

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 9th SEPTEMBER 2024 at 7.30pm.

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

APOLOGIES

DECLARATIONS OF INTEREST.

Cllr Rowley: Finance (invoice from a relative) and Planning (proximity to a planning application).

038/25: PUBLIC SESSION.

a) Questions sent in by members of the public.

Any unanswered questions will be discussed under "Correspondence received".

Two members of the Youth Club were present.

The issues which they wished to raise concerned the Stonepit land draft leases. It was therefore decided to take agenda item "Stonepit land - a) updates" in its entirety, within the public session.

The two members felt they could not accept the lease: they were not happy with many of the points within the draft lease, including the length of the lease, lack of consultation, ownership of the Youth Club building and Parish Council involvement of the internal and external elements of the building. They requested the abandonment of this lease and the drawing up of a more simplified one.

Cllr Bailey noted that the Parish Council holds the land on trust for the residents of Geddington and Newton. He reported that further legal advice had been received by email on the afternoon of this meeting, which had not had time therefore to be circulated and read.

Regarding the length of the lease: the valuable asset of the Stonepit land should not be tied up for an extended number of years and the suggested term of seven years saves a further legal expense and registration with Land Registry. The stated rent is the same as the old rent, increased in line with inflation and is consistent with the basis that the calculation of the GVFB rent has been made.

The email received from Tollers needs to be considered before the matter can be discussed: it is related to the building and the property as one, under the lease. The Parish Council believes that it does not own the building but the information in the email has not yet been examined.

All disputed issues should be listed and a meeting with Youth Club representatives arranged to go through them, as has happened with the GVFB, with whom agreement is close.

Other Youth Club matters: The Caravan Club have submitted two dates for staying for a weekend in 2024 and also 2025, in the Stone pit land car park. The Youth Club has to obtain the PC's agreement to this as with any other extraordinary events and those outside the Club's leased area.

The Youth Club member asked for the PC to approve the Youth Club allowing the Caravan Club to use an area of the land (which is not included in either Lease). It was noted that it should be the Parish Council granting the use of the land for the Caravan Club's purpose as the Parish Council own it: the Youth Club does not lease the land involved, but the Parish Council want to help with the Youth Club's fundraising. The Parish Council agreed to allow it for the next occasion (in November) only. Two years of dates had been requested as the Caravan Club wanted the certainty for 2 years to plan its programme. This was not agreed however as the Youth Club might not sign a new Lease (in which case the Youth Club would not have any premises). It was

mentioned by the Parish Council that the GVFB's agreement would also be needed as it potentially blocked their right of way. This has already been agreed.

b) Reports from North Northants Councillors.

Cllr Rowley reported that the proposed traffic calming measures have been cancelled, but the s.106 money has been lost. The money cannot be reallocated for any other types of traffic calming measures.

039/25: MINUTES OF THE LAST MEETING.

a) Approval of draft minutes for the Monthly Parish Council Meeting held 8th July 2024.

Cllr Padwick proposed that the minutes were approved, seconded by Cllr Lomasney, approved by all councillors present but with two abstentions.

b) Matters arising; progress on outstanding actions.

8.7.24, action 2: Cllr Bailey and Cllr McCreery (and Cllr Wrighting if she is available) to attend a meeting with Tollers Solicitors to sort out any remaining issues prior to an urgent send out of the two draft leases as GVFB also have not received their draft lease. It was also thought that if the leases go out and the two clubs inform the Parish Council what they agree to and any issues which they are unhappy with, that an August meeting would be held so that the contentious issues could begin to be resolved.

The meeting took place, with all the updates that were available being given within the public session.

10.6.24, action 2: (Payment of and responsibility for ball stop netting, raising and lowering the nets.).

The Cricket Club Chairman had replied on 17th July to the email sent by the Parish Council, and it had been forwarded to councillors on 23rd July. It stated that they do not have enough volunteers to raise and lower the nets for each game, but they will endeavour to lower them if any extreme weather is forecast, as well as lowering and raising at the beginning and end of each season. They also added that they would not be able to afford to replace the nets if damaged.

The current indemnity insurance was also included as an attachment. The Cricket Club had extended an invitation for councillors to meet with Cricket Club representatives,

ACTION 1: The clerk to inform the Cricket Club Chair that if it was convenient, such a meeting to take place on Monday 14th October at 7.00pm in the Cricket Club.

8.7.24, action 5: defibrillators - details as to what software is needed for setting up a chain of response). Cllr Lomasney to contact the First Responder who visited the Parish Council meeting in June for details as to what is needed.

The First Responder was contacted for the details as to what was needed plus enquiry about training for the villagers. He was going to get back to Cllr Lomasney but has not yet made contact with him.

8.7.24, action 11: bus unable to get up Wood Street, possible meeting with the Public Transport Officer. The Public Transport officer to attend the Parish Council extraordinary meeting on 12th August if it is held.

10.6.24, action 11: Request to re-install Parish Council Chair's board. The caretaker will request that this item is added to the next Village Hall Committee agenda.

A reply had not yet been received. To be carried forward to the October meeting.

UPDATE FOR THE EXTRAORDINARY PARISH COUNCIL MEETING SCHEDULED FOR 12th AUGUST 2024.

The meeting was not quorate. NNC bus division officers were in attendance, to explain the new bus timetable which was to come into force imminently. He relayed that 40% of the annual bus budget for North Northants is spent on the bus route through Geddington and it is the second worst performing bus route in North Northants. The number 15 bus is now combined with the school bus, but it will not go through the village and the route has changed. Children attending after school clubs will now also be able to catch the bus.

Separately, a mini bus will be provided for Castle Gardens residents.

Two Boughton Estates officers were also present. Two housing developments are proposed for allocated development sites within Geddington. The numbers and make up appear to be positive, with more social housing rather than part ownership being suggested by councillors present at the meeting. They are not looking to develop the remaining portion of the old cricket pitch. All the houses will be ECP A-rated. Noted that in the Joint Core Strategy any development would mirror those on the opposite side of the main road, but a mix of smaller properties is now what the village requires and needs.

The Kettering Road site is slightly bigger than was originally planned which is caused by an access road being added to push back the houses to enable trees to remain.

LITTLE OAKLEY

Cllr Bailey reported that he has corresponded with the MP concerning the roads and signs for Little Oakley.

The old BT telephone kiosk that now houses the defibrillator needs new signage. Cllr Bailey is organising this and the signs will be paid for by the Little Oakley Social Club.

NEWTON

Cllr Lomasney has a meeting shortly with Geddington PCC to try to move forward with the issue concerning Newton churchyard stone walls. He is acting in a mediator roll.

040/25: FINANCE

a) Bank statements. –

Community account statement	18 June – 17 July	£39,395.90
Business Saver account	18 June – 17 July	£15.42

b) Accounts received

None

c) Accounts for payment: -

TC SEM Ltd	Preparation of financial statements yr ended 31.3.24	660.00
Requisite Safety Group Ltd	Qtrly (13wks) rental of defibrillator equipment (Newton)	151.20
Weldon Tree & Landscapes Ltd	Tree safety works – Cat C trees.	2940.00

Mr TW Harker	Gate repairs-berm (new hanging post installed, reused existing timber gate)	150.00
Anita Curtis	Qtrly salary, Jul – Sept 2024	1318.34
Anita Curtis	Qtrly PAYE Jul - Sept 2024, already paid to HMRC by AC	329.59
Anita Curtis	Qtrly agreed depreciation Jul - Sept 2024	60.00
Anita Curtis	Expenses - Jul – Sept 2024- Printing ink £24.47, Postage for accounts documentation to TC Group £6.19, Misc £2.00 (highlighter & post its) Total £32.66.	32.66
Bryan McCreery	Purchase of keys for car park extension gate (key for PC, Bowls Club and Cricket Club).	18.00
Community Heartbeat Trust	Annual support 27.10.22 – 27.10.23 £126.00 & annual support 28.10.23 – 27.10.24 £126.00	252.00

Cllr Wrighting has spoken to a First Responder, and indicated that the invoice above for maintenance by the volunteers for the Community Heart Beat Trust should be paid. Proposed by Cllr Wrighting that all the payments be authorised, seconded by Cllr Bailey, approved by all councillors present but with one councillor abstaining.

Cllr Rowley asked that the maintenance work for the berm gate near the bridge and the gate in the dog walking area be chased. The clerk informed councillors that it had been chased and an apology had been received explaining that the harvesting had resulted in an extremely busy period.

ACTION 2: The clerk to chase the two maintenance jobs again for the third time.

ACTION 3: A finance meeting to be arranged.

ACTION 4: The clerk to obtain information about Unity Trust bank as there are issues around Barclays and their efficiency with Parish Council accounts.

041/25: STONEPIT LAND

a) updates.

Stonepit land issues had been discussed within the public session (**038/25a**).

PLANNING

a) NNC Decision notices

NK/2024/0373: Mr P Dredge, 23 Skeffington Close, Geddington. Two storey rear extension

Full Application Approved.

NK/2024/0252: Mr L Walker, 2 Priory Court, Geddington. Single storey rear extension

Full Application Approved

b) Planning Applications - for comments.

NK/2024/0404: Mr L Hulett, Grange Road, Geddington, Garage extension with pitched roof

Full Application

Details only show a clad shed with pitched roof. No details were provided. It was therefore difficult to make a decision for the application until the positioning and dimensions of the application are known.

NK/2024/0439, Mr & Mrs A Groom, 4 Steele Way, Geddington.

Two storey side extension and single storey outbuilding to the rear.

Full Application.

Commented that this is a large house within a large plot of land, backing on to fields and with no immediate neighbours.

Proposed by Cllr Buckseall that there be no objection, seconded by Cllr Lomasney, agreed by all councillors present.

NK/2024/0436: Mr S Kordi-Harberd, Mayfield, 4 Corby Road, Little Oakley. Replacement boiler

Listed Building Consent Application

It was noted that the building is Grade 2 listed. The oil boiler is larger than the old boiler it would replace, and is visible from the street.

Proposed by Cllr Buckseall that the application be supported, seconded by Cllr McCreery, agreed by all councillors present.

For information only: -

NK/2024/0336: ScottishPower Renewables UK Ltd, Grafton Underwood Solar Farm, Brigstock Road (land northwest of), Grafton Underwood.

Installation and operation of a 27.6 ha extension to the consented 38MW Grafton Underwood solar farm (this request is not open to public comment and is published for information purposes only)

Application Type Environmental Statement Screening Opinion

It will not affect this parish.

c) Open consultation: Proposed reforms to the National Planning Policy Framework and other changes to the planning system (consultation closes 24.9.24).

This is for the Joint Core Strategy, next phase. Cllr Rowley will look at the strategy and notify councillors if there is anything that they should be aware of or comments that need to be made.

042/25: PARISH PLAN.

Cllr Padwick suggested that all the actions in the current plan be looked at again, assess what has been achieved and what else can be progressed before May 2025 when the next Parish Council will commence. This was agreed to be a sensible way forward.

043/25: FLOOD WORKING GROUP.

Cllr Padwick has another meeting set up for the flood working group within the next two weekends. They have been working with the Boughton Estates officer to create an attenuation pond but it is unclear at this stage how far it has progressed.

The action plan will also be summarised and updated.

The GVFB are going to be looking at lines of action – what takes place when an emergency arises.

044/25: OUTDOOR GYM.

a) Update.

Cllr Padwick is waiting for an update on the equipment that was originally decided upon. That quote is now out of date. Once the quote is received a decision can be made as to an outdoor gym.

045/25: VILLAGE HALL CAR PARK ISSUES

a) Vehicles parked over the stated maximum length of time.

This applies to a white Mazda. It is believed that he has stored it there at the present time.

Cllr Rowley will contact the owner to inform him that the Parish Council has met and resolved that the car must be moved.

It is thought that a further car that is normally parked in the car park is a village resident, who parks it there rather than in the narrow road where he lives in Geddington.

b) Car park extension gate – new lock update.

Cllr McCreery has sorted this out and issued keys to the relevant organisations.

c) The Village Hall Committee have said that they wish to half the height of the hedge between the Village Hall lounge and the Bowls Club. Cllr Rowley commented that the hedge is the responsibility of the Bowls Club. The unevenness of the path was also raised. Cllr McCreery will check the Bowls Club lease as it was thought that this was also their responsibility.

046/25: CORRESPONDENCE – received, to action.

a) Email from Geddington Cricket Club 17.7.24: raising and lowering of nets plus replacement of nets.

They have said that they will lower the nets in bad weather, and at the beginning and end of the season.

If the nets are damaged the Parish Council cannot afford to replace them. They would have to decide to either play and the car park could not be in use, or not play anywhere in the vicinity of the car park.

b) Email from TTRO Technician, NNC: Road closure Newton Road 16th – 20th September.

c) Email from resident 23.8.24: Permission sought for food van on recreation field or car park.

d) Ncalc update of 30.8.24: Reminder of annual conference 5.10.24.

e) Email from resident 2.9.24: Cricket Club / grass cuttings in recreation field.

The grass cuttings are being left on the edge of the field, but the area taken up by grass cuttings is now only three feet from the football pitch.

One proposal is for a compost facility to be provided by the Parish Council, but residents may believe that it is a village composting facility. A further proposal is for the Cricket Club to build their own compound for compost area, which is what most cricket clubs do, or contain their grass cuttings. Cllr Bailey proposed that the Cricket Club be written to with the two suggestions. The area concerned – the Cricket Club to consult with the Parish Council. Seconded by Cllr McCreery, agreed by all Councillors present.

f) Email from bus and rail, NNC 3.9.24: new bus timetables from 2.9.24 received.

g) Email from Senior Communication Officer 2.9.24: Introduction from office of Rosie Wrighting, MP.

h) Email from Youth Club 4.9.24: notification of Nene Valley Motor Caravanners Club for 8 – 10th Nov 2024 and 7 – 9th Nov 2025 plus insurance .

ACTION 5: The clerk to notify the Youth Club that 2024 dates are fine, but the agreement cannot be given for 2025 when the lease has still not be decided.

Noted that the Cricket Club has extended an invitation to have a meeting with representatives from the Parish Council so that their aims and plans can be discussed and conveyed to councillors.. An arrangement for 7.00pm before the next Parish Council meeting (14th October) in the Cricket Club pavilion to be suggested.

047/25: ENVIRONMENTAL ISSUES

a) Tree work on Stonepit land boundary, including payment details.

A decision on whether this work is carried out in this financial year depends on any underspend of budget. It cannot therefore be decided upon at this meeting.

It was raised that the growth of nettles has been more vigorous than usual. The path from the berm into the recreation ground through the entrance by the bridge is only just passable as are some of the paths in the dog walking area. Noted that in future years the Council may have to pay someone to keep the growth of nettles in check. This includes around the bench at the far end of the cricket field area.

AOB.

A request for a new NNC Housing Needs assessment for Geddington has been submitted, but no information has been received as to when the new Housing Needs Assessment work will be carried out.

ACTION 6: The clerk to remind NNC of this.

Noted that the Governance Review is taking place and more details concerning this will be sent at a later stage.

Cllr Padwick enquired about Highways and speeding traffic on the main road. This was actioned, but the clerk was informed that no preventative work can take place as there were no reported injuries. Cllr Rowley added that 85% of cars must be speeding for any intervention work to take place, but this is a high threshold.

Cllr Lomasney flagged that he would not be able to attend the 9th December meeting because of the GADS Christmas performance. Cllr Wright and Cllr Padwick would also not be able to attend this Parish Council meeting.

ACTION 7: The clerk to find out if the 16th December is available as an alternative.

AOB.

Councillors were advised that they need to consider spend, in particular capital spend projects, to be discussed at next month's meeting.

There being no other business, the meeting closed at 9.02pm.