

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 8th AUGUST 2022 at 7.30pm.

MEMBERS PRESENT: Councillors N Batchelor, C Buckseall, M Rowley, J Padwick, D Lomasney, B McCreery.

APOLOGIES

Cllr T Bailey.

037/23: DECLARATIONS OF INTEREST.

Cllr M Rowley, for agenda item "Planning", and member of GVFB. 044/23 b) as this involved a family member.

Cllr Batchelor, member of GVFB.

038/23: CO-OPTION

A possible co-option did not take place – the resident was not present at the meeting.

039/23: PUBLIC SESSION.

a) Questions sent in by the public

Eleven members of the public were present.

Questions asked:-

- Why was the car park fencing removed?

The resident was informed that vehicles were driving over it and knocking it down, and the metal spikes were getting broken. Soft plastic covers had been put over the metal spikes to help, but they were not very effective. The issue was reported to the Parish Council as a health and safety issue as the area concerned was adjacent to the children's play area.

The nets can be put up and then taken down again on the same day as matches.

It was reported that the Bowling Club have lost three matches in the last week as there was nowhere to park. There had not been a recommendation from the Parish Council to remove the ball stop netting.

Continued closure of the Post Office.

It was stated that Boughton House are waiting for the legislation to be lifted so that the court eviction process can start again. There will then be a one-year renovation project for the property by Boughton Estates.

The legislation has at the present time been delayed again (directive from Westminster).

It was also relayed that Boughton Estates have had nearly 200 expressions of interest in leasing the Post Office. The Parish Council have their minuted agreement that they will consult with the Parish Council concerning this matter.

Disused car in front of the Post Office.

The car does not have tax or insurance and the rear wheels are parked on Boughton Estate land. The Police have viewed the vehicle but have not towed it away. Their latest update records again that it is partly on private land.

Question concerning breakdown of the yearly precept.

A resident wished to see a breakdown of how the last financial year's precept had been spent.

A precept breakdown will be added to the notice board within the next few weeks. Cllr Batchelor added that there are several items planned for spend, emanating from the Parish Plan, that have been requested by residents.

ACTION 1: The clerk will send the relevant information to Cllr Batchelor.

Lack of telephone landlines for nearly a month.

This is not affecting all residents but it is having a serious effect. Cllr Rowley reported that cable has been stolen, and OpenReach are trying to repair and replace the cabling as quickly as possible.

Possible loss of bus service (number 8)

Several members of the public had attended the meeting to have input into agenda item 8 (043/23 b).

The agenda item was therefore discussed within the public session. See 043/23b) for a summary of the discussion.

b) Reports from North Northants Councillors.

There was no report.

040/23: MINUTES OF THE LAST MEETING.

a) Approval of draft minutes for the Monthly Parish Council Meeting held 11th July 2022.

After adding one declaration of interest it was proposed by Cllr Batchelor that the minutes of 11th July 2022 be accepted as a true record, seconded by Cllr Rowley, agreed by all councillors present.

b) Matters arising; progress on outstanding actions.

11.7.22, action 2: A quote to be obtained from Kensigns for an appropriately worded sign.

A quote for a sign for the car park has been received, but no suitable wording for the sign was sent through (essential wording was emailed).

ACTION 2: Cllr Batchelor will try to contact Kensigns about finalising the sign as well as return of the Chairs' board that needs to be rehung in the village hall lounge.

It was proposed by Cllr Batchelor that the quotation of £96.00 for the sign be accepted, seconded by Cllr Buckseall, agreed by all councillors present.

11.7.22, 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.

Cllr Rowley added here that he had just added the disused car to Street Doctor for removal.

11.7.22, 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. This action from the July meeting was discussed and explained under 039/23 – Public session.

11.7.22, action 6: (areas within the ward that need regular cutting or similar maintenance). 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).

This work has not yet been drawn up.

11.7.22, action 7: The clerk will obtain a mandate form from Barclays Bank for a new signatory.

This action is progressing.

11.7.22, action 8: (Larkfleet Homes planning application). Cllr Padwick will formalise a summary to send to Cllr Bunday and Cllr Prentice, listing the Parish Council's objections. This was carried out.

11.7.22, action 9: (rubbish left in the dog walking area in the Meadows and damage to gates). Cllr Lomasney and Rowley to move this issue forward.

ACTION 3: The proposal is for two signs to be printed for the dog walking area at a cost of £144.00. A photo of the installed signs to be taken and added to Facebook. Proposed by Cllr Batchelor, seconded by Cllr Rowley, agreed by all councillors present.

11.7.22, action 11: Request from Cricket Club to use field as an overspill car park for Cricket Club only at very busy times, including 28th August.

- This had been voted upon and the request was refused as it would set a precedent. Cllr Batchelor asked that future similar requests be discussed in more detail before a vote was taken.

11.7.22, action 14: (Access by a resident to the back of his property across the recreation field). 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. The clerk conveyed that she had written this email, but only today as she had not picked it up in AOB. No reply had therefore been received yet.

041/23: FINANCE.

a) Bank statements.

Community account statement	as at 15.7.22	£73,241.52
Business Saver account	as at 15.7.22	£10,782.10

b) Accounts received

None

c) Accounts for payment : -

North Northamptonshire Council	Tree removal 24.6.22 (tree at bottom of recreation field)	420.00
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It was proposed by Cllr Batchelor that the invoice be paid, seconded by Cllr Lomasney, agreed by all councillors present.

Noted that a resident had been given permission to take the wood from the cut tree and remove it, but he had been asked to access it at a time when the recreation field was not busy, and he was specifically not given permission to take it through the play park.

Cllr Padwick asked for permission to spend a sum of money for printing of questionnaires for the outdoor gym. 750 questionnaires will be needed, at a cost of 10 pence each. Proposed by Cllr Rowley that £100 be authorised for this, seconded by Cllr Batchelor, agreed by all councillors present.

042/23: STONEPIT LAND – working party update.

Cllr McCreery informed the meeting that he had met with Cllr Bailey two weeks ago and was now up to date with all the paperwork and background to the Stone Pit land. He understands why the leases need to be replaced and that an informal meeting now needs to take place with the relevant parties to determine what do we really want from this issue, going forward. He had asked a local (professionally qualified) resident as to the measuring of the area known as Stonepit land, but he had declined to assist with this piece of work for professional reasons. A professional person needs to be employed therefore to carry out the measuring of the site and items within the site.

It was agreed that the Parish Council needs to have a meeting with GVFB and Youth Club representatives. Cllr McCreery volunteered to be the second Parish Council representative at the meeting.

ACTION 4: The clerk to contact the Youth Club and GVFB to explain the outline of why the meeting was needed, and to ask if one or two representatives from each organisation could meet with two Parish Council representatives for an informal meeting, to talk over the initial thoughts for each organization.

PLANNING.

a) KBC Decision notices

NK/2022/0292: Mr S Thornton, Deanbrook, 37 Newton Road, Geddington.

Demolition of garages, erection of dwelling and creation of hard paved driveway

Full Application

Approved

KET/2020/0369: Larkfleet Homes, Ms Guy Larkfleet Homes

Full Planning Permission: 20 dwellings and all other associated

Stamford Road (land off), Geddington.

Refused

Decision notice states - Refused on the grounds of bio-diversity loss, unsustainable development – school places, bus services, lack of shop -, and surface water flooding, and the gardens would be too close to 22 Newton Road mature trees resulting in a loss of light).

Cllr Padwick asked if it would be advantageous for the Parish Council to bring in an independent consultant to carry out a survey, and would that have any weight with the Flood Authority who is the flooding decision maker.

ACTION 5: This will try to be determined with NNC.

Noted that Exception sites are a separate piece of legislation and it is doubtful that a Neighbourhood Plan would override it.

ACTION 5: The clerk will enquire as the Housing Needs Survey that was going to be carried out when a budget was available.

b) Planning Applications for consideration.

Mr & Mrs S Toseland, 1a Skeffington Close, Geddington.

Single storey rear extension and render and associated works

Full Application

There were no contentious issues raised, the work would be to the rear of the property and it was noted that all the houses in Skeffington Close are dis-similar with no overall characteristics.

It was proposed by Cllr Buckseall that no objections be raised, seconded by Cllr Batchelor, agreed by all councillors present, with one abstention.

043/23: PARISH PLAN

Facilities for young people and adults

a) Outdoor gym – update.

Cllr Padwick reported that the working group have met. There will be an article in the next newsletter and a questionnaire will be sent out to gauge the community support for an outdoor gym. The working group have met to try to determine the types of equipment which would be most useful and have put together some ideas. Some companies have been contacted linking in to this so that quotes can be obtained. Cllr Lomasney will be meeting up with the working group in two weeks to look at suitable sites for an outdoor gym. The Labosport report will also be examined for input as to ball strike. The cricket, football and tennis clubs will hopefully all be contacted before the article goes into the newsletter.

b) Possible replacement bus service for bus number 8 – for information and any further updates.

Cllr Padwick reported that bus issues were in the last Parish Plan and the working group had worked hard to link in with NNC concerning this issue. The NNC Officer was very helpful and the morning bus was rerouted but it was not used by many people. The current Whippet buses travel from Huntingdon so that sometimes causes problems. The service is now extremely expensive with the current cost of fuel and not many people using the service has resulted in the contract being terminated from the end of August. Five buses come through from Kettering within the day, five from Corby, with some of them continuing to Thrapston and Huntingdon.

It was reported that communication with NNC has not recently been good, and a representative from “Comminbus” reporting that there are not a lot of users but they do rely on the service 8 to Stanion, Brigstock and Corby, and the X3 service.

Cllr Rowley reported that he has been talking to the portfolio holder, but unfortunately the bus services were managed by a team of one and he has now left.

A community minibus is now quite common as an interim measure. Volunteers help to run such schemes, and bus passes can be used

Cllr Padwick stated that in October 2021 the Council was looking to reintroduce a bus service subsidy as a budget of £1.1million would be needed. This was going to go out to consultation but then there was no NNC officer to take it forward.

After a detailed discussion as to possible ways forward and what information would be needed, the transport working group said they would write to Rob Bridge (NNC) with the support of the Parish Council. It was thought however that this letter should come from the parish clerk.

ACTION 6: The clerk to action the above, with Chair input into essential wording needed.

Proposed by Cllr Batchelor that the above actions take place, seconded by Cllr Buckseall, approved by all councillors present.

044/23: CORRESPONDENCE RECEIVED AND CIRCULATED – items to note or comment upon.

- a) **Email from resident concerning fallen tree dated 18/19.7.22, (may be Boughton Estates responsibility).**

Boughton Estates have replied that the land is not owned by the Estate. The fallen tree may be from the nursery land.

ACTION 7: Cllr McCreery will go and view the area to determine the land that the fallen tree has come from and hence the responsible owner. Contact details if the land is the nursery may be the agent who submitted the planning application for the nursery land some time ago.

- b) **Email from resident 22.6.22 commenting on the Larkfleet Homes planning application - June comments submitted by the Parish Council (carried forward to the August meeting).**

Cllr Batchelor commented that it was always nice to receive a note such as this, thanking the Parish Council for the work that was carried out concerning the Larkfleet Homes planning application (June comments submitted by the Parish Council).

ACTION 8: The clerk to send a brief response to the resident.

- c) **Letter from The Samuel Lee Charity, dated 27.7.22 concerning suggestion for land use for land off Stamford Road, behind Newton Road.**

The letter stated that if the land was purchased outright from the owner, it could be used for the benefit of the community and the Samuel Lee Charity could possibly contribute to the purchase of the land.

Cllr Rowley said that the residents in this area have also spoke to him concerning what they would like to see happening with the field behind Newton Road, which is currently owned by a trust. This includes leaving it how it is currently is, but this does not address the flooding issue. If the Parish Council applies for ownership of the land, the flooding issue would have to be addressed. The land could be bought by the community, flood risks mitigated, planted with trees and benches and creating a pocket park. The value of the land would need to be determined first. Cllr Rowley suggested that the Parish Council speak to the landowner first to see if they were interested in selling the land. There was also a risk tat if this happened elsewhere, the Parish Council could not be expected to carry on purchasing fields.

It was decided that councillors who know residents on Newton Road could find out informally if the residents' ideas mirrors the thoughts of the Samuel Lee Charity and the Parish Council or if they were not serious thoughts.

Additionally, a surveyor will have to be commissioned to carry out measurements and add topography to the Stone pit land. At the same time they may put a valuation on this field if asked.

It was felt however that it may be better to wait and see if an appeal or revised application from the Larkfleet homes is submitted before any moves are made.

In summary, the Council will not do anything regarding exploring potential purchase of the land for three or four months, see what happens as to any potential development, ask the local residents informally what their thoughts are, carry on the ongoing work as to the flooding issue, and pick this issue up again in the new year.

045/23: 75th Northants CALC Annual Conference, Saturday 1.10.22 (bookings by 12.9.22)

There was no councillor available on the date to attend the annual conference.

046/23: Environment.

a) Car park extension – decision of tenders if received/any further update.

Three tenders were sent out in July: to ESR Construction, to the company owned by Nathan Richardson and to Garrett Builders, based in Kettering. Quotations received two years ago were approximately £36 - £38000 but they are expected to be considerably higher now.

No quotations have currently been received. ESR Construction submitted a quotation originally; they have said that they are still interested in submitting an updated quotation, but they wish to revisit the site. Cllr Lomasney is meeting with them for this purpose on Thursday.

Cllr Lomasney reported that the Police had asked that where the present car park ends there is a potential barrier which could close off the extension car park which may prevent any anti-social behaviour. He was advised that if it is not included in the conditions, to ignore it.

Cllr Rowley was concerned as to how whichever contractor wins the contract treats the slope, and the Council must be sure that the contractor chosen has experience of dealing with a site on two levels. It was stated that before a contractor is appointed, the Parish Council need to see the company accounts and certification.

The other two companies will also be contacted to try and encourage them to submit a quotation.

Cllr Rowley advised that Kier may be also be interested in submitting a quotation.

ACTION 9: The clerk to contact NNC and ask for the specification to be put onto the public quote system.

Noted that when the original tenders were sent out, they were sent to 12 contractors but only three quotations were returned.

Cllr Lomasney concluded the discussion by adding that when the Council has some concrete information that they can move forward on, that a lot of publicity is made available to ensure that residents know what is happening and when.

b) Dog walking area gate/ fence repair (further work needs to be authorised) .

The chapel end gate (over the bridge) and other parts are rotten. It needs new posts and a top rail but the gate can be repaired. One local company may be interested in carrying out the work (Cobley Lodge Farm), and Cllr Buckseall will look at LM Home Works / try to find contact details as they also do landscaping and fencing work in and around the village. Cllr Lomasney advised that the gate needs to be temporarily chained up.

Cllr Batchelor proposed that an upper ceiling of £1500.00 be authorised for the replacement and maintenance work, seconded by Cllr Lomasney, approved by all councillors present with one abstention.

Cllr Lomasney will put a sign on the gate advising that it is closed as the gate is dangerous.
ACTION 10: Proposed by Cllr Batchelor and seconded by Cllr McCreery that the clerk contacts the two companies , gives them a week to send a quotation through, then contact the company with the cheapest quote as long as it fits the specification. Agreed by all councillors present with one abstention.

NEWTON

No issues raised

LITTLE OAKLEY

No issues raised

AOB:

Cllr McCreery raised an issue concerning the trees along Newton Road near the roundabout.

Boughton Estates have carried out work to some of the trees in this area but other trees have not been cut and are about five to six feet across the road. It was thought that they may be Camgrain's responsibility.

ACTION 11: The clerk to contact Boughton Estates to try to obtain a contact telephone number for Camgrain to notify them of the cutbacks to trees that are needed.

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

*Anita Curtis - Parish Clerk –
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