the possible defibrillator for Newton.

Cllr Lomasney reported that there was interest in Newton for a defibrillator in the village.

Action 10: 14.2.22:-Cllr Bailey will also raise this issue in Little Oakley.

Cllr Bailey reported that there had been interest shown in Little Oakley for a defibrillator in the village. The Boxing Shed had donated a defibrillator to Little Oakley but this is kept within the shed which is securely locked.

Cllr Rowley proposed that the Parish Council purchase a defibrillator for Newton and also one for Little Oakley to a value of £2000.00 in total, Seconded by Cllr Buckseall, agreed by all councillors present.

The Council will take over the responsibility for fundraising as they have essentially been asked to do this by the two volunteers who have carried out the fund raising for several years, **ACTION 4: Cllr Batchelor will write an article for the next newsletter asking if anyone is prepared to help with or lead a small group of fundraisers to raise the maintenance funds for the defibrillators.**

Action 14: 14.2.22:- Cllr Goode will take the Parish Council's thoughts back to the Village Hall Committee, that the Parish Council is not going to take the Gigaclear installation forward.
Cllr Goode reported that this has been conveyed.

Action 15: 14.2.22:-Cllr Bailey will do some preliminary work on the 1954 Act for the next meeting relating to the two groups involved. Cllr Bailey read out a list of facts and issues relating to Stone pit land and its tenants – the GVFB and the Youth Club. He added that Berrys had made a list of recommendations which will be considered in due course. A solicitor will have to be involved when the new lease is drawn up. Until this happens, the old lease can continue to roll. Cllr Bailey suggested that the way forward is that he sets out the rights and responsibilities for both the Parish Council and the tenants. The rent has to be decided, which will never be market rent as it involves a charitable organisation which is the purpose of the land. The points which need to go into the lease need to be decided. Cllr Bailey added that he had contacted the solicitors to whom Ncalc had referred him to, or the alternative is to use a local solicitor. The two organisations can then be aware of a forthcoming new lease.

It was noted that the Council needs to have a discussion relating to some of the issues that were being raised.

A third lease needs to be looked at relating to the Bowls Club.

ACTION 5: Cllr Bailey will circulate all the points that he has raised.

086/22: FINANCE.

a) Bank balances

Community account statement	as at 17.2.22	£55,939.84
Business Saver account	as at 17.2.22	£10,781.02

b) Accounts received

GVFB Club Stone Pit land rent £250.00
Youth Club Stone Pit land rent £250.00

c) Accounts for payment : -

The Community Heartbeat Trust	Defibrillator – yearly maintenance fee (£126.00 less fund raising amount paid)	112.50
Arthur J Gallagher	Invoice for Parish Council indemnity insurance 6.2.22 to	1099.00

Insurance Brokers Ltd	5.2.23.	
Anita Curtis	1/4ly salary Jan - Mar 22	1106.85
Anita Curtis	1/4ly PAYE Jan - Mar 22 (already pd by ac's own account)	276.70
Anita Curtis	1/4ly agreed depreciation Jan - Mar 22	60.00
Anita Curtis	1/4ly expenses Jan - Mar 22 - £17.96 ink cartridges, £12.99 - 3 x reams printer paper, £13.02 -6x1 st cl stamps, 12 x 2 nd class stamps , £3.23 1 st cl recorded del x 1 envelope.	47.20

Cllr Batchelor proposed that that the payments be approved for payment, seconded by Cllr Bailey, agreed by all councillors present.

087/22: ENVIRONMENTAL AREAS FOR GREEN PLANTING CONSIDERATION, AND UPDATE.

Green planting was being explored to mark the Queen's Jubilee. A 4th April order to the Woodland Trust will result in a November delivery. Different options of greenery were considered, with councillors deciding on the "urban trees" which are 15 reasonably low maintenance trees such as rowan, silver birch, hazel and crab apple. Total area for 15 trees would be about half the size of a tennis court but they do not have to be planted all in one area. These could be planted in the recreation ground in appropriate places. Staking and spiral guards are included in the bundle, and no cost is involved. Once planted they can be registered on the Queen's Green Canopy. Cllr Lomasney proposed that the "urban trees" bundle was ordered, seconded by Cllr Rowley, agreed by all councillors present.

ACTION 6: Cllr Lomasney to order the above trees.

Cllr Bailey and Cllr Rowley left at 8.50pm.

088/22: GEDDINGTON JUBILEE CELEBRATIONS – report back.

Cllrs Batchelor, Goode and Lomasney reported that activities were going to take place between 28th May to 5th June. The Brickyard Garden was organising a family fun day, an exhibition would be held at the village hall on the Saturday and Sunday co-ordinated by Geddington.net involving photographs, and a decorating competition. The Saturday is the street party day, with individuals responsible for organising these. The Sunday will be the main activity day, to possibly involve a second squirt, Kettering Fire Brigade, a big picnic in the park, a fete and street cricket for children. The organisers have been told that they must contact the village hall for permission for the various activities on the recreation ground. It is not envisaged that there will be a problem with parking as events are taking place in other villages as well.

It was then asked if the Parish Council was doing anything itself to celebrate the Platinum Jubilee of the Queen. After a detailed discussion of various ideas it was thought that marking (plaque) on the boulders for the slip road to the ford could be a possible jubilee decorative event. Another option was installing four or five additional boulders on the village green with the intention of adding a plaque to a boulder whenever there was a

commemorative event. Councillors thought that this would be a positive move to mark the event.

ACTION 7: Cllr Goode will explore this option and circulate an update prior to the next meeting so it can then be voted upon.

089/22: ASSET MAPPING PROJECT (AMP)

a) To discuss if the Parish Council wish to take part in this project and if so, to make a decision on forming an asset mapping project working group.

It was summarised that the asset mapping project (AMP) is part of devolution as a result of the unitary councils replacing the borough councils. Ncalc have received funding from NNC to co-ordinate the project. Guidelines for the work and data required have been given, but it does involve a lot of time and data collection. Items that the Parish Council are not responsible for are the main requirements for this piece of work, but items that the Parish Council are responsible for can also be mapped if desired.

Cllr Batchelor proposed that the Parish Council take part in the AMP, seconded by Cllr Lomasney, agreed by all councillors present.

Cllr Goode indicated that he would like to be involved in a working party for AMP. Cllr Lomasney indicated that he too was happy to be part of the working party. Cllr Bailey will be asked if he can do the data collating for Little Oakley.

ACTION 8: Cllr Goode/Batchelor to ask Cllr Bailey if he could do the above.

ACTION 9: Cllr Goode will put a rough draft of the data together.

Cllr Batchelor proposed that the Parish Council form an AMP working group. Cllr Goode will be the lead for the group. Seconded by Cllr Lomasney, agreed by all those present.

b) to discuss and make a decision on joining “Parish online” as part of this project.

Proposed by Cllr Batchelor that joining Parish on-line is actioned, seconded by Cllr Lomasney, approved by all those present.

c) to discuss and decide whether the Council wishes to accept the money available, and if so what will it be used for.

Cllr Batchelor proposed that the Parish Council accept the money available, seconded by Cllr Lomasney, approved by all councillors present.

ACTION 10: The clerk will inform Ncalc of the Council’s decision by 18th March, the cut off date for claiming the funding available.

PLANNING

a) KBC Decision notices

*NK/2021/1000: Mr J Checkley, Increase roof height to create second floor
25A Queen Eleanor Road, Geddington.*

Approved

b) Planning Applications for consideration.

*NK/2022/0087: Mr J Harker, 1 Queen Street, Geddington.
Single storey side and rear extensions. Listed Building Consent Application*

And

*NK/2022/0082: Mr J Harker, 1 Queen Street, Geddington.
Single storey side and rear extensions. Full Application*

The application includes demolishing a 1970's brick built extension and replacing it with a stone extension. The windows are listed as bi-fold doors. The original application was a double height extension.

The discussions raised the following points and observations:-

The property is situated in the heart of the conservation area.

It overlooks the bridge.

It is totally unsuited for a property in the middle of the conservation area.

A flat roof is also out of character for the area.

It does not maintain the historic look of the village.

Cllr Goode proposed that the Parish Council object to the design as it would not be in keeping with the character of the building with its situation in the heart of the conservation area. It is also in close proximity to a scheduled monument.

Additionally, it is contrary to policy GED1 section J.

Seconded by Cllr Johnson, agreed by all councillors present, with one abstention.

NK/2022/0107: Mr K Higgins, 1 Chase Hill, Geddington.

Two storey side and rear extension and first floor rear extension. Full Application

The revised application differs from the previous application to carry out the above work in that the garage has now been moved from the front of the property. The other details are very similar to the previous applications. Proposed by Cllr Buckseall that the Parish Council has no objection to the application, seconded by Cllr Goode, agreed by all councillors present.

a) Appeals.

KET/2020/0607: W M Elliot and Son Ltd, Dovecote Buttery and Farm Shop, Dovecote Farm, Access Road to Church, Newton.

Change of use of agricultural/horticultural land to self-storage caravan facility and associated works, including construction of landscaped soil bunds, landscaping and installation of security gate.

It was noted that for an appeal, a representative for the Parish Council can speak, but comments from the Parish Council would repeat those already submitted.

Newton residents however may wish a representative to be present at the Appeal.

The discussion that followed noted the following:-

- Newton residents as well as councillors were unhappy with the applicant stating that "Newton Road is a long straight road" as it is not. It was stated that this is an untruth.

-The increase in larger vehicles worries residents as it will have an impact on the exit from the Newton turn.

-It was suggested by residents that the Parish Council need to explain what they have tried to do to mitigate the risks.

-The traffic, particularly around the Newton turn stretch of the road is one of their main concerns, as the recommended traffic route is from the A6003 which would go past the edge of Newton, incorporating the dangerous Newton turn.

- The Parish Council installed traffic mirrors by the Newton turn, but it was judged by residents that these made turning out of the Newton exit road even more dangerous.

- The exit from and to the Dovecote farm buttery is a wider part of the road and the exit from this track is not giving concerns. The traffic will take the recommended road from the A6003 which would lead traffic past the edge of Newton.
- Two caravans will not be able to pass each other between the A6003 and the Newton turn.
- It is the increase in traffic and larger traffic vehicles that is the concern. Councillors believe that a photograph should be shown showing two cars trying to pass each other on one of the narrow stretches between Barford Bridge and the Newton turn. Caravans are wider than cars and would have to risk going into the gullies that in places are quite deep.
- One resident has pointed out it states that “there will be nothing detrimental for Newton residents”, but it was stated that all the extra and wider traffic on Newton Road is in itself detrimental to Newton residents.
- The application does now say that it will help as to employment in the area, but residents and councillors believe that zero jobs will be created. It states zero jobs to be created in the original documents submitted as well.
- Residents are making their own representations.

It was proposed by Cllr Batchelor that the following should be relayed to Planning Appeals:

Councillors remain very concerned about the additional traffic on that particular stretch of Newton Road as their own attempts to mitigate the risks to the nearby entrance to Newton village have failed. Furthermore, councillors are convinced that it is impossible for two cars towing caravans to pass one another without causing injury or damage along the whole western stretch between the proposed facility entrance and the recommended route for access as well from the proposed facility entrance to the A4300. Finally, councillors would strongly encourage a member of the committee to visit the stretch of road to see for themselves.

Seconded by Cllr Goode, approved by all councillors present.

Cllr Buckseall also added at this point that the Larkfleet Homes application – Housing Strategy response is interesting where it explains the difference between Rural Exceptions and Entry Level Exceptions. The Highways response is also interesting to read.

090/22: PARISH PLAN

Facilities for young people and adults: progress on initial work for:-

- a) an outdoor gym.**
- b) a MUGA [Multi Activity Games Area].**
- c) New Parish Plan - draft questionnaire for all residents.**

Cllr Padwick was not able to attend this meeting, although he had circulated a document a short time before the meeting commenced. This agenda item will therefore be carried over to the April meeting.

091/22: FLOODING

- a) To receive any updates including those from the meeting of the flood working group held 16.2.22.**

b) To discuss and determine next steps.

The group had their first meeting on the above date. Cllr Rowley will continue to liaise with the unitary council. The flood working group has contacted Louis Greco and completed his questionnaire and he has been introduced to the ward councillor for Little Oakley, Cllr Bailey. Cllr Bailey has contacted Ncalc concerning obtaining legal advice on the duties of the landowner or whoever has altered the normal course of the water.

ACTION 11: The clerk to chase Ncalc

A “team leader” for each area will be agreed so that at a very local level that person will know where keys are kept and essential items stored for their particular area. GVFB will feed into this work.

The working group is currently looking at some of the origins of the Newton Road flooding. One member of the working group is going through the pathfinder manual from 2015 which gives guidance as to courses of action to take.

The next meeting is a site visit (next week) with Boughton Estates, and thereafter the group has resolved to meet once every three or four weeks.

CORRESPONDENCE RECEIVED & CIRCULATED - to note or comment upon.

There were no items of correspondence that needed to be commented on.

092/22: ENVIRONMENT.

a) Leases at Stone Pit – review.

This was discussed at 085/22, *Action 15: 14.2.22.*

b) The Trees lining Stamford Road

A resident has pointed out that the trees in Stamford Road were planted to commemorate the Queen’s ascension to the Crown. It would be timely if these were fit for purpose for the Jubilee celebrations in June this year, including any other trees that the Parish Council own on this stretch of Stamford Road. They were planted by residents for the event and are owned by the Parish Council’

ACTION 12: the clerk to obtain three quotes if possible to carry out maintenance work needed to the lower part of the trunks of the trees. The number is definitely two, with a maximum of five, with a maximum of £1000 for the whole job as an estimate.

b) Extension car park application –update?

Documents were submitted on 15th January, the Council was notified that it was being processed on 17th February, and by 25th March Planning will need to have come back to the Council with an answer. If they do not, the Parish Council can go to appeal.

c) Tree assessment – for risk assessment – discuss.

Two further trees in the same area have fallen, and NNC have submitted a further application to carry out the further cut down/ maintenance. NNC wish to carry out the maintenance/ removal of all the relevant trees all at the same time.

A tree assessment is still required.

Cllr Goode proposed that a tree assessment is commissioned, seconded by Cllr Batchelor, agreed by all councillors present. A quotation of £500 or less was considered reasonable,

This can be requested when the quotation goes out for the Jubilee trees.

NEWTON

Cllr Lomasney is still pursuing the provision of electric charging points across the Parish as a whole.

LITTLE OAKLEY

No issues were raised.

AOB

Speed Watch – there are now six volunteers

Speed gun will be on site from 30th July to 27th August.

Councillors were asked if they or anybody they know could join in the exercise, with the training now carried out via an online tutorial.

The meeting closed at 10.00pm.