

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 14th APRIL 2025 at 7.30pm.

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

APOLOGIES: Councillors C Wrighting and L Walker.

DECLARATIONS OF INTEREST.

Cllr Rowley – for minutes item 087/25: - Stone pit land leases (member of GVFB), and Finance 086/25(d) - quotation (family member), and

The passing of John Goodall was announced at this point. Councillors conveyed their sadness on hearing of his loss. He had devoted so much time and energy over many years for the young people of the Parish and will be sadly missed.

084/25: PUBLIC SESSION

PCSO Norbert Meszes was present at the meeting. He was informed of people camping in the woods between the river and Geddington Grange. On the opposite side of Grange Road there are also campers in Weekley Woods. Some of the occupants appear to be living there permanently. This will be investigated and the PCSO will liaise with the homeless team at NNC.

Cars blocking paths was also raised. Wood Street, New Road, Queen Eleanor Road appear to be the worst for this issue. The PCSO will look into this issue and can leave a yellow card warning for any offenders.

Litter pick. This was raised whilst the PCSO was still present. A litter pick had been carried out by volunteers from the approach road to Newton and up to the roundabout.. 40 black rubbish bags had been collected, with a very large amount of vodka, whisky and wine bottles. There was some concern with drinking and driving when this large number of bottles had been found The PCSO will look into this issue, but advised that anyone seeing drinking and driving offenders can call 101 or 111.

The PCSO will attend the Parish meeting (the yearly Village meeting) if he is able to.

PCSO Norbert Meszes then left the meeting.

a) Questions sent in by the public

Any questions received will be raised under **088/25** "Correspondence".

b) Reports from North Northants Councillors.

Cllr Rowley reported that as this is the pre-election period, there is very little to report at the present time.

085/25: MINUTES OF THE LAST MEETING.

a) Approval of minutes for the Monthly Parish Council Meeting held 10th March 2025.

A small section in the minutes had been duplicated in error. The clerk will correct this and re-circulate the minutes. It was therefore proposed by Cllr Rowley that subject to the duplicated section being taken out, that the minutes were a true record, seconded by Cllr McCreery, agreed by all councillors present.

b) Matters arising; progress on outstanding actions.

10.3.25: (Flooding in Stamford Road – attenuation pond). Cllr Rowley will check with Highways to confirm that they are contacting the land owner concerning the pond. Cllr Rowley reported that this has not yet been done – he needs to speak to Highways about flooding in the area as a whole, which will include the Stamford Road attenuation pond.

No update was received for this item.

10.3.25: action 8: (Email from Skeffington Close resident 28.1.25– Sycamore tree shedding branches in Skeffington Close). Cllr Rowley has contacted NNC about the sycamore tree. NNC notice period for looking at the tree is 15th April. They have been asked if they will knock on the resident's door to inform her that it has been looked out.

Cllr Rowley has not yet had any notification from NNC.

10.3.25: action 9: Draft letter to be finalised replying to the Youth Club's letter of 18.2.25.

This was finalised and sent.

10.3.25: action 12: (Damage to property in Queen Street caused by large branch from a tree). Weldon tree and Landscapes were contacted by Cllr Lomasney. They reported that there was no sign of decay or defect at the time of the survey in August 2022. They added that they can only act on what they see.

10.3.25: action 13: The clerk to check what is the legal position when a branch falls off a tree into a private property. Is it classed as an act of God.

The Council's insurance company was contacted. They stated that a formal letter of claim must be submitted and allegations of negligence against the Council must be submitted , so that the insurance company can investigate liability, The onus is on the claimant to prove their claim so the claimant would have to provide evidence of negligence and the insurance company would have to find evidence of negligence in order to pay.

ACTION 2: The clerk to write back to the resident and advise him that he would have to make a formal claim but he would have to show negligence of the Council in the maintenance - the tree was surveyed in August 2022 and any remedial work that was required at that time has been completed.

10.3.25: action 15: (marking of post woman's contribution to the village) Proposed by Cllr Wrighting and seconded by Cllr Walker that Cllr Wrighting will devise a letter or/and a certificate for the post-woman. Approved by all councillors except for one against and one abstention. This is in the process of being devised.

LITTLE OAKLEY.

A litter pick has been carried out.

NEWTON

The annual litter pick took place a few days ago.

086/25: FINANCE

a) Bank statements. –

Community account statement	18 February – 17 March	£23,107.89
Business Saver account	18 February – 17 March	£15.60

b) Accounts received

None

c) Accounts for payment: -

CPRE	Annual membership to May 2026	36.00
Geddington Village Hall	Hire of lounge for monthly meetings – 1 st half 2025	195.00

Proposed by Cllr McCreery that the above cheques be approved. Seconded by Cllr Lomasney, agreed by all councillors present.

d) It was noted that it was agreed a few months ago to renew the original fencing to the car park, some of which is broken. Proposed by Cllr Rowley, seconded by Cllr McCreery that this is carried out. This was originally agreed at the time that the car park extension was being constructed, and the contractors were advised that contact would be made again for the existing fenced area to be replaced in the new financial year.

ACTION 4: The clerk to contact the contractors as the quotation was previously sent and agreed.

It was reported that the fencing at the far end of the recreation field between the wooded area and the river Ise has broken.

ACTION 5: The clerk to obtain a quotation for repair of the fence.

Cllr McCreery reported that the disabled parking in the village hall car park is being carried out at the end of April.

087/25: STONEPIT LAND – updates.

GVFB were not happy with some of the clauses but agreement was reached in principle at the last Stonepit land leases working group. A new plan is needed for the lease if the additional storage unit does not fit in with the area already leased. This is a storage unit funded by Cllr Rowley's NNC empowerment fund for a specific use for the village rather than for the use of the GVFB.

The Youth Club have been given four weeks to reply to the Parish Council concerning their lease (to the end of April).

It was again clarified that the Youth Club building is owned by the Youth Club. The Youth Club paid for and constructed it, but the Parish Council own the land on which it stands.

ACTION 6: The clerk to send a second holding letter to the Martial Arts Club who use the Youth Club building and had written to the Parish Council with some queries.

PLANNING

NNC Decision notices

NK/2023/0323: Mr J Hirst, The Old Nursery, Grafton Road (land at), Geddington.

7 no. dwellings with access only considered. Outline Application. Outline permission granted.

For information only:

NK/2025/0064: Acreland Farm (barn at) , 50 Cranford Road, Grafton Underwood.

Agricultural building – to convert to storage facility.

Refused

b) Planning Applications - for comments.

NK/2025/0091: D & A Du, The Priory, Grafton Road, Geddington.

Conversion of existing utility, storage and outbuildings to gym, sauna, steam room, changing room and shower room and additional of rooflight

Listed Building Consent Application

The lack of information on the original application was commented upon and the original application was refused in October 2024 on the grounds “impact on the historical significance of the building”. A historical impact assessment has now been added, which states that the part of the building that it is proposed to change is Victorian and therefore not part of the original priory.

Councillors stated that this is a listed building consideration. It cannot be seen from the road and the proposed work is all internal except for the rooflight. They felt that they did not have the expertise to comment upon a listed building consideration.

NK/2025/0146: Mr & Mrs M Anslow, 9 Newton Road, Geddington.

Extension to and conversion of an existing outbuilding into a garden room / home gymnasium
Full Application

Councillors discussed this and decided to submit “no 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

Full Application

The original application has been amended in that putting plastic tiles on the roof is now omitted. Putting drainage into what is a public path is still included however. Noted that it should be connected up to Anglian Water sewage drains. A stretch of tarmac on public land would be removed and replaced by grass: the dropped kerb would be raised to a normal kerb. The dropped kerb is to allow pedestrian access.

Other issues discussed were as follows (as per the original application and relevant for this amended application:-

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 tarmaced 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 -

It is believed the dwelling is within the curtilage of the listed building.

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. Primarily though, the dropped kerb is needed for pedestrian access.

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.

Removal of tarmac to path in front of the property and replacing with grass plus a soakaway:- this is not part of the building or boundary, it is Highways land.

- The soakaway - it is not sustainable: it is too close to the building, under planning regulations.

- By raising the kerb it will impact upon pedestrian access.

Seconded by Cllr McCraith, agreed by all councillors present.

088/25: CORRESPONDENCE.

9a) Email from resident 27.3.25 re smell of manure, Chase View Rd

Horses are in the field behind the resident's house. Manure is being piled up behind the fence opposite to the resident's back gate. The constant smell of horse manure means that the resident cannot sit outside in her garden.

ACTION 7: Cllr McCreery will visit the owners of the horses

9b) Email from resident- permission for bouncy castle/play and glow in rec field 1.6.25.

Permission had been given, pending approval at the April Parish Council meeting.

All councillors present gave their approval, pending a copy of the public liability notice being emailed to the Parish Council.

ACTION 8:-The clerk to reply to the resident.

9c) Email from LSK Martial Arts 1.4.25 concerning present use of the Youth Club building.

This was discussed within agenda item 087/25: "Stonepit land".

9d) Email from assistant Pastor at Hope Church in Corby asking if a baptism could be held in the River Ise just down from the ford and bridge, in May.

This was discussed at some length. The following issues were highlighted:-

1. The preferred part of the river is not deep enough.
2. It is downstream of the sewage pipe and outlet.
3. The other side of the ford would be deeper but still be downstream of the sewage pipe.

Additionally, the Parish Council does not have responsibility for this section.

Councillors therefore thought that it was not suitable, the reasons being that it was not deep enough and there is a sewage pipe only 50 yards upstream of the bridge.

ACTION 9:- The clerk to reply to the Pastor.

9e) Email from resident 14.4.25 forwarding an email he has received from the Environment Agency, concerning silt and vegetation in the large pipes on New Road (near bottom of Skeffington Close) possibly impacting on river levels.

The Environment agency has used a desk top model to try to judge the impact of silt and vegetation in and around the pipes. They may be able to carry on some work in this area that can be prone to flooding, but they cannot guarantee that the funding will be available.

ACTION 10:-The clerk to reply to the Environment Agency to say thank you, and that we look forward to you getting the required funding.

089/25: CHARGING POINTS IN THE VILLAGE HALL CAR PARK

a) Further discussions

One response had been received as a result of an EV charging article being in the last village newsletter. This concerned charging payments and a concern that the Parish Council would pay for these. It was reiterated that there were normally no charges incurred for either the installation or the running of the charging points.

ACTION 11:- The clerk to contact three relevant organisations to come to the Parish Council to give a talk on what would be involved.

090/25: STRATEGIC TOWN & PARISH FORUM - held 17th March.

a) Matters discussed.

The representative, Cllr Rowley, reported that he was unable to attend the meeting

091/25: PARISH (VILLAGE), ANNUAL (AGM) MEETING AND MAY MONTHLY MEETING - Decision to be taken as to:-

a) Hold the three meetings consecutively at 6.30pm, 7.00pm and 7.30pm on the same evening?

This was agreed by all councillors present.

b) Date of the three meetings to be Monday 12th May?

This was agreed by all councillors present.

AOB.

Cllr Rowley stated that he wished to thank those councillors that were not standing for re-election at the forthcoming May elections. He highlighted Cllr Padwick, who had been a councillor for 26 years and Cllr Buckseall, who had been a councillor for 20 years. A list of achievements that had taken place in that time were named, either carried out by the Parish Council or with two of the achievements having the majority of input from a resident, given support and co-ordination. The link road has been built whilst they have been councillors, the berm has been constructed, the Bright Trees Road planning application and the Larkfleet Homes planning application were dealt with, a footpath constructed to the Youth Club, the flooding in Newton Road has been alleviated, three or four roads in the village have been resurfaced, the car park resurfaced from gravel to tarmac, two car park extensions, a new playground, the youth shelter, the hut in Little Oakley and the defibrillators.

He personally thanked those four councillors that were not standing again. Cllr Padwick was happy to carry on working on the flood working group, but there needs to be a link in to the Parish Council.

There being no other business, the meeting closed at 9.12pm