

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 16th JANUARY 2025 at 7.30pm.

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

APOLOGIES: Councillors C Wrighting and T Bailey.

DECLARATIONS OF INTEREST.

Cllr Rowley – for minutes item 067/25: Stone pit land – leases (member of GVFB) and 068/25: charging points (business interest).

063/25: CO-OPTIONS.

Brenda McCraith has expressed an interest in being co-opted on to the Parish Council. The relevant criteria are met. She has lived in Geddington for eighteen years. She had read the article in the village newsletter asking for residents to consider co-option on to the Parish council, and is happy to be co-opted on to the Parish Council at least until the May elections.

The co-option was unanimously agreed.

Lindsey Walker has also expressed an interest in being co-opted on to the Parish Council. She also had seen the article in the village newsletter. She has lived in the village on and off for all of her life. She also is happy to be co-opted for at least until the May elections.

This co-option was also voted upon and unanimously agreed.

064/25: PUBLIC SESSION

No members of the public were present.

a) Questions sent in by the public

Any questions sent in were included under 069/25 “Correspondence.”

b) Reports from North Northants Councillors.

Cllr Rowley carried out a tour of Grafton Underwood and Geddington last week with Highways and the portfolio holder for Highways. Unfortunately, the officer covering flooding issues was not present. The area covered in Geddington was: -

Grafton Road (potholes). All the potholes from the 20mph sign will be mended.

Queen Street (speeding issue, access issue to dwellings at the old print works). A white T bar will be laid at the entrance to the old print works to designate no parking over the entrance. Repeater markings will be added to the road to remind drivers of the 20mph speed limit.

Stamford Road. To look at the flooding issues and the pattern of water drainage in late November 2024, as well as the water build up for dwellings at the bottom of Stamford Road. The water from the top of the hill near Cobley Lodge drains down and empties into a drain into the footpath. A road drain will be installed here to help with further drainage.

The terraced houses in the dip of Stamford Road had a build-up of water but their doors are several inches above ground level and there are several surface drains in that area.

Cameras were put down several drains in the lower part of Stamford Road to check that the drains are clear. Some remedial repairs will be carried out at Redhouse Farm and two neighbouring properties. The existence of a pipe instead of a ditch in Stamford Road is also being investigated. The pipe that runs from near the bottom end of Stamford Road to the river will also be checked to ensure that it is not blocked. Water on New Road runs through a ditch and then enters a pipe: the landowner responsible for the maintenance of and clearance of debris in the ditch will be written to to ensure the ditch is cleared.

Attenuation pond: a raised bed had been added around the pond, so the water does not drain into the pond. The original pond in the field was filled in and the new pond is sited by the neighbouring house.

ACTION 1: Cllr Rowley will check with Highways to confirm that they are contacting the land owner concerning the pond.

Cllr Padwick asked if the ditch that runs down Stamford Road on the village side is at a different level. He was informed that Redbrick Farm and the neighbouring two dwellings are 6 – 8 feet below road level but the relevant ditch is draining the water away.

Road bridge: Highways are responsible for the river under the bridge and the landowner/ Environment agency are responsible for everything else. The three parties are currently in conversation concerning water and flooding issues in this area. Pipes exit into the field that floods regularly (which is a flood plain) at the bottom end of Skeffington Close. Pipes also run under the road and exit into the dog walking area in the meadow. The Parish Council was previously informed that the brambles in this area could not be cut back as it now formed a natural habitat, but the flood water is now a priority. The Highways officers will therefore check with Environmental officers as to which scenario is correct.

Little Oakley was discussed, but it was not visited. It was thought however that since the pipe has been increased in size in Little Oakley, that the continual flooding is not now occurring. It does still flood in extreme periods of heavy rainfall however.

Cllr Bailey had taken some photos of broken signs and markings on the road that need to be repainted: these were given to Highways for them to decide what could be actioned.

065/25: MINUTES OF THE LAST MEETING.

a) Approval of minutes for the Monthly Parish Council Meeting held 19th December 2024.

It was agreed that the minutes of the meeting were correct and they were duly signed by the Chair.

b) Matters arising; progress on outstanding actions.

19.12.24, action 1: - (defibrillator training and information concerning chain of command). Cllr Lomasney will chase (for the third time) the First Responder he previously contacted, or contact a resident who has provided training to residents of a nearby village.

Cllr Lomasney reported that he has given up trying to get hold of a First Responder. A village resident has offered to carry out defibrillator training for Newton residents instead.

Little Oakley had their defibrillator training as part of the installation of the defibrillator, and Geddington has had two training sessions some while ago. The village resident who is going to do the Newton defibrillator training can be asked if they would also do a session for Geddington residents.

ACTION 2: Cllr Rowley will ask the village resident if a Geddington training session is possible.

19.12.24, action 3: - The clerk to contact Tollers to ask them what are the costs going to be if the Parish Council offers over a seven years lease.

This was discussed within item **067/25**.

19.12.24, action 4: - (Flood areas discussion) Cllr Rowley will go back to the NNC Environmental team to see if brambles in the vicinity of the pipes can be cut back or cut

down or ask if they have another suggestion for clearing the pipes, particularly in the dog walking area.

This action was superseded by the walkabout - see 064/25 (b).

19.12.24, action 5: Contact NNC to ask them to clear the pipe from the top of Stamford Road down to the river. To also clear the pipe in Wood Street from the bund down to the river. To check and see if they are clear of silt and debris. To inform them that it is believed that water is backing up with both of these pipes. To send a robot down which can check the whole length for silt or to see if the pipe has collapsed.

This action was superseded by the walkabout - see 064/25 (b).

LITTLE OAKLEY.

No issues reported.

NEWTON

The gate reported at the previous Parish Council meeting has been mended.

Newton Field Centre update: The sale will be going through shortly.

066/25: FINANCE

a) Bank statements. –

Community account statement	16 November – 17 December	£32,210.53
Business Saver account	16 November - 17 December	£15.54

b)Accounts received

None

c)Accounts for payment: -

Tollers Solicitors LLP	Work in relation to the lease to payment:	1207.20
Anita Curtis	Back pay if salary increase approved – Apr – Dec 2024	193.10
Anita Curtis	Additional PAYE (will be pd by AC if salary increase approved. – Apr – Dec 2024	48.25

Back dated salary as per national agreement, using Ncalc's spreadsheet pro-rata for hours per week.

Back dated gross 1/4ly salary = £80.46, total £241.31 for June, Sep & Dec qtrs.

Additional PAYE on backdated salary for 3 x qtrs. = £48.25.

d) Clerk's salary increase Apr 2024 to Mar 2025 as per national agreement – decision required.

The clerk was informed that councillors agreed with the salary increase as per national agreement.

It was proposed by Cllr Lomasney that the above payments be approved, seconded by Cllr Buckseall, agreed by all those present.

e) 2024-5 update – projected income and expenditure to 31.3.25.

An updated sheet had been circulated. Cat. A Stonepit land tree work was due to commence on 31st January: this was added. The balance as at 31st March will be approximately £21,000. If a grant for Outdoor gym equipment is successful, the Parish Council will pay their contribution that the grant states is needed out of the reserves of £21,000.

f) 2025-6 budget update and decision and

g) Precept – discussion as to level of precept and decision.

These two items were discussed together.

The budget for 2025-6 is £30,196, excluding any amount for outdoor gym contribution or electric charging points. The projected bank balance is £21,000.

Cllr Rowley therefore proposed to keep the precept at £30,000, and if any funding can be obtained for the gym the Council's contribution can be taken out of the £21,000 reserves. Seconded by Cllr Buckseall, agreed by all councillors present but with one abstention.

A third signatory is needed if Cllr McCreary does not wish to be a signatory with the change to the Unity Trust bank. He stated that he will read through the information and let the clerk know if he is happy to be a signatory for the change of bank within the next couple of days.

067/25: STONEPIT LAND – updates.

a) Letter received from Youth Club 4.12.24 – for reply and next action.

A seven-year lease had been put forward to both the Youth Club and the GVFB. If the lease is over seven years the ownership of the land would not change, but the rights of the tenants would. It was noted that the best interests of the village and its residents must be of the utmost importance.

A general discussion at this stage confirmed that the Council wanted a youth provision in the building.

Ideally the youth provision should be primarily for Geddingtong youths. It was also agreed that ideally the current residents who run the Youth Club continue to run it, but the youth provision is the primary function that councillors need to adhere to. It is a village asset and has to bring an income into the village – this is not happening at the moment.

It was emphasised yet again that the Council wishes to see a youth provision in the building and it has no intention of changing this. A seven-year lease gives the Council the option that if something happened in the future and a change to the use of the land was needed for the good of the village, that this could be done. If the lease was over seven years this option could not happen.

One councillor noted that it is cheaper for the lease to be extended for more than seven years than what had previously been thought. If the lease was extended the other party would be expected to pay all the additional costs, for all parties concerned. This would be approximately £225.00 for each party plus additionally, a lawyer for each party would have to be employed.

The recommendation from two members of the Stonepit land working group was that the lease is not offered for over seven years, the third member wished to see a longer lease offered.

Comments. A lease of more than seven years would tie both this and future councils' hands as to possible options in the future that would benefit the community.

The volunteers who run it have been successfully carrying out youth work for many years.

The GVFB have asked for a rolling seven-year lease. This could be offered to the Youth Club if they request it.

b) Any other updates.

It is believed that the GVFB have agreed their lease but it hasn't yet been signed. This may be because the AGM is in two weeks' time, when all of the signatories will change.

It was proposed by Cllr Rowley that the Parish Council reply to the letter submitted by the Youth Club and state that the Parish Council are not going to extend the lease to more than seven years. There is a possibility however that a rolling seven-year's lease can be carried out if requested, with the lease renewing for seven years every year. Time scale for any final answer from the Youth Club to be end of February.

Seconded by Cllr Padwick, approved by all other councillors but with three abstentions.

PLANNING

a) NNC Decision notices

NK/2024/0667:- Mr & Mrs Mulot, 10 New Road, Geddington.

Garage conversion. Full Application.

Approved.

b) Planning Applications - for comments.

NK/2024/0744: - Mr Checkley, Old Smiths Yard, 25a Queen Eleanor Road, Geddington..

Replace all and remove 2 no. windows, replace, reposition and add additional roof windows to front roof planes, remove dormer window to front, replace outbuilding roof and construct parapet wall, raise dropped kerb to front of property, reinstate grass verge with drain

The application was explained:-Rooflights facing into the court yard, not the street, which is within the conservation area. The slate roof to be changed to a pvc version of corrugated metal. A parapet to be built between this dwelling and the listed building next door. It is believed the dwelling is within the curtilage of the listed building. Additionally, a drain to run from the guttering down the side and to the front of the house onto a tarmacked area of path. This to be dug up, raise the kerb and create a grassed area, and install a soakaway. This is not part of the building or boundary; it is Highways land.

Noted that -

This will affect the parking in this area. It is a narrow stretch of road, hence cars that need to park in this area use this stretch of the highway to partly take their car off the road.

There are no other dwellings within the village that has such a roof.

Cllr Rowley proposed that an objection be submitted to the application on the following grounds: -

- It is close to and attached to a listed building.
- The fake corrugated pvc roof is not in keeping with the village.
- The soakaway - it is not sustainable: it is too close to the building, under planning regulations.
- By raising the kerb it will impact the parking of nearby residents and will cause traffic problems in the area.

Seconded by Cllr McCreery, agreed by all councillors present.

*NK/2024/0721:- Cobley Lodge Farm, Cobley Lodge Farm, Stamford Road, Little Oakley.
1 no. dwelling. Full Application.*

The application is to replace the mobile home with a three-bedroom two storey house with parking area.

Planning for the mobile home has been in place since 2014, renewed in 2019.

- Noted that this goes against the joint core strategy (building on green land and outside the village envelope).
- It is not to replace a farm building as this area has a house and three businesses and some acre-ish of fields.
- This will also be seen from the main road.

Cllr Padwick proposed that the application be objected to on the grounds that it is outside the village envelope and it is undesirable to have the encroachment on to green space.

Seconded by Cllr Buckseall. Proposal agreed by two councillors, with four abstentions and one councillor against.

068/25: CHARGING POINTS IN THE VILLAGE HALL CAR PARK – discussion.

Councillors were informed that the information circulated was commercially sensitive.

Cllr Rowley explained that the option explained was just one option. His company have an agreement with the electric charging points company that if he sells EV points to different places that he earns a commission. If this company is used for installing charging points into the village hall car park, the commission earned will be given to the Parish Council.

If points are installed; the above scheme is one option resulting in installing the charging points at no cost to the Council. There would be no cost to the village hall for electricity used at the charging points as the electricity supply will be the EV charging point company's own supply.

It would give people that do not have the option of charging up at home, or visitors to the village hall, a nearby charging point.

It was envisaged that two charging points would be practical.

It was asked what would happen if a car was charged up overnight as a car park sign states "no overnight parking". This however is not enforceable, unless NNC is informed and carries out the removal. A reliance is on the driver to charge their car and then remove it rather than leaving their car in-situ.

ACTION 3: The clerk to find out from other parish councils if they have EV charging points in their village hall car parks (or similar places in their area), what their usage is, is the scheme working well, what are their thoughts about them, and any other issues.

ACTION 4: an article to be added to the village newsletter stating that this issue is being considered for the village hall car par, and what are residents' thoughts.

069/25: CORRESPONDENCE.

a) Email from resident 30.12.24 concerning potential flooding to his and nearby property in Skeffington Close (update from Environment Agency).

Discussed at 064/25b)

b) Email from resident 3.1.25 from the Environment Agency. concerning potential flooding to resident and nearby property in Skeffington Close.

This was also discussed at 064/25b). The area underneath the road is the Environment Agency's responsibility which they will now look at. The areas either side of the road is the Environment Agency and landowners'.

c) email from resident 18.12.24 asking for parish councils to answer some environmental questions.

ACTION 5: The clerk to write back and explain that most of the questions are not applicable to this Parish.

d) Email from resident 6.1.25 asking for permission to carry out annual maintenance to the pond in the meadow.

The permission to carry out the maintenance was given as long as the residents concerned follow the rules given by the agencies concerned.

AOB.

Disabled parking spaces outside the village hall – quotes from a company will be sent through by the relevant company shortly.

There being no other business, the meeting closed at 9.18pm.