

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 11th MARCH 2024 at 7.30pm.

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

APOLOGIES

None

DECLARATIONS OF INTEREST.

Cllr Rowley – Newton (church wall and graveyard)– relative is the Church Warden, and Finance – relative of Cobley Lodge management.

115/24: PUBLIC SESSION.

a) Attendance by Boughton Estates – update on the solar scheme and input requested for the design.

Two managers from Boughton Estates attended the meeting. A Scoping report had been produced for the solar scheme and a targeted environmental statement will be submitted shortly to NNC Planning. The key features that are scoped-in are issues are: -

- the “landscape visual” – you do not see the other two nearby solar schemes
- Cultural heritage – there are no archaeology records for the area concerned so the Boughton Estates have had to do a grounds investigation.
- Ecology grounds.

The Scoping report will be sent to the Parish Council as a consultee. The officer will chase up sending it to the Parish Council as it has not yet been received.

Technical assessments on traffic and transport will be carried out, and on agricultural land use and hydrology, including how flooding will be affected by the scheme.

Access into the site. An entrance opposite the Dovecote is now one of the proposed entries to the site during the construction period. The substation will be built first.

Highway officers were out on site in January.

Boughton Estates are working with Nature Space.

The solar scheme will not be seen from Little Oakley.

One footpath is being proposed for re-routing.

There will be a public exhibition in Geddington Chapel on Tuesday 16th and Wednesday 17th April 2.00pm to 8.00pm.

Thanks were given to the two managers for attending the meeting and giving the update.

b) Attendance by First Responders – explanation as to chain of community support for defibrillators.

The First Responder was unable to attend but can be present at the April meeting.

c) Questions sent in by the public.

Any questions to be taken under “Correspondence”.

d) Reports from North Northants Councillors.

Cllr Rowley reported that the budget for 2025 had been approved. There is an additional 3 million pounds for pothole repairs. £149 million from the HS2 project may be received over six years but

this depends on changes with the government. NNC are also looking at taking out a loan for £147 million. Noted that the A43 bypass at Isham comes out of separate funds.

TRO – the large speed humps proposed at the junction of Newton Road, Stamford Road and West Street – S.106 money from Magna Park is proposed to be spent on eight traffic calming measures in the area. Depending on if the proposal is hard coded or agreed with the planners after the event, depends on if it will be done or if there is a choice. Noted that it will not affect speeding. Cllr Rowley conveyed that himself and two relevant portfolio holders have all said that this is a nonsensical scheme.

ACTION 1: The clerk to send an objection to NNC Planners.

116/24: MINUTES OF THE LAST MEETING.

a) Approval of draft minutes for the Monthly Parish Council Meeting held 12th February 2024.

Proposed by Cllr Wrighting that the minutes be accepted as a true record subject to two amendments - one correction and one name spelt incorrectly. Seconded by Cllr Buckseall, approved by all councillors except for two abstentions.

b) Matters arising; progress on outstanding actions.

12.2.24, action1: The clerk to contact GVFB to obtain the new list of trustees following their AGM last week. The solicitors have the list of Youth Club trustees, and the GVFB list to be sent to the solicitors once received.

The clerk reported that both the actions had been carried out.

11.12.23, action 2: 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: This action to be carried forward to the April meeting.

8.1.24, action 4:(removal from storage of two traffic mirrors that a resident has been storing).

The clerk reported that seven parish councils had been contacted to see if any of them needed a traffic mirror. One firm commitment has been given so far, for one of the mirrors.

ACTION 3: The clerk will follow up any other interest shown by a parish council

8.1.24, action 11: Cllr Rowley will check tomorrow whether NNC would be happy to take over the maintenance of the outdoor gym.

ACTION 4: This action to be carried forward to the April meeting.

12.2.24, action 6: The Flood Plan should be circulated or made available to any resident that wishes to view it. Cllr Padwick will take it to the next Flood working group meeting.

Cllr Padwick has carried out the above action.

12.2.24, action 7: responsibility for the fields to the west of Stamford Road - the clerk to check this with Boughton Estates.

Boughton Estates said that some of the fields to the West that sit immediately behind the houses are privately owned. However, the agricultural land that sits to the west of Stamford Road heading further out of the village towards Corby is owned by the Estate but farmed by tenants.

12.2.24, action 8: Cllr Buckseall will check the web address that directs you to all the information booklets that contain everything that is relevant relating to flooding.

The action has not been carried out, but Cllr Padwick intends to work on the flood plan and will contact Cllr Buckseall when this work is being carried out. He has also put a flood information in the newsletter.

Noted that the Gov.uk website has regular updates relating to levels at Barford Bridge.

12.2.24, action 9: The Clerk will do a search for a copy of the Flood Plan.

Cllr Padwick has sent a copy of the Flood Plan out to councillors.

12.2.24, action 10: The clerk will reply to the residents who have sent in questions relating to the surface water flooding in Stamford Road.

The reply has been sent.

117/24: VILLAGE SHOP

Cllr Wrighting reported that two further meetings had taken place since the February Parish Council meeting, with a steering group formed and a Chair. Cllr Wrighting has a meeting with the Chair later this week to give him all the information she has pulled together.

LITTLE OAKLEY

a) Defibrillator - Paediatric pads, for discussion and decision.

Cllr Bailey reported that the defibrillator came with a kit but there were no pads suitable for children in the kit, and asked the Council therefore if some could be purchased, cost is approximately £150. Councillors noted that this was potentially a cost of £450 for all three defibrillators.

ACTION 5: The paediatric nurse who is going to attend the April meeting will be asked if any can be made available, or if not, how can they be purchased, should they be included in a pack sent out with a defibrillator and are they needed.

ACTION 6: The clerk to check with the provider of the defibrillator for Little Oakley if they should have been provided. The lease company that have provided the defibrillator for Newton will also be asked if paediatric pads should have been included. The first responder will be able to inform councillors in April if they are provided for the Geddington defibrillator.

NEWTON

a) Boundary walls and fences - Newton and Geddington Churchyards. For discussion.

The wall around Newton church is in need of repair and the graveyard is not well-maintained. The meeting was informed that it is Geddington PCC's responsibility but there is no money to carry out the repair and maintenance, although there is the possibility that a grant might be obtained. It is believed that a picket fence will be put in the gaps of the wall in the near future. The British Trust of Conservation Volunteers carried out the last repairs to the wall, in 2000, with a small donation being given by the Parish Council. The gravestones are installed on a 99-year lease and they are the responsibility of relatives. It is still consecrated ground.

The railings on the side of Mary Magdalene Church in Geddington (between Bakehouse Hill and Hall Close) were also in need of some maintenance.

ACTION 7: The clerk to draw the latter issue to the attention of the Church as it is a health and safety risk.

118/24: FINANCE

a) Bank statements. –

Community account statement	18 Jan 2024 - 16 Feb 2024	£71,716.78``
Business Saver account	18 Jan 2024 - 16 Feb 2024	£4.16

b) Accounts received

£1461.74 (HMRC VAT).

c) Accounts for payment: -

Northants CALC Ltd	Off to a flying start course x 2.	115.20
The Requisite Safety Group Ltd. (Defib Solutions.co.uk)	Truly rental of defibrillator equipment – rental start date 26.2.24 @ £42.00pm +VAT 1	151.20
Anita Curtis	Qtrly salary, Jan – Mar 2024	1318.34
Anita Curtis	Qtrly PAYE Jan – Mar 2024, already paid to HMRC by AC	329.59
Anita Curtis	Qtrly agreed depreciation Jan – Mar 2024	60.00
Anita Curtis	Expenses Jan – Mar 2024- Printing ink	39.47

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

In answer to a question, Councillors were reminded that the budget for the forthcoming financial year was approved in January 2024.

Car park extension - The invoice for the first two milestones (ground work) had been received; this was stage 1 of the work and was for £29,645.00 plus VAT £5,929.00, total £35,574.00. Both Cllr Lomasney and Cllr McMrery confirmed that they had checked the work that had been carried out, and were happy with the quality of it. Proposed by Cllr Lomasney that the invoice be paid, seconded by Cllr McCreery, with all councillors in favour of the motion except for one abstention

The Clerk went through the remaining invoices to be paid by 31 March and the balance that would remain, and also the projected invoices that would be received in April for payment before the precept was received at the end of April, and again, the balance that would remain.

As there was some uncertainty by some councillors as to the figures it was agreed that a Finance Committee meeting would be held prior to the next monthly Parish Council meeting.

The clerk also highlighted that the draft rental agreement for the defibrillator for Newton had not been signed. It had been circulated for the January meeting when it was expected that the defibrillator would be received and installed, but not re-circulated for the March meeting.

It was agreed therefore for this to be held over so it could be re-circulated for the April meeting.

ACTION 8: The clerk to recirculate it for the April meeting.

d) Zurich insurance – new defibrillators to be added to Zurich insurance? – for discussion and decision.

It was decided that an enquiry would be made as to the premium if the defibrillators were added to the insurance.

ACTION 9: The clerk to contact Zurich and ask them what would be the premium for the defibrillators to be added to the insurance.

119/24: STONEPIT LAND UPDATE.

a) Letter of Engagement and terms of business – for authorisation and signing.

Proposed by Cllr Rowley that the letter be authorized and signed and sent off. Seconded by Cllr Buckseall, approved by all councillors present.

PLANNING

a) KBC Decision notices

NK/2023/0795: Mr & Mrs C Scott, Boughton Wood Lodge, Boughton Wood Lodge Road, Geddington, Variation to NK/2021/0458 in respect of conditions 14 (outbuildings on site to be removed prior to first occupation), 17 (restrict domestic curtilage), and 19 (approved plans/details)

Delete/Change/Vary Conditions (S73 TCPA) Application
b) Planning Applications for consideration.

Approved

NK/2023/0706: Mrs C McGrenaghan, 23 West Street, Geddington, Detached outbuilding in garden for office use Full Application.

Approved.

NK/2023/0675: Mr & Mrs Whittaker, Barn Owl Cottage, 21 Corby Road, Little Oakley, NN18 8HA Repair chimney stack internally, replace bathroom suite and install an extractor fan and roof tile vent. Listed Building Consent Application

Approved.

The Larkfleet appeal has been dismissed (in November) but notification of this had not been received by the Parish Council.

Larkfleet Homes Appeal has been rejected, on the grounds that five houses would not have any sunlight in their back garden (trees). NNC Flooding Control also objected on the grounds of flooding. Additionally, there would be a biodiversity loss.

b) Planning Applications for consideration.

NK/2024/0095: Mr S M G Hopkins, 11 Grafton Road, Geddington. Replacement windows and doors. Full Application

It was proposed by Cllr Buckseall that the application be supported. Seconded by Cllr Padwick, agreed by all councillors present.

NK/2023/0799: Dr R Miles, 4 Grafton Road, Geddington.

Installation of interior, aluminium, secondary-glazing to two first floor windows

Listed Building Consent Application.

It was proposed by Cllr Buckseall that the application be supported. Seconded by Cllr Rowley, agreed by all councillors present.

120/24: CAR PARK EXTENSION -updates.

a) Information on works and discussion of old fence.

Cllr Lomasney reported that the car park extension so far was looking really good. He added that it was raised last year that it would be potentially be good if the existing old wooden car park fence could also be replaced. He will look into the costing of it. Cllr Rowley added that it had already been agreed that the new fencing would be extended and would cost approximately £5000. It may not be in the budget for next year however.

The normal waste bin will be replaced when the work is completed but the dog waste bin will be disposed of as it is in a severe state of disrepair.

b) Amendment to the contract for payment stages- contract to be authorised and signed.

Cllr Bailey proposed that the amended contract be authorised and signed (this is the terms and agreement and the service conditions), seconded by Cllr Buckseall, agreed by all Cllrs present except for one abstention.

121/24: FLOODING

a) Flood Plan

Cllr Padwick reported that a further Flood Working group had been held since the March Parish Council meeting. The Flood Plan was looked at and will be updated and Little Oakley will be added. The original flood plan was based on the information that was available in the Pathfinder, which did not include Little Oakley.

Cllr Rowley added that the (new) A43 had attenuation ponds build into the scheme (Little Oakley side of the A43).

The Boughton Estates officer had attended the Flood Working group meeting, and updated that he had been working with NNC and the Wildlife Trust and the Environment agency for a plan for two attenuation ponds, the plans of which will be brought to a future Parish Council meeting. Such a plan would help to protect the north of the village. The worked is planned to take place this summer.

Sand and sand bags were also discussed at the meeting. It was thought that it would be useful for GVFB to have a supply of sand and sand bags. However, NNC do not now supply them as they are thought to be a waste of time and do not hold back water.

Kier to also be asked, alongside jetting of drains, if they could carry out a system that can clear mud when it is impacted in the drains.

However, Cllr Rowley informed councillors that Kier's maintenance schedule allows for a once-a-year clean, using a suction pump. Any thing additional to this would be an extra payment.

He was informed that field work maintenance in Little Oakley would have been carried out by Boughton Estates.

Maintenance work on the pipe under the road at Little Oakley may be Boughton Estates or Kier's responsibility.

b) Any other updates

ACTION 10: the clerk to write to Kier and ask for drains clearance maintenance schedule. To also ask - maintenance to the pipe under the road at Little Oakley– does this have a maintenance schedule? Additionally, to enquire as to more thorough work to the drains.

b) Any other updates

The RAIN organization covers Newton and Little Oakley, but their main work is with Harpers Brook. They will offer advice on a flood plan however. They may also have access to some funding, which Cllr Padwick will follow up.

122/24: OUTDOOR GYM - Update.

a) Update for grant submission.

The grant application has been submitted by the deadline date. Cllr Padwick added that the 82-page grant document had taken a substantial amount of work. A maintenance agreement is required to be seen, which has not yet been able to be determined. The Parish Council can resubmit the document if the bid is refused.

ACTION 11: Cllr Rowley will follow up enquiries at NNC as to maintenance of the outdoor gym by NNC.

ACTION 12: The clerk to write to Weldon who it was thought maintain their own outdoor gym, to try to determine what level of costs would be involved.

b) Letter from Boughton Estates.

A letter had been received giving permission for an outdoor gym in the proposed area of the recreation field and of the site submitted to them.

b) Email from Boughton Estates relating to any request for funding.

ACTION 13: The clerk to enquire as to a meeting to follow up a possibility that Boughton Estates may provide some assistance with funding. Cllrs were happy for Cllr Padwick to follow this up.

123/24: CORRESPONDENCE RECEIVED AND CIRCULATED –

a) email from Youth Club 5.3.24 – no request for rent for 2024 received.

ACTION 14: The clerk to reply, to inform them that the Parish Council will send them an invoice in due course.

b) Extract from Ncalc update 9.2.24 concerning domain name for PCs

Ncalc is suggesting that all town and parish councils should have “.gov.uk” as the email address. This Parish Council does not have a domain so it does not apply.

AOB.

Cllr Wrighting asked if the system of reporting street lights has changed yet, or if they still need to be reported to Cllr Rowley to be compiled. Cllr Rowley reported that this system should still be used at the present time.

There being no other business, the meeting closed at 9.40pm.