

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 11th DECEMBER 2023 at 7.30pm.

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

APOLOGIES

None

The Chair informed the meeting that Nathan Richardson had submitted a letter of resignation, owing to his work pressures. He had added that he would like to come back to the Parish Council at some point. Thanks for the work that had been carried out by him was given by all the councillors present.

DECLARATIONS OF INTEREST.

Cllr Rowley – Car Park Extension (related to Cobley Lodge management).

083/24: PUBLIC SESSION.

The Boughton Estates' Renewables Development Manager was present to give a short update for the proposed Solar Farm. They have received the screening feedback from NNC including Environmental Impact Assessment (EIA) processes as it will be developed to EIA regulations. A geophysical survey is being carried out presently and public information sessions will be held in early March. Newton residents will receive a letter informing them of the public information sessions, and the Renewables Development Manager will meet with any Newton residents if they are unable to get to Geddington Village Hall.

He added that the substation will be sited to preserve archaeology in situ. It will be sited on concrete blocks therefore about 600 – 800m off the ground, The panels will be 3.5 metres off the ground, taller than average hedging. Existing openings in hedging will be used, and ecologists will be involved.

S.106 money may be available, but may not be able to be used to provide a splay for the Newton turn as it would have to be community led funding. Public rights of way that run through the site will be considered.

Conversations with Camgrain will be ongoing. The question was asked as to why fields are being covered with solar panels when warehouses that are being built do not have them on their roofs. Planning regulations do not demand this – and also most of the warehouses are owned by pension companies who will not pay for solar panels.

The Renewables Development Manager was thanked for attending.

a) Questions sent in by the public

None/ taken under correspondence received.

b) Reports from North Northants Councillors.

Work is currently being carried out concerning the budget for the new financial year at NNC.

There may an overspend as a result of the services carried out by the Children's Trust. A paper will be coming out in February 2024 concerning devolution of services to parish and town councils but this is a voluntary measure. Parish and town councils may wish to take on services if discussions are favourable but Cllr Rowley had received reassurances that nothing will be pushed onto the councils without their agreement.

084/24: MINUTES OF THE LAST MEETING.

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

The numbering of some of the agenda items had been corrected. Proposed by Cllr McCreery that the minutes be accepted as a true record. Seconded by Cllr Bailey. Approved by all councillors present except for one abstention.

b) Approval of draft minutes for the Monthly Parish Council Meeting held 13th November 2023.

One councillor asked for clearer wording of 072/24. The wording of the third paragraph was revised slightly to be clearer as to the decision made. Proposed by Cllr Rowley that the amendment be accepted, seconded by Cllr Wrighting, approved by all councillors present except for one abstention.

Proposed by Cllr Wrighting that the minutes now be accepted as a true record. Seconded by Cllr Bailey, approved by all councillors present.

c) matters arising; progress on outstanding actions.

13.11.23, action 1: Cllr Rowley to make contact with the relevant NNC officer (for Community Payback teams). An email has been received from the NNC officer coordinating the Payback teams.

13.11.23, 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 1: This matter is not yet resolved, carried forward to the January meeting.

13.11.23, 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.

Cllr Rowley reported that the ornamental pond is lower than the attenuation pond, so water is still flowing into the pond and doing the job that an attenuation pond would do.

9.10.23, action 4: The clerk to contact NNC - suggested closure of the bridge to traffic. Cllr Rowley will speak to the portfolio holder to check the information that has been given.

ACTION 2: To be carried forward to January meeting.

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.

The family have not yet been contacted; this can be carried out when the date is known for the replacement bench to be installed.

9.10.23, Action 14: Cllr Richardson will speak to the vehicle's owner. (Van/mobile home parked immediately in front of the old post office, blocking view of Queen Street when exiting the car park).

ACTION 3: it is not known whether the vehicle's owner has been contacted.

The clerk will check this and write to the resident if she has not been contacted.

9.10.23, Action 9: 073/24: SPEED HUMPS - "A4300, Newton Road & West Street, Corby (Geddington) - Raised Tables - N-372" – 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.

The clerk has written to Kier.

Cllr Rowley has spoken to two councillors from Highways, plus Planning department. The Planning Officer is checking whether the s.106 money is hard coded or road improvement money.

This will determine if objections can be taken into account (road improvement) or if there is very little choice with acceptance or refusal of the scheme (hardcoded).

13.11.23, Action 11: Gate in fencing to berm unlocked. 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.

This has been actioned by Cllr McCreery.

13.11.23, Action 13: Email from resident 19.10.23 entitled "Village shop". 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. An email was sent to the resident.

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

13.11.23, Action 14: Email from resident 17.10.23 concerning a car in the Village Hall car park. The clerk to thank the resident for his email and note that the car currently appears to have moved on.

The clerk has written to the resident.

13.11.23, Action 17: A parish council questionnaire has been received. Cllr Padwick will complete this.

This has been completed and sent.

13.11.23, Action 18: Gullies are being cleaned in Geddington between 1st December and 29th December. a note to be put on Facebook advising residents not to park over a drain in December if at all possible. A note was added to Facebook advising of this.

13.11.23, Action 19: Cut back of ivy in Village Hall car park – Cllr McCreery is trying to determine 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. The clerk to contact the Village Hall committee via the Parish Council representative, Cllr Richardson. The clerk to give an update to the resident who asked about the removal of ivy growing into her garden from the car park.

ACTION 4: The clerk to contact the Chair of the Village Hall Committee to find out if sufficient ivy has been cut back. The clerk will then contact the resident to inform her that the ivy has been cutback and is not currently going over the wall.

Cllr McCreery was thanked at this point for sourcing some reliable electricians who had carried out necessary renewal work to the Eleanor Cross lights.

d) Approval of draft minutes for Finance Committee meeting held 22nd November 2023.

It was proposed by Cllr Rowley that the draft minutes of the Finance Committee be approved, seconded by Cllr McCreery. Agreed by Cllr Padwick.

e) Matters arising.

22.11.23, Action 1: The clerk to investigate leasing or renting of two defibrillators as long as they could be installed by the end of the year as previously agreed.

This item was discussed and recorded in the minutes at "Little Oakley, b).

22.11.23, Action 2: Cllr McCreery to devise a simple management system to be better able to determine the precept needs for each future financial year.

22.11.23, Action 3: The clerk to enquire as to future election costs for a parish council.

085/24: VILLAGE SHOP UPDATE.

A drop-in session is planned for Saturday 27th January at 10.00am to 2.00pm in Geddington church, to see if any residents are interested in taking over the shop. Any resident expressing interest can then be forwarded the information as to where they can get help if they wish to know this.

LITTLE OAKLEY.

a) Email from Little Oakley resident to Cllr Padwick concerning church parking area 3.12.23.

Cllr Bailey has spoken to the resident who submitted the email, and informed her that the Little Oakley church car park is not owned by the owner of the church building. However, a septic tank for the property is on the car park so he does need to be able to gain access

Noted by councillors that this is not a Parish Council issue as it has no jurisdiction over it; it needs to be resolved by the property owner and the Church.

b) Defibrillator update.

The clerk had sent an email to councillors informing them of the various points relating to three defibrillator companies who rent defibrillators. The advantage of renting appears to be that this takes care of any legal considerations and the maintenance of the defibrillator is included, A summary of the main points was included.

It was decided to defer the decision on the defibrillator for Little Oakley until the January meeting, as that information had not been able to be sent out until the day of the meeting as one company had been slow in responding to questions asked. This would allow the Little Oakley councillor to read through the details of the lease.

The electricity supply needs to be checked, it was agreed that that an electrician would be contacted to check that the electricity supply is in place with the correct volage for both the Little Oakley and Newton former BT kiosks.

Proposed by Cllr Padwick that the defibrillator for Little Oakley be deferred until the January meeting, and that the defibrillator for Newton be conditionally ordered for Newton, pending the electricity supply to be checked and adjusted/alterd if necessary. Terms of the lease to be seen for the defibrillators before the order is confirmed. Seconded by Cllr McCreery, councillors approved the motion with two abstentions.

NEWTON.

a) Newton junction

Cllr Lomasney asked if the site line can be measured (as you exit right out of Newton). He was informed that anything connected with the splay line would involve a purchase of the land.

b) Newton streetlights

These have now been mended. Councillors were reminded that NNC own the lights within this Parish.

086/24: FINANCE

a) Bank statements. –

Community account statement	18 Oct 23 – 17 Nov 23	£68,706.37
Business Saver account	16 Sep 23 – 17 Oct 23	£10,856.36

b) Accounts received

HMRC – VAT refund £1363.14.

c) Accounts for payment: -

Adyant Electrical Services Ltd	Repairs to lighting and replacement photocell at the Eleanor Cross	3108.00
Weldon Tree & Landscapes Ltd	Carry out tree safety survey on roadside trees at Stone pit land	360.00
Anita Curtis	Clerk's quarterly salary Oct - Dec 2023	£1222.28
Anita Curtis	PAYE made to HMRC Oct - Dec 23	£305.66
Anita Curtis	Agreed depreciation of equipment Oct - Dec 23	£60.00
Cllr McCreery	Padlock and keys for the berm	£44.49

d) Clerk's salary increase Apr 2023 to Mar 2024 as per national agreement.

An explanation note as per below had been added to the list of payments sent out to councillors: -

Please note, the clerk to send the local Government salary increase (from April 2023), and backdated salary details from Apr 2023 to Dec 2023 - to the January 2024 meeting. Expenses Oct – Dec 2023 to also be carried forward to January 2024 meeting.

The clerk explained that the new (pro-rata) salary, backdated to April 2023 had not been included on the above payments list, but this would be listed at the January meeting. The expenses for Oct – Dec 2023 would also be included on the January payments list.

Proposed by Cllr Lomasney that the payments be approved, seconded by Cllr McCreery, approved by all councillors present but with one abstention.

e) Bank mandate update.

The addition of Cllr McCreery on the bank mandate, to enable him to be one of the three signatories who can sign Parish Council cheques is currently being processed by Barclays Bank.

f) Transfer of monies from Business account to Community account – decision required.

Cheques cannot be drawn on the Business account and the balance therefore needs to be transferred to the Community account, as some of the money will be needed to pay the invoices for the extension to the car park. The Business account to remain open however so it can be used when it is needed. Cllr Rowley proposed that the transfer of the money from the Business account to the Community account takes place, seconded by Cllr Padwick, approved by all councillors present.

g) Parish Council yearly Insurance – for information and discussion.

The insurance has been with Gallagher for over four years so this can now go out for quotations from other companies.

ACTION 5: Quotations to be obtained from three other companies if over £1000.00.

h) Solicitors' quotes – update.

Quotes received:- Lamb and Holmes - £750.00 plus VAT if they use the Law Society's standard form of business lease.

Friday-Legal (part of Wilson-Browne) – approximately £1500.00.

No quote received from Tollers.

NNC Legal department have been written to but no acknowledgement has been received to date.

ACTION 6: The clerk to chase Tollers and NNC as replies have not been received from them.

As a result of the delays that have been incurred with obtaining quotations, it was decided that a letter needs to be sent to both the Youth Club and GVFB, to explain why the new leases are not yet in place. The Council to consider granting the clubs licensing arrangements at a licensing fee equivalent to the current rent, but without prejudice to the rights of the Parish Council. Proposed by Cllr Bailey, seconded by Cllr Rowley, approved by all councillors present.

ACTION 7: The clerk to write to the two clubs to inform them of the above information.

i) Trees on front boundary of Stonepit land – quotation received following survey carried out for suggested work - for discussion and decision.

A quotation has been received for £3,150.00. This had not been budgeted for in the 2023-4 budget so no decision will be made for authorising the work at the present time. It will be considered again in the next financial year.

ACTION 8: The clerk to write to Weldon tree and landscapes to inform them of the above information.

j) Car park project - milestones for payment stages. For discussion and decision.

It had been suggested at the Finance Committee meeting that the ground works for the first two stages of the works be combined for payment. The same recommendation for the payment arrangements for the next two stages of the work. This should enable the VAT to be reclaimed by the end of the financial year if the invoice dates are prior to the end of the financial year. This would be dependent however on the company proving that it had carried out an acceptable standard of work.

The information received included a request for part of Queen Street to be blocked off for a period of time – this is something that the company needs to apply for.

ACTION 9: The clerk to contact the company concerning this.

k) Cut back of weeds on footpath in the Meadow -two options and quotation. - for discussion.

This will not be carried out at the present time as there will be no new growth through the winter months. Proposed by Cllr Lomasney, seconded by Cllr Wrighting, agreed by all councillors present. It will be considered however at a later date.

ACTION 10: The clerk to inform the resident of this.

l) Parish Council budget for 2024-25 – further discussion.

This agenda item was discussed with agenda item 086/24,m).

m) Parish Council precept for 2024 – 2025 – further discussion.

A recommended £30,000 precept and adjustments to the draft budget for 2024-5 had been discussed at the Finance Committee meeting. This would give a balanced budget and a small surplus at the end of the next financial year.

In answer to a question concerning grants, the Council had applied for a grant for the outdoor gym but it had been refused, and another grant was in the process of being applied for. The only other major project that the Council had needed to apply for a grant for over the last few years was for the children's playground in 2012, which was successful, with the Council paying a contribution of £6000.00 and the grant funding the rest of the cost of installing a new playground.

The timings for the car park and the delays with planning permission did not tie in with being able to apply for a suitable grant.

It was proposed by Cllr Rowley that the precept be provisionally agreed at £30,000 for 2024-5 as per the Finance Committee's recommendation, pending the Finance Committee's final recommendation when a further meeting is held before the January monthly meeting. Seconded by Cllr Lomasney, agreed by all councillors present.

087/24: STONEPIT LAND - update.

Matters relating to Stonepit land were discussed at 086/24, h). There were no other issues raised.

PLANNING.

a) KBC Decision notices

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.

Withdrawn.

NK/2023/0417: Mr B Creamer, 51 Wood Street, Geddington.

Two storey rear extension with Juliet balcony to side

Full Application.

Approved.

NK/2023/0556: Mr T O'Neill, 2 Grange Road, Geddington.

Two storey side and rear extension, single storey rear extension, raise roof to rear ground and first floor, alterations to side and rear fenestration

Full Application.

Approved.

NK/2023/0563: Mr T Harker, Cobley Lodge Farm, Stamford Road, Little Oakley.

Single storey front and two storey side extension with covered terrace to first floor

Approved.

b) Planning Applications for consideration.

NK/2023/0706: Mrs C McGrenaghan, 23 West Street, Geddington.

Detached outbuilding in garden for office use.

Full Application

A short discussion took place concerning the height of the proposed outbuilding (8m x 4.5 m).

Noted that it could be seen from the main road but not from West Street.

Cllr Padwick proposed no comment, seconded by Cllr Buckseall, with all councillors in favour.

Mr & Mrs Whittaker: Barn Owl Cottage, 21 Corby Road, Little Oakley.

Repair chimney stack internally, replace bathroom suite and install an extractor fan and roof tile vent

Listed Building Consent Application

Proposed no objection by Cllr Buckseall, seconded by Cllr Bailey, with all councillors in favour.,

088/24: CAR PARK EXTENSION UPDATE –

a) Access requirements

The clerk to inform Cobley Lodge that it is their responsibility to sort out their access requirements.

b) Cobley Lodge terms and conditions

These appear to be quite standard in their content.

ACTION 11: The clerk to sign and send both documents back to Cobley Lodge: no alterations, and inform them that they must sort out their own access arrangements.

089/24: OUTDOOR GYM - Update

Three more quotes have now been obtained. Three bids have been identified that will now be explored in further detail, to include site visits and comparing quotes which are all around £30,000. Cllr Wrighting offered to help with the bidding for grants process, which will be submitted in January 2024.

090/24: CORRESPONDENCE RECEIVED AND CIRCULATED - to note, comment upon or consider.

a) email from CP Placement Co-Ordinator – Community Payback Team Northamptonshire Service, East of England, 30.11.23.

ACTION 12: The clerk to write to the co-ordinator to say that the Parish Council is interested in the scheme and will be in touch in the New Year.

ACTION 13: This item to be carried forward to the January agenda.

b) Email from resident to Cllr Padwick concerning concealed tree stump by entrance to recreation field 20.11.23.

The shallow tree stump is in front of the three benches concealed by grass.

ACTION 14: Boughton Estates have some equipment that will grind the top of tree stumps. The Clerk to contact Boughton Estates to see if they would be able to use this on the tree stump, as the Parish Council lease the field from them.

ACTION 15: The clerk to inform the resident of what action has been taken.

c) Email from resident concerning removal from storage of two traffic mirrors that have been in storage. 31.10.23.

There does not seem to be any other area or organisation who could make use of the two mirrors. A suggestion was made therefore to sell them on eBay or Facebook Market Place.

ACTION 16: The clerk to find out the dimensions of the two mirrors.

091/24 ENVIRONMENTAL ISSUES.

Trees – recreation field, village green, the meadow - on ongoing plan for all.

It was decided that this did not need to be discussed at this meeting.

b). Cut back of weeds on footpath in the Meadow - two options and quotation. - for discussion.

This was discussed at 056/24, k).

AOB.

One councillor asked if the caretaker of the Village Hall could be asked to adjust the timing on the radiators in the lounge – the heating had gone off really early and it was noticed that it was the timer that needed readjusting.

ACTION 17: The clerk will contact the caretaker.

There being no other business, the meeting closed at 9.47pm.