

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 9th JUNE 2025 at 7.30pm.

MEMBERS PRESENT: Councillors M Rowley (Chair), B McCreery, C Wrighting, B McCraith, L Walker, A Williams, G Storey, A Storey, J Nolan, E Gibson, G.Johns.

APOLOGIES: None.

DECLARATIONS OF INTEREST.

Cllr Rowley –Stone pit land leases (member of GVFB), and
016/26c - Finance (family relation)

013/26: CO-OPTION.

Terence Bailey had expressed an interest in being co-opted on to the Parish Council, to represent the Little Oakley ward. He said he had been a parish councillor for approximately 12 years. He had given other Little Oakley residents a chance to put their name forward for nomination and now co-option, but nobody had come forward, hence why he had submitted an expression of Interest himself. Cllr McCreery proposed that the application be accepted, seconded by Cllr Rowley, approved by all councillors present but with one abstention.

PUBLIC SESSION

a) Questions sent in by the public

Any questions received will be raised under 018/26 “Correspondence”.

The Estate Manager for Boughton Estates updated on current issues:-

The old post office issue is still ongoing.

The solar panel application and the Newton junction – Boughton Estates are still working with the planner. Both themselves and the planners want this work to be carried out but talks are still ongoing with Highways as there is a funding issue. I

The two allocated areas for residential development in Geddington – Work is still progressing to get planning applications formerly submitted. In answer to councillors questions, The Estate Manager explained that the proposed plans had come to the Parish Council some months ago, and as a result the Kettering Road development had had affordable rented properties added to the scheme rather than affordable-market properties.. The number of houses on the proposed plan is 11, but the application will be submitted for 22 dwellings, This will include a good number of affordable rented properties, possibly one or two for Boughton Estates to rent out.

There were some concerns about parking for the Grafton Road site.

The Chase – up to the Brickyard Garden and beyond. The Estates Manager was informed that the notices that were previously on display saying “no motorised vehicles between April and November” were no longer there.. Councillors were informed that from the gate to the Brickyard Garden is still a highway but people should not be coming into the woods with vehicles or bikes.

Bund work – The machine worker will be coming back to tidy up the bund as it may need to be re-levelled. The pond at the back of Brickyard Garden – work will be carried out if necessary, but there is unease from the Environment Agency and Wildlife Trust as to this would hold water that may then flood into the Brickyard Garden. This part of the project will be monitored.

Footpath signage – Geddington to Brigstock. The area concerned for signposting is accessing Nancy Moore steps, going across one field, then diagonally across the second field and past the pond. There should then be signage but this is missing. -

The agent for Cobley Lodge was also present to speak about the application for Harkers Barkers that will be resubmitted. Two permissions had previously been granted, in 2014 and 2019, for the present temporary building on the same site. The items he wished to address were as follows:-

The application is against the Joint Core Strategy – policy 13 deals with rural exceptions and where permission should be given if a rural worker's housing is required. It has to be shown that the rural worker needs to be within sight and sound. The business needs to be viable. The curtilage of the dwelling application is the same as the present mobile home.

Outside the village envelope was raised.

The agent said it will not be seen from the main road.

The agent was thanked for coming along to the meeting to explain some of the issues that were previous raised, ahead of the application being resubmitted.

b) Reports from North Northants Councillors.

The new NNC for this area is Brendan Lovell-Moore.

His priorities for attempting to redress are off road motorcyclists and potholes, and preserving the green space in the surrounding area as far as possible..

He will be meeting the Police Commissioner to discuss the fields between Little Stanion and Geddington where the motor cycle issue is particularly bad.

He intends to find out how much of the pothole work is sub-contracted out.

He will try to attend Parish Council meetings as often as he is able to.

Cllr Rowley informed him that he had met an NNC manager to discuss flooding and speeding in the village,

The Council had asked for road markings to be painted in Queen Street to stop entrances to houses being blocked, This was delayed until the weather had improved, but the work has still not been carried out. 20mph markings had been requested for Stamford Road.

Flooding issues - NNC were going to check the drains pipe that descends Stamford Road hill for blockages – it is unclear if this has been done, and if so, what are the results.

Cllr Lovell-Moore was informed that streetlights in Geddington, Weekly and Warkton (and possibly Cranford) are not included in the Balfour Beatty contract. They need to go via a different route to NNC (not via Fix My Street).

014/26: MINUTES OF THE LAST MEETING.

a) Approval of minutes for the Annual Parish Council Meeting held 12th May 2025.

Proposed by Cllr Wrighting , that the minutes were a true record, seconded by Cllr McCreery. All councillors in favour except for two abstentions (not present at the annual meeting).

b) Matters arising.

Annual meeting, action 1: the clerk to add “review of standing orders to the July agenda.

c) Approval of minutes for the Monthly Parish Council Meeting held 12th May 2025.

Proposed by Cllr Wrighting that the minutes were a true record, seconded by Cllr McCraith with all councillors in favour.

d) 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 had previously 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 will email the relevant officer this week.

Cllr Rowley reported that he 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.

ACTION 1: It is unclear whether NNC have been out – therefore the clerk will contact the resident to check that she has been informed of their tree inspection.

12.5.25 action 3 The church wall has fallen down and is on a footpath. The church warden needs to highlight how dangerous it is now.

The churchwarden has been contacted: as yet there is no reply.

ACTION 2: The clerk to chase if no reply is forthcoming.

12.5.25 action 5: A meeting has been arranged to move forward on the stone pit land, New Youth Club leases, shortly.

12.5.25 action 7: (Path on the east side (the Meadows side) of New Road is impassable as the bushes are so overgrown).

The clerk has written to the resident responsible for maintenance of the bushes.

12.5.25 action 8: The clerk to write to NNC to inform them that the 30mph speed limit sign is not visible plus it needs cleaning.

This has been logged with NNC .

LITTLE OAKLEY

Cllr Bailey reported that the road markings and street lighting are still outstanding.

NEWTON

The river is still blocked.

015/26: DECLARATIONS OF INTEREST -reminder to new councillors

After a check, all councillors have now submitted the Declarations of Interest form to NNC.

016/26: FINANCE

a) Bank statements. –

Community account statement :	18 Apr – 16 May	£58,266.04
Business Saver account	18 Apr – 16 May	£15.60

b) Accounts received

Precept Apr 2025 – Mar 2026 £30,000.

c) Accounts for payment : -

Requisite Safety Group Ltd	Qtrly rental of defibrillator equipment – 26.5.25 for 13 wks	151.20
TC SEM Ltd	Financial accounts for yr ended Mar 2025	690.00
Mr TW Harker	Works to Geddington Village Hall car park – line markings (disabled car park spaces + line across entrance/ exit (no charge)	1413.60
Anita Curtis	Clerk's quarterly salary Apr - Jun 2025	1382.39
Anita Curtis	PAYE made to HMRC Apr – Jun 2025 (already pd by AC)	346.00
Anita Curtis	Agreed depreciation of equipment Apr – Jun 2025	65.00
Anita Curtis	Expenses Apr – Jun 2025. Printer ink £27.97 plastic wallets 1.00, printer paper 4.99, Special delivery £10.95 (all accounts documents) Total £44.91.	44.91
Anita Curtis	(new – re. Gov changes in the budget Oct 2024, from when it is paid. I need to find out/phone HMRC so this figure will be sent later.	- -

Proposed by Cllr McCraith that the payments be approved, seconded by Cllr Storey, agreed by all councillors present.

ACTION 3: The clerk to check with NNC concerning grants given by central government to councils to cover National Insurance payments.

d) The Parish Council Financial Statements for 2024 – 2025 – for approval.

Proposed by Cllr McCraith that the Financial Statements be accepted, seconded by Cllr Storey, agreed by all councillors present.

e) Section 1 -Annual Governance Statement 2024– 2025 – for approval.

Proposed by Cllr Walker that the Annual Governance Statement be approved, seconded by Cllr McCreery, approved by all councillors present.

f) Section 2 –Accounting Statements 2024 – 2025 – for approval.

Proposed by Cllr McCreery that the Accounting Statements be approved, seconded by Cllr Storey, agreed by all councillors present.

017/26: STONEPIT LAND – updates.

The Youth Club have asked for a meeting. This will take place on 12th June.

Cllr Bailey reminded councillors that the Parish Council would be in breach of the Charities Act if they were given more than a seven-year lease. The Parish Council are the Trustees for the land and as such they must abide by the Charities Act.

The clerk updated the meeting as to the GVFB lease: it had been chased with the solicitors but no reply had been received so will be chased again.

PLANNING.

NNC Decision notices

NK/2025/0138: Mr & Mrs N Maycock, 34 Wood Street, Geddington.

Single storey rear and two storey side extension (part retrospective)

Section 73A Retrospective Application.

Permission granted.

b) Planning Applications - for comments.

NK/2025/0230, Mr S Thornton, Deanbrook, 37 Newton Road, Geddington.

Replace timber decking to the rear with composit decking

Full Application

Approved

018/26: CORRESPONDENCE.

a) email from village resident requesting permission for a bouncy castle on recreation field for child's birthday party for Sun 13.7.25, 12.00 – 2.00pm.

Permission has been given pending adherence to Parish Council's requests and approval from councillors. Permission from councillors was given.

b) email from village resident requesting use of the Cricket Club as an evening wedding venue in a small marquee in the Summer 2026.

Permission has been given pending adherence to Parish Council's requests and approval from councillors. Permission from councillors was given.

c)Email from Geddington School PA: An event is being held on 16th June at the recreation ground with a few stalls being organised. Permission has been given pending adherence to Parish Council's requests for the relevant insurance and approval from councillors. Permission from councillors was given.

d) Email asking about availability of social housing in the village sent 16th May. The sender was advised to contact NNC and Keyways.

e) Further email concerning manure being piled up by neighbour's fence, 19th May.

Cllr McCreery reported that the manure has now been removed. Residents are throwing waste into the field where the horses are so it has been suggested that the horse owner puts a note on Facebook asking nearby residents to stop doing this.

f) Email from a potential customer for a village hall booking and the disappointment experienced as to not securing the booking.

The lady was advised that she needed to speak to the village hall caretaker as the Parish Council had no responsibility for bookings.

g) Email from Regional External Affairs Officer – Central, The Woodland Trust 2.6.25.

Regarding opportunity to receive free trees.

ACTION 4: Cllr G Storey to write an article for the Facebook page to say there is an opportunity for free trees but the Parish Council do not have anywhere to put them. Therefore would any residents like some trees to plant in their garden.

ACTION 5: The clerk to let the officer know that this is being investigated and is there a time limit.

h) email from resident asking when the road markings for Queen Street will be carried out.

This has been passed to the NNC Cllr Brendan Lovell-Moore.

i) Tree causing damage in Queen Street – the resident has asked a question concerning telegraph cables for the Village Hall. Unfortunately this is a BT and Village Hall matter., it has nothing to do with the Parish Council. The light also has nothing to do with the Parish Council.

ACTION 6: The clerk to convey this information to the resident. To inform him that goodwill was discussed again but unfortunately it was felt that the Parish Council needed to adhere to the insurer's guidance. To also inform him that the next tree survey will be booked in for August 2025. After the survey is completed, if any work is needed to this particular tree that it will be requested that it is carried out first.

019/26: ENVIRONMENT.

Geddington to Brigstock byway – for information only.

This request was discussed with the Boughton Estates Manager within the public session.

AOB.

Car parking in Queen Street .

Inconsiderate parking is still taking place.

ACTION 7: Cllr Wrighting to put a note on the Facebook page asking residents that when they park in Queen Street near the Café Oak and the old post office, could they please consider that a fire engine may need to get through the street, likewise the bin lorry on a Friday.

There being no other business, the meeting finished at 9.11pm.