

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 13th NOVEMBER 2023 at 7.30pm

PRESENT: Councillors Cllrs C Buckseall, T Bailey, B McCreery, D Lomasney, M Rowley, J Padwick (Chair), C Wrighting.

APOLOGIES

N Richardson

DECLARATIONS OF INTEREST.

Cllr Rowley – car park extension 077/24, and environmental issues 080/24c) - related to Cobley Lodge management.

070/24: PUBLIC SESSION.

Two members of the public were present, the Operations Director and Operations Manager of Camgrain Stores Ltd. Navara is the oat mill project and Camgrain is the farmers' co-op and it deals with half a ton of grain from across the country. £50 million has been spent over the last two years to make the oat mill probably the most advanced in the world, certainly in Europe. The long-term plan is to make it the most carbon neutral oat processing facility in Europe.

Camgrain is partnered with a company called "Frontier", a large grain merchant in the UK, and it now sells the crop for Camgrain. 70 staff are currently employed at the Newton site, and its siting is ideal, with being so close to a trunk road.

An application for a wind turbine was submitted a year ago and will be progressed in Spring 2024, with building work commencing about 12 months later.

There have been very few transport issues affecting Geddington or Newton. 220 lorries enter and exit the site every day for Camgrain, but most people are not even aware of such traffic movement as the A43 is the primary route used.

Employment opportunities - young people are being employed and training is being provided.

An invitation to visit the site was given, as the previous tour offered to councillors in October was said to be interesting and well worth a visit.

Thanks were given for the talk and information provided.

a) Questions sent in by the public.

Taken under "Correspondence received" **079/24.**

b) Reports from North Northants Councillors.

Councillor Rowley reported that a PSPO for dogs is on the Executive Committee agenda this week. The three current PSPOs for dogs plus a new PSPO for dogs for Corby will form the new team. There will be no limit for the number of dogs a person can walk, but they must all be under control on leads of 1.8 metres maximum.

Traffic, Environmental and Dog Wardens have been separated into individual teams.

Police numbers are now at 1500, with the number of rural PCSOs doubling in the last two years and will double again in the next two years, to bring numbers to 118.

071/24: MINUTES OF THE LAST MEETING.

a) Approval of draft minutes for the Monthly Parish Council Meeting held 9th October 2023.

The minutes will be approved at the next meeting as the numbering was incorrect in three places.

b) Matters arising; progress on outstanding actions.

9.10.23, action 1: Cllr Rowley to make contact with the relevant NNC officer (for Community Payback teams).

ACTION 1: Carried forward to 11.12.23 meeting.

9.10.23: action 2: (Removal of cut tree trunk). Cllr Rowley will ask the resident if he can use his tractor to move the cut tree trunk in the meadows. He has not managed to see him and ask him yet.

ACTION 2: Carried forward to 11.12.23 meeting.

9.10.23 action 3: Attenuation/ ornamental pond - contact Stamford Road resident - Cllr Padwick to liaise with the owner of the relevant property. Cllr Padwick to check the facts relating to this issue first.

ACTION 3: Carried forward to 11.12.23.

9.10.23, action 4: The clerk to contact NNC - suggested closure of the bridge to traffic. It was reported that the highway is the ford, not the bridge, but because the bridge has been used for a long period of time as a road, permission would have to be given by Highways. The clerk to reply to the resident - further contact to be made when an exploratory contact with Highways has been made, and gauge their views.

The clerk updated that the resident had been updated, and Highways has been contacted. They have advised that NNC must be contacted as they are responsible. NNC responded that the bridge cannot be closed to traffic and become pedestrians only. The Land Searches team report that only the bridge is registered as being public highway showing access across the water course. The water course and ford are unregistered and they assume are the responsibility of the Environment Agency. The bridge is there is to make it safe and more convenient for the public and it would not be practical or safe to force vehicles to use the ford, particularly when the water levels are high. It could be seen as an unlawful act if the Highway Authority closed an accepted highway and diverted traffic on to third party land.

ACTION 4: Cllr Rowley will speak to the portfolio holder to check this.

9.10.23, Action 5: Cllr Lomasney to forward the numbers of the two street lights or their location (to Cllr Rowley). Actioned.

9.10.23, Action 6: Cllr Rowley to arrange for the concrete plinth to be prepared and for the installation of the bench in the Meadow to be completed.

The clerk had only recently forwarded the dimensions of the plinth needed to Cllr Rowley. He enquired as to where exactly it was to be sited. It was decided that the box that will hold the concrete will be built near to but not obstructing the double gate.

9.10.23, Action 7: The clerk to determine the dimensions of the bench and size of the concrete plinth that would be needed, and to order the bench and the brackets for the installation.

This has been ordered.

9.10.23, Action 8: The Parish Council to pay for the costs of making the concrete plinth and installing of the bench.

ACTION 5: This has been agreed.

9.10.23, Action 9 Cllr Rowley will contact the family to arrange for the old bench to be taken away by them. The family agreed to pay a donation towards the cost of a new bench.

ACTION 6: Carried forward to 11.12.23 meeting.

9.10.23, Action 10: The clerk will circulate a draft budget for 2024-5 to councillors before the 13th November meeting.

Actioned.

9.10.23, Action 11: Cllr Bailey will contact three firms to request quotations leases for Stone pit land).

This item is on the agenda (075/24a)

9.10.23, Action 12: The clerk to contact ESR to cancel the contract with them.

This has been sent.

9.10.23, Action 13: The clerk to contact Cobley Lodge and offer the contract as per the quotation received.

This has been sent.

9.10.23, Action 14: Cllr Richardson will speak to the vehicle's owner.

ACTION 7: Carried forward to 11.12.23 meeting.

9.10.23, Action 15: (Ownership of a wall in Chase View Road). The clerk to contact the property owner to convey the above information.

The suggestions given at the October meeting information were emailed to the resident.

9.10.23, Action 16: Cllr Bailey to carry out the above action. (concerned the two traffic mirrors). Cllr Bailey has contacted the resident who does not think that the mirrors are suitable for the relevant blind corner (too big).

9.10.23, Action 17: The clerk to send Cllr Richardson and Cllr Wrighting the details for "Off to a Flying Start" course, and Cllr Padwick for the Chair's training course.

Sent.

072/24: VILLAGE SHOP UPDATE.

The return rate was good for a questionnaire of this kind [27%], but was not enough to go ahead with further exploration of purchasing the former Post Office by the Parish Council - an approval rate of 50% households had been agreed. Of returned questionnaires, there was an even split as to whether the Parish Council should purchase it.

81% of the returns indicated that they wished to see a community village shop in the former post office.

It was agreed that the Parish Council should not pursue the purchase of the shop but should explore if residents were interested in running a community village shop, and to signpost possible funding sources, and that a meeting should be organised with this in mind. Boughton Estates should be approached to establish whether there is a longer time scale possible to move forward on this, if the Parish Council was not in a position to purchase the shop.

The results of the questionnaires will be posted on Facebook.

Councillor Rowley commented that the Saturday drop-in session that was held in the church to give information relating to the community village shop was very well received.

ACTION 8: Cllr Wrighting proposed that she and Cllr Rowley compile a one page “options for going forward” for anyone that would like to consider taking on a community village shop. Seconded by Cllr Bailey, agreed by all councillors present except for two abstentions.

073/24: SPEED HUMPS - “A4300, Newton Road & West Street, Corby (Geddington) - Raised Tables - N-372” – discussion of email received from NNC Parking enquiries dated 2.11.23. The proposal from Kier appears to relate to mitigation for the large Magna Park (warehouse) development that is being built to the north of Stanion, for which S.106 money was available for traffic mitigation, specifically the A4300 through Geddington. However, it was agreed that this proposal was not acceptable or appropriate, but that HGV traffic from the new developments should be clearly directed to the A43, and discouraged from using the A4300, on which HGV traffic has decreased by 90% since the Link Road was built.

Cllr Rowley added that installing a 7 1/2-ton weight restriction on the A4300 would be a more effective means of stopping heavier lorries from travelling through Geddington.

It was proposed by Cllr McCreery that the Parish Council do not accept the proposal as it would not meet Geddington’s needs. Seconded by Cllr Bailey, agreed by all councillors present.

ACTION 9: the clerk to write to Kier stating that the Parish Council rejects the proposal on the grounds that it would not solve any of the problems that Geddington might experience from the Magna Park development and that other means of diverting traffic onto the A43 should be explored.

LITTLE OAKLEY

The relevant residents living by the dangerous corner in Little Oakley have declined the two traffic mirrors offered to them as they said they were too big for that particular area.

Cllr Bailey expressed concern about the progress to provide defibrillators for Little Oakley and Newton. He was informed that bids for the defibrillators had been submitted. It was uncertain whether they would be successful as an email had been received stating that they had had been vastly over-subscribed and they would go to the areas of greatest need.

As a result of this, Cllr Rowley proposed that the clerk go back to the two organisations and ask them if a part grant could be secured if funding £750 for each defibrillator was secured. If this is not possible, two defibrillators should be ordered (as the approval for the spend for defibrillators was given in November 2022).

It was agreed that it was right that the purchase had been delayed while there was a chance of grants being secured.

ACTION 10: The clerk to action the above.

NEWTON

Camgrain feedback.

This was given within the public session (074/24)

074/24: FINANCE

a) Bank statements. –

Community account statement 16 Sep 23 – 17 Oct 23 £67,993.23

- b) Accounts received** 16 Sep 23 – 17 Oct 23
Back payments for Wayleave Agreement £83.50

c) Accounts for payment : -

Information Commissioner's Office	Data Protection renewal fee for 12 months (Collected by Direct Debit)	35.00
Geddington Village Hall	Hire of lounge for monthly meetings 2 nd half 2023	192.50
Weldon Tree & Landscapes Ltd	Clear fallen tree in recreation ground	240.00
Northants CALC	Planning Nuts & Bolts course – Bryan McCreery 2.10.23	42.00
Cllr Bailey	Postage for Instructions to Solicitors for leases	6.20

Proposed by Cllr Rowley that the payments be approved, seconded by Cllr McCreery, approved by all councillors present.

Noted that the fencing and gate were locked prior to Weldon Tree and Landscapes carrying out their clearance work, but at some stage after their work had been completed the fence and berm were open contrary to the Environment Agency's rules. Cllr Lomasney has spoken to Weldon Landscapes who reported that they had not noticed anything untoward.

ACTION 11: Proposed by Cllr Rowley that this is checked by Cllr McCreery to ensure that it is padlocked and locked, with a replacement padlock being bought and fitted if one is needed. Seconded by Cllr Buckseall, approved by all those present.

d) Budgetary process for 2024/25 – Capital projects –discussion and decisions for 2024-25.

The clerk explained that the budget had been kept at £22000 for 2 years without a cost-of-living increase being applied, to help residents struggling with increased costs. This may have been over-optimistic and unrealistic, as it was noted that expenses had risen considerably, including more ad-hoc repairs.

The clerk's recommendation was that the budget be increased to £35000. This would increase each household's precept payment (collected with Council tax by NNC) to a total of £1.05 per week (approximately), or £54.59 per year.

Councillors were concerned about this recommendation as it would represent an increase of over 50%. A discussion took place about individual items on the proposed budget to decide if they were justified.

It was agreed that a Finance Committee meeting would take place before the December meeting to put forward a recommendation for councillors at the December meeting.

e) Precept – discussion as to level of precept required.

This was discussed within item d).

075/24: STONEPIT LAND.

a) Update from the Working Group.

Cllr Bailey has written to NNC Legal department, Wilson-Browne (Toller Hales and Collcutt) and Lamb and Holmes asking for quotes for the work that now needs to be done, and is currently awaiting replies. .

PLANNING.

a) KBC Decision notices

NK/2023/0438: Mr G Robertson, 8 Bakehouse Hill, Geddington.

Replace 4 no. wooden single glazed windows to the front elevation with 4 no. timberlook double glazed windows. Full Application. Withdrawn.

And

NK/2023/0528, Mr G Robertson, 8 Bakehouse Hill, Geddington.

Replace 4 no. wooden single glazed windows to the front elevation with 4 no. timberlook double glazed windows. Listed Building Consent Application. Withdrawn.

NK/2023/0212: Mr L Shaw, Paddock Cottage, Corby Road, Little Oakley.

Conversion of detached garage to annex with dormer to front. Full application. Refused.

and

NK/2023/0213: Mr L Shaw, Paddock Cottage, Corby Road, Little Oakley.

Conversion of detached garage to annex with dormer to front.

Listed Building Consent Application.

Refused.

NK/2023/0422: Mr & Mrs T Skipper, 21 West Street, Geddington. NK/2022/0754 (Demolition of conservatory and erection of single storey rear extension): Amended roof, insertion of bi-fold doors to rear and removal of window to side. Non-Material Amendment. Approved.

b) Planning Applications for consideration.

NK/2023/0417: Mr B Creamer: 51 Wood Street, Geddington. Two storey rear extension with Juliet balcony to side. Full Application.

Cllr Buckseall proposed no objection to the application, seconded by Cllr Lomasney, approved by all councillors present.

NK/2023/0145: Miss L Ingram, 12 Bakehouse Hill, Geddington. Rake out and remove mortar and repoint the stonework and brickwork with a light grey mortar. Replace the roof slates where necessary with slates to match the existing in style, size and colour. Replace the front door with a timber door to match the current style, size and colour. Replace timber windows including stone mullions, headers, sills and lintels where applicable. Listed Building Consent Application.

Councillors noted that that the replacements were like for like. Cllr Buckseall proposed that the application be supported. Seconded by Cllr Lomasney, approved by all councillors present.

NK/2023/0629: Mr & Mrs Richardson, 23 New Road, Geddington 2 no. single storey rear extensions, loft conversion with 2 no. dormers and 1 no. rooflight to front elevation.

Full Application

Cllr Buckseall proposed no objection to the application, seconded by Cllr Wrighting, approved by all councillors present.

b) Solar farm update.

An application has been submitted by Boughton Estes for screening, not solar panels themselves. The plan shows the access road for the site.

ACTION 12: The clerk to thank Boughton Estates for coming to the October meeting to explain details of the proposed solar farm, and to ask if there will be an exhibition of proposals/plans so that local residents can understand more about the application.

076/24: PARISH COUNCIL FACEBOOK PAGE.

Cllr McCreery reported that there seems to be more advertising on it now. The two administrators are closing them down when they see them. The new owner for the page will be taking this over shortly.

Contact details for Geddington.net are currently being checked to make sure they are all correct, and this site is also being updated.

077/24: CAR PARK EXTENSION – update.

a) Acceptance of Parish Council contract by Cobley Lodge.

The contract was accepted by Cobley Lodge and a time scale for the work has been submitted to the Council. The work will be completed by the start of the cricket season.

The willow tree will be trimmed before the contract starts.

078/24: OUTDOOR GYM – update.

The three quotes for the outdoor gym are still being chased.

079/24: CORRESPONDENCE RECEIVED AND CIRCULATED, to note, comment upon or consider.

a) Email from resident 19.10.23 entitled “Village shop”.

Matters raised in the correspondence were discussed within 072/24 “village shop update” as they were considered along with several other comments made.

ACTION 13: The clerk to reply to the resident to thank him for his email and to inform him that all his comments made were considered alongside others.

b) Email from resident 17.10.23 concerning a car in the Village Hall car park.

The car appears to be in the car park for a few days, absent for a few days and then returns. It was thought that the car park sign may not be visible from where the person normally parks.

ACTION 14: The clerk to thank the resident for his email and note that the car currently appears to have moved on.

080/24. ENVIRONMENTAL ISSUES.

a) Repair to the Eleanor Cross lights - update.

Three quotes were obtained, the cheapest being within the amount authorised for spend - £2590.00 plus VAT (£3108.00 with VAT). Cllr Rowley proposed that the company be accepted to carry out the work, seconded by Cllr Lomasney, approved by all councillors present.

b) Tree maintenance work - tree safety survey of the grounds of the youth club” for discussion and decision.

Weldon trees can carry out the tree safety survey when they are next in the area, but guidance needs to be given as to what/ where they are looking for the survey area. The trees concerned are those running parallel to the road as they are the only ones that the Parish Council are responsible for.

ACTION 15: Cllr Lomasney will inform Weldon Trees of this.

c) overgrown vegetation on footpath past dog walking area.

Two residents report that the vegetation on the path through the dog walking area is overgrown and overbearing from late afternoon now because of poor lighting. Some of the area would be close to the former river bed. It was thought that a company needed to be used because of the pond and any potential vegetation issues.

ACTION 16: Cllr Lomasney proposed that he will speak to Cobley Lodge to obtain a quote for the work. Seconded by Cllr Buckseall, approved by all councillors present but with one abstention.

AOB.

A parish council questionnaire has been received.

ACTION 17: Cllr Padwick will complete this.

Gullies are being cleaned in Geddington between 1st December and 29th December.

ACTION 18: a note to be put on Facebook advising residents not to park over a drain in December if at all possible.

Cut back of ivy in Village Hall car park – Cllr McCreery needs to know who is responsible for maintaining the car park. Noted that the Parish Council lease/own the car park from Boughton Estates, but maintenance and responsibility was passed to the Village Hall committee. The Village Hall Committee should therefore maintain the land including the area where the shed (that they removed) used to be.

ACTION 19: The clerk to contact the Village Hall committee via the Parish Council representative, Cllr Richardson.

ACTION 20: The clerk to give an update to the resident who asked about the removal of ivy growing into her garden from the car park.

Cllr Lomasney informed councillors that he was involved in a church restoration project, and the consultant involved has asked if they can attend a Parish Council meeting to give a talk on the project. It was agreed that Cllr Lomasney be the liaison person.

The clerk was thanked for the work she had done to move the budget to a potentially more realistic level.

There being no other business, the meeting closed at 9.37pm.