

**GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL**  
**MINUTES OF THE MEETING HELD ON 11<sup>th</sup> JULY 2022 at 7.30pm.**

**MEMBERS PRESENT:** Councillors N Batchelor, C Buckseall, T Bailey, M Rowley, J Padwick, D Lomasney,

**APOLOGIES**

Cllr P Johnson.

**025/23: DECLARATIONS OF INTEREST.**

Cllr M Rowley, for Agenda item "Planning", and member of GVFB.

Cllr Batchelor, member of GVFB.

**026/23: CO-OPTION**

Bryan McCreery had expressed an interest in being co-opted on to the Parish Council. The relevant criteria are met. He said that he was looking forward to being able to make a contribution locally. Cllr Batchelor therefore proposed that Bryan McCreery was nominated for co-option to the Parish Council, Cllr Lomasney seconded the nomination. All councillors present were in favour of the nomination.

**027/23: PUBLIC SESSION.**

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

Three members of the public were present. They informed councillors that off the back of the dog show and the other stalls at the recreation ground for the Platinum Jubilee, they would like to see a traditional village fete organised for 2023, and going forward, for this to be an annual event. They would like to organise it for mid June 2023, and have determined via the Cricket Club that any Sunday in June would be available as there are no cricket fixtures on the recreation field then. They need to determine what licences and public liability insurance would be needed. They were informed that an entrance fee to such an event cannot be collected as the recreation field is available for all members of the public to access. They were also advised to contact Brian Leaton as to village hall/ toilets/ car parking. Further help and information were given as pointers to relevant people to contact.

Councillors expressed their agreement that such an event for the village would be a very good idea.

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

a) Questions sent in by the public.

i) Two people have asked what is happening with the car that has been dumped in the village hall car park for six weeks. It was stated that as it is on private ground and there is no notice saying that such an action was not allowed, that NNC will not move it, that it is the Parish Council's responsibility to remove it. Cllr Batchelor stated that this car should be reported to the Police, but if they cannot help the Parish Council will have to pay to have it removed.

It was noted that the car outside the Post Office should not be there either as this car is not taxed, insured or MOT'ed. Three quarters of it is parked on the public highway.

**ACTION 1: A note to be added to Facebook, asking the owner to remove the car in the car park as it is in danger of getting removed and crushed.**

**ACTION 2: A quote to be obtained from Kensigns for an appropriately worded sign.**

**ACTION 3: The clerk to action the removal of the car in the car park, by initially contacting the Police. Additionally, the car outside the Post Office needs to be reported as well.**

ii) The second query raised was that the netting for the overflow carpark has snapped and broken but the six inch metal stakes have been left in the ground.

It was reported that the bottom of the orange netting is a mess, with broken metal spikes in evidence on the ground and sticking up out of the ground. It was decided that if it is creating a hazard then the netting must come down. The Cricket Club will be able to put it up for an event, but take it away the same evening.

**ACTION 4: The Cricket Club to be contacted and asked to take the netting for the extension car park down, and remove the metal spikes from the ground.**

#### **b) Reports from North Northants Councillors.**

- Cllr Rowley reported that newspaper articles have stated that the provision of green bins will be charged at £40. This is incorrect however as the committee at which a decision will be made does not meet until this coming Thursday. Black bins and blue bins are a legal requirement, but the green waste and the food waste are optional. The report states that the options are:

Pay £40 for a grey bin, buy 10 bags from the Council and put them out to be collected on a grey bin day, encourage people to compost more, or take the green waste to the tip.

- The field on which Larkfleet Homes have submitting the planning application:- Cllr Rowley reported that a lorry and JCB have been digging trenches in the field to test the drainage. They have to do this as part of the planning application.

#### **028/23: MINUTES OF THE LAST MEETING.**

##### **a) Approval of draft minutes for the Monthly Parish Council Meeting held 13<sup>th</sup> June 2022.**

Pending two corrections taking place, at 019/23d) 10.1.22 action 6 and 024/23e) it was proposed by Cllr Batchelor that the minutes of 13<sup>th</sup> June 2022 be accepted as a true record, seconded by Cllr Padwick, agreed by all councillors present.

##### **b) Matters arising; progress on agreed actions**

c) 9.5.22, action 6: *(Resident offered to tidy up an area in the meadow made up predominantly of brambles). Cllr Rowley will inform the resident of the Parish Council's views on this matter.*

Cllr Rowley reported that he had seen the resident on the previous day and conveyed the Parish Council's views.

It was noted at this stage that the work at the recreation ground that a resident had originally volunteered to carry out can take place at some stage but it is not currently a priority.

*ACTION 4, 13.6.22: The clerk will liaise with Cllr Padwick as to the comments to be submitted. (Larkfleet Homes further response to be sent). This had been sent off to NNC Planning.*

*ACTION 5, 13.6.22: The clerk to write to Boughton Estates to enquire as to their support/any objections for such a scheme, and for a letter of support to be sent if the support is forthcoming (concerning the outdoor gym for the recreation field).*

*Boughton Estates had replied, and said that in principle the Estate would be happy to support the proposal, and would like to see in due course a detailed plan listing equipment, location etc, that would allow the Estate to provide consent for, if appropriate.*

*ACTION 6, 13.6.22: Cllr Padwick will speak to Cllr Johnson about using the Parish Council website and linking it to the Facebook page.*

This has been linked.

At this stage a further resident joined the meeting, who is interested in potentially becoming a councillor.

*ACTION 7, 13.6.22: The clerk to respond to the resident to address the points he has raised and to thank him for being one of the volunteers who cut the grass (concerning the Platinum Jubilee boulder and other points).*

The clerk confirmed that a response had been sent to the resident. He had raised the question of tree cutback for the tree on the village green that is the Parish Council's responsibility. This was to be actioned as per the last meeting, but the clerk was unsure as to whether the trees needed pollarding, cutback or pruning so had sought the advice of NNC. No answer from the customer feedback team had been received, so a follow up email had been sent direct to the Officer with tree responsibility asking her this as well as how often should such maintenance take place. There had been a suggestion at the previous meeting that the tree risk assessment as well as this new job could be carried out by the same person, but the clerk updated that she had received no communication from the company that had agreed to do the tree risk assessment since the last meeting. Cllr Lomasney added that he had asked another company for a quotation for the tree assessment and he was awaiting that. The tree maintenance could potentially still be carried out by the same person.

**ACTION 5: The clerk to email the resident again and inform him that this particular issue will be included in the Council's imminent tree survey and the options will be explored as to how much the tree that is the Parish Council's responsibility can be cut back.**

It was recognised that it was agreed some time ago that there are areas within the ward that need regular cutting or similar maintenance. This could be advertised on Facebook for potential interest from a local business. A short specification should be drawn up to state specific jobs, rubbish removal, the frequency etc and obtain quotes.

**ACTION 6: Cllr Batchelor will draft out a short specification which can then be circulated to Cllrs Rowley and Lomasney and then to all councillors for additions, changes and comments. This new piece of work can be mentioned in the further email to the resident (see action 5).**

*ACTION 9, 13.6.22: Cllr Batchelor will ask Cllr Rowley if he knows where the certificates are. He will also look in the Post Office window to see if the certificates are there (Best Kept Village certificates).*

Cllr Rowley believes that they may be in the Parish Council filing cabinets in the village hall. When there is the time, these need to be sorted out, but it is a huge time commitment that will take months.

It was asked at this stage if the Chairman's board can go back on the lounge wall. Cllr Batchelor updated that is ready to go back on the wall, and he will contact Kensigns to both put the board on the wall and look round to see where new car park signage should be.

*Action 10, 13.6.22: Cllr Lomasney will send the clerk all the information in a package that is needed for new quotations (village hall car park extension).*

The relevant information for the requests for quotation have been sent out.

*Action 11, 13.6.22: The clerk to send a further email to try to determine whether he was still willing to do the work (Tree risk assessment).*

This was discussed at action 7, 13.6.22.

*Action 12, 13.6.22: Cllr Lomasney to carry out the above consultation (small cut-off boulders around the edge of the village green).*

Cllr Lomasney believes that this should perhaps be paused for a while until the jubilee boulder has been installed for a few months. It was also thought that if the area is mowed regularly to keep it tidy, it is the Parish Council's responsibility to help it to look good and small boulders around the edge could do this. Also noted that it is the designated village green and it needs to be protected from cars being parked on it.

## **029/23: FINANCE.**

### **a) Bank statements.**

Community account statement	as at 17.6.22	£74,431.52
Business Saver account	as at 17.6.22	£10,782.10

### **b) Accounts received**

None

### **c) Accounts for payment : -**

Fortus Midlands Limited	Preparing of the financial statements year ended 31.3.22	570.00
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Cllr Padwick proposed that the payment be approved for payment, seconded by Cllr Bailey, agreed by all councillors present.

The clerk stated that a third signatory was still needed for signing of the cheques: Cllr Padwick volunteered to be the third signatory.

**ACTION 7: The clerk will obtain a mandate form from Barclays Bank for a new signatory.**

Cllr Rowley stated that cross checking of the bank statements to the previous month's stated payments in the minutes should be carried out. Cllr McCreery agreed to do this each month.

Cllr Rowley added that at some stage Unity bank could be explored as an option to Barclays bank as they will deal with specialised bank accounts such as Parish Councils more readily than standard banks.

### **030/23: STONEPIT LAND – CONSIDERATION OF TERMS OF NEW LEASES – working party update.**

Recommendations drawn from the previous completed update have now been listed and were circulated to all councillors. The list needs to be approved or amended.

A query was raised as to the storage containers which are inside the demise and need to be included in the lease.

An accurate site plan is needed, somebody needs to designate the areas to be leased. One councillor stated that everything should be done properly, to include paying for a surveyor to do this specific job. It was thought that it does need to be surveyed so that it is known who has responsibility for what items and areas, and should an informal discussion with the tenants now take place? Cllr Rowley clarified at this stage that himself and Cllr Batchelor were members of the GVFB but were not trustee members or officers.

Cllr Bailey offered to draft a letter to be sent to the relevant officers of the two Lessees. This needs to be incorporated with the Parish Council's invitation to meet the two club's representatives. It was not decided at this stage who should call the meeting.

Cllr Bailey has also offered to prepare a list of the proposed Heads of Terms of the new leases so that they are up to date but this preparatory to the time when a meeting takes place and a solicitor is instructed to prepare the new leases,

It was thought that when an informal letter or invitation to an informal meeting was sent out, that it needed to be stated that expenditure would be incurred and the Parish Council was proposing to split it three ways. If a normal rent was being paid then the landlord would pay this, but only a peppercorn rent was being paid by the two current tenants. Legal fees and surveyors fees could be up to £1000 each.

Cllr Batchelor stated that the group's recommendations were fine.

Noted that certification of the buildings as well as the accounts would be needed when an informal meeting takes place.

Cllr Rowley proposed that an informal discussion with the tenants is needed. Seconded by Cllr Batchelor, agreed by all councillors present. Cllrs Bailey, McCreery and Johnson may be the best people to attend the meeting, or a different councillor if Cllr Johnson cannot attend. A maximum of two people from each group to attend.

Cllr Rowley reminded all councillors that once this was resolved then the Bowls Club lease needed to be sorted out.

### **PLANNING.**

#### **a) KBC Decision notices**

There were no decision notices.

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*KET/2020/0877 - Boughton Estates Ltd, Corby Road (barns South of), Little Oakley.  
Demolition of existing agricultural barns and erection of two dwellings with new shared  
vehicular access and new/replacement site boundary treatment  
Full Application*

The above application went to Appeal in February 2022 but there is no information from the Inspectorate to read on the website. The appeal was dismissed on 8.3.22 but no notification of it has been received.

**b) Planning Applications for consideration.**

No new planning applications had been received.

The Larkfleet Homes planning application is going to Committee next week. It was stated that for the designated category - "Entry Level Exception Site" application, objections have already been lodged with NNC Planning. The first list of objections listed all the legitimate issues stated by residents, and further objections in response to the application being amended twice have been submitted. Flooding continues to be a major objection in councillors' consideration.

The Parish Council can send one parish councillor who can speak for 3 minutes. It was decided that Cllr Batchelor as Chair would speak at the meeting, and the concentration to be focused (at least 50%) on flooding from surface water run-off.

**ACTION 8: Cllr Padwick will formalise a summary to send to Cllr Bunday and Cllr Prentice, listing the Parish Council's objections.**

**031/23: PARISH PLAN**

**Facilities for young people and adults:-**

***Cllr Padwick***

**a) Outdoor gym – working group progress report.**

This agenda item will be discussed at the August or September Parish Council meeting (*lack of time*)

**032/23: CORRESPONDENCE RECEIVED AND CIRCULATED – items to note or comment upon.**

**a) Email from resident 17.6.22 concerning rubbish left in the dog walking area in the Meadows and damage to gates.**

Cllr Lomasney updated that Cllr Johnson would be mending the gate at the weekend. Concerning the rubbish left in the dog walking area, it was thought that signage was needed, with "please clear your rubbish away, it can harm the dogs that are in the area" being suggested as perhaps having more of a conscious impact on young people in particular. "Primarily a dog walking area" was also suggested for inclusion in the sign's wording. It was proposed by Cllr Batchelor that Cllr Lomasney, assisted by Cllr Rowley would work with a resident to devise the wording for a sign and to go ahead with this rather than wait until the next meeting. Seconded by Cllr Padwick, agreed by all those present.

**ACTION 9: Cllr Lomasney and Rowley to move this issue forward.**

**b) Email from resident 22.6.22 commenting on the Larkfleet Homes planning application - June comments submitted by the Parish Council.**

This was carried forward to the August or September meeting (*lack of time*).

**c) Email from resident 21.6.22 suggesting use of the cricket pitch for a summer fete in June 2023.**

This was discussed in the public session (027/23a).

**d) Email from resident 2.7.22 enquiring about a memorial plaque on an existing bench.**

It was asked if the bench had been paid for by another family. There were no objections voiced as long as it was a bench with no existing memorial plaque. It was proposed by Cllr Lomasney that if the family provide a suitable memorial plaque, that the Parish Council will position it on a bench that does not have an existing memorial plaque. The plaque to be of approximately the same size of those that are sited on other benches. The Parish Council will fit the plaque. Seconded by Cllr Padwick, agreed by all councillors present.

A second family had approached Cllr Padwick with the same request: this decision will be conveyed to them as well.

- **ACTION 10: The clerk to convey the decision to the relevant enquirers.**
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- **033/23: DISCUSS AND AGREE ON THE REQUESTED USE OF THE RECREATION FIELD on 31.7.22.**
- The decision had been made that it was the right thing to let the fundraiser event go ahead on the field, and it had since been advertised on Facebook by the organisers. This does not set a precedent, it is a one-off exception. This meeting still needed to confirm the decision however.
- Noted that a copy of the liability insurance must be seen, and councillors need to be very clear about parking management plans, and stewards/ car park wardens must be put in place. A list of specifications may need to be drawn up, such as vehicles that need access to be on the field at the beginning of the event, and then access the field at the end of the event.

**034/23: ENVIRONMENT.**

**a) Car park extension – update.**

Cllr Lomasney updated the meeting that they were waiting for the quotations being returned.

**b) Request from Cricket Club to use field as an overspill car park for Cricket Club only at very busy times, including 28<sup>th</sup> August.**

The Cricket Club have requested that at very busy times, including the gala on the 28<sup>th</sup> August this year, they would like to park their cars at the beginning of the day in a separate area in the recreation field, and the cars would not move until the end of the day. However, the discussion included the observation that the Bowls Club were stopped from doing this. Noted that on the odd occasion when it has been allowed in the past, there has always been someone who does not adhere to this, and drives their car through areas where there are spectators such as at the trundle and children's sports day.

It was proposed and seconded that the request regrettably be refused, five councillors approved the proposal, with two councillors abstaining.

**ACTION11: Cllr Lomasney to forward the original email to the clerk, who will then reply to the Cricket Club stating that the request has been refused as this will set a precedent.**

**c) Discuss and respond to request by Cricket Club to fence in the machinery on the former site of the nets.**

It was thought by several councillors that it would be an eyesore to fence in the area on the site of the former nets. Additionally, this area supposed to have been removed and made good when the new nets were installed.

This area had also been earmarked for the Duke's offer of two trees for the Queen's Platinum Jubilee.

It was generally felt that siting fencing of the machinery by the old garage in the corner was the most unobtrusive area. An access point would still need to be available for use by the Bowls Club however.

Agreement for the fencing in of the machinery in this area to be linked to and run alongside removing the concrete pads/ flooring from the old bowling nets and make good that area by re-grassing it.

**ACTION 12: Cllr Lomasney to send the clerk the email request received from the Cricket Club. The clerk will then inform the Cricket Club of the decision.**

**d) Potential signs for dog walking area in the Meadows to be considered.**

This was discussed at agenda item 032/23a)

**035/23: NEW DEFIBRILATORS FOR NEWTON AND LITTLE OAKLEY – information received, for discussion.**

This will be carried over to the August/September meeting (*lack of time*).

**036/23: COMMUNITY GOVERNANCE REVIEW – discussion as to is this an option to consider.**

This will be carried over to the August/September meeting (*lack of time*).

**NEWTON**

No matters were raised.

**LITTLE OAKLEY**

No matters were raised.

**AOB**

Cllr Batchelor asked if an August meeting was needed. A compromise would be that not all items would be discussed, only those that are the more urgent (to include the potential loss of the bus service) or possibly the carried over from this meeting would be included. It was agreed that the meeting will take place.

The issue of one resident driving on to the recreation field and up by the side of the children's play area to go into the back of his garden was raised. This may impact on the extension car park. There are thoughts that there may be a document from many years ago from the Boughton Estate giving him the right to do this. The Boughton Estates representative has been asked if such a document exists and he was informed that there was not. Before the extension car park is constructed the Parish Council needs to write to Boughton Estates and have the confirmation of no "access by vehicles" document for this one property or one resident.

**ACTION 13: The clerk to write to Boughton Estates as it is their property and the resident is an ex-employee, to ask what are their thoughts on it as permission may have been given by them. This needs to be confirmed in writing.**

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Cllr Rowley informed the meeting that the flood work at Little Oakley has been planned, it has been budgeted for and the work is with Kier. The news was well received and Cllr Bailey conveyed his thanks.

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

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