

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

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

APOLOGIES: B McCraith, B McCreery,

DECLARATIONS OF INTEREST.

Cllr Rowley –Stone pit land leases (member of GVFB).

Cllr G Storey – Stonepit land leases (member of GVFB).

Cllr Bailey – planning application NK/2025/0215 and NK/2025/0214 (proximity to the property).

020/26: PUBLIC SESSION

a) Questions sent in by the public

Any questions received will be raised under 026/26 “Correspondence”.

One resident had spoken to Cllr Rowley concerning the “Village of the Year sign on the wall of the old post office.

ACTION 1: Boughton Estates to be contacted to advise them that this sign is installed on the old post office wall, and it is not to be thrown away.

The village sign on the corner of Queen Street/ New Road: - The base is crumbling. The WI were responsible for the construction and installation of the sign, and the Parish Council agreed to take over the maintenance of the sign for the future.

ACTION 2: Cllr G Storey will contact two people who may be able to help with the maintenance work needed to the base.

A resident had spoken to Cllr G Storey concerning the drainage issue and flooding into the gardens at the bottom of Skeffington Close from the drains in the adjoining field.

A resident had raised via Facebook the parking of a car blocking the pavement on New Road. This is not a Parish Council remit. Noted that this is a police issue – obstruction of the footpath.

ACTION 3: Cllr Gibson will reply to the resident.

b) Reports from North Northants Councillors.

Cllr Lovell-Moore had sent his apologies.

021/26: MINUTES OF THE LAST MEETING.

a) Approval of minutes for the Monthly Parish Council Meeting held 9th June 2025.

The minutes were agreed by all councillors present and duly signed by the Chair.

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 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.

9.6.25 action 1: (Email from Skeffington Close resident 28.1.25– Sycamore tree shedding branches in Skeffington Close). 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. 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.

The clerk has contacted her, she has reported that the NNC officers did not get in touch with her, so the clerk has asked NNC via Customer Services to report the findings to both the resident and the Parish Council.

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.

The church warden has visited the area again: there is no further falling away of the wall to that previously reported. The footpath is clear. Two further funding bids have been unsuccessful. She has spoken to Reverend Gillian and at the September Geddington PCC meeting the current set of circumstances will be presented with the images and facts.

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

ACTION 4: No reply from NCC has been received – the clerk will chase this.

9.6.25, action 4: Email from Regional External Affairs Officer – Central, The Woodland Trust regarding opportunity to receive free trees. 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: Would any residents like some trees to plant in their garden. There are several self-seeded trees on the recreation field that are encroaching on to the field by at least five yards. It has been decided to offer those saplings to residents rather than sending off for further trees.

ACTION 5: The clerk to inform the officer that no trees are needed at the present time.

9.6.25, action 7 - Car parking in Queen Street, Inconsiderate parking is still taking place. 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.
Carried forward to the next meeting.

ACTION 6: Cllr Wrighting to action this as above.

LITTLE OAKLEY

Nothing to report.

NEWTON

Nothing to report.

022/26: FINANCE

a) Bank statements. –

Community account statement	12 May – 17 June	£58,230.04
Business Saver account	12 May – 17 June	£15.65

b) Accounts received

Nil

c) Accounts for payment: -

Northants Calc Ltd	Membership 2025-26	695.76
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Proposed by Cllr Rowley that the payment be approved, seconded by Cllr Bailey, agreed by all councillors present.

023/26: STONEPIT LAND – updates.

The revised lease for the GVFB arrived two weeks ago. One of the members is examining it and will make a recommendation to the club by the end of July.

A meeting with the Youth Club took place on 12th June. Cllr Rowley has offered to write a summary of the lease for the Youth Club by the end of July. This will be circulated to all councillors together when it is completed together with the draft lease.

The Martial Arts Club have emailed and have asked for an update as to the Youth Club position and the lease as it may affect them and the service they provide.

ACTION 7: The clerk to reply and advise that when this issue is sorted out, they need to speak to the Youth Club, as their contract is with them, not the Parish Council.

Cllr Bailey advised that as and when the lease is signed by the Youth Club that the Youth Club explain the arrangement with the Martial Arts Club and any other organisation that they have an arrangement with so that the Parish Council is aware of the different activities and give their consent when inappropriate.

PLANNING.

NNC Decision notices

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

Approved

b) Planning Applications - for comments.

25/00709/HFUL, 5 New Road, Geddington.

Householder Planning Permission: First floor side extension, two storey rear extension including demolition of existing single storey rear extension, convert garage to habitable accommodation,

brick up door and insert first floor window to side elevation, alter window and door to rear elevation, extend existing hardstanding to front of property, erect shed to rear garden.

Proposed by Cllr Rowley that the application be supported, seconded by Cllr G Storey, agreed by all councillors present.

*NK/2025/0215, Mr L Shaw, Paddock Cottage, Corby Road, Little Oakley.
Conversion of detached garage to annex with dormers to front.*

Listed Building Consent Application

Proposed by Cllr Gibson that the application be supported, seconded by Cllr Rowley, agreed by all councillors present but with one abstention.

*NK/2025/0214, Mr L Shaw, Paddock Cottage, Corby Road, Little Oakley.
Conversion of detached garage to annex with dormers to front.*

Full Application

Proposed by Cllr Gibson that the application be supported, seconded by Cllr Rowley, agreed by all councillors present but with one abstention.

Cllr Walker had submitted a list of questions concerning the proposed development of the two scheduled housing development sites owned by Boughton Estates, in New Road and Grafton Road. The answers given were as follows: -

New houses in village - detail required

1. How many in which location? (vague answer of 'it was 11 now 22 and maybe more') - how is the quantity decided and by who?

Irrelevant at the moment.

2. At what stage of the planning process has the project reached?

Nowhere at the moment. They offered to show councillors where they were at again in September. They have pre-plans and drawings only (as and when they last attended a Parish Council meeting with this project).

3 What exactly will the process and timing look like?

Impossible to predict - It will take as long as it takes.

4. Has there been a 'knock on effect' analysis considered? Roads, parking, adjacent houses etc?

This is all carried out by NNC, Anglian Water, Highways, fresh water and sewage water, gas and electricity, Parish Council.

5. Who will be the beneficiary of the project and by how much?

A build of over 10 houses involves S.106 money – to benefit the community.

6. How was the arable (if it is) land decided? Is it that it has reasonable access and therefore deemed unsuitable for crops? It seems convenient.

The land has been designated for housing allocation. Four or six houses will be for social housing allocation – usually bought by a Housing Association or the Council and managed by them.

7. Why does this seem to be 'under the radar'? i.e. one line in the newsletter (or I may have missed something)

8. How will the social housing allocation be decided? Will it be for local families or are we to expect an allocation of London's homeless overspill as has been happening in other areas?

It is very rare that you have housing for local families only.

The relevant housing strategies were then briefly explained: -

The Joint Core Strategy is the NNC master document. This is the outline of where it is anticipated that building will be carried out up until 2031. Villages are limited development or no development.

Plan Two is where housing development has been designated in an area. An employment extension has been designated for Geddington.

Two areas within Geddington – at the top of Bright Trees Road and Chase View Road have had the boundary changed since the proposed housing development in 2016 to bring the boundary line to the fences of the last houses in Bright Trees Road.

The third plan sets more detail for an area – a neighbourhood plan. Geddington however was allocated the areas that the village agreed that they wanted.

Boughton Estates have said that they are happy to do a public session to explain the housing to members of the public.

ACTION 8: Boughton Estates to be asked if they would like to attend the September Parish Council meeting.

ACTION 9: To be put on Facebook that Boughton Estates will be coming along to the September meeting, and a notice to be added to the boards.

024/26: REVIEW OF STANDING ORDERS - for initial discussion.

The Standing Orders have been circulated to all councillors

ACTION 10: to be carried forward to the September agenda.

025/26: FLOOD WORKING GROUP.

Measurements for the bund have been received. The bund has only decreased in height by 0.3 mm in the last two years. Cllr Rowley informed the meeting that the bund used to be measured against the corner of one house but now it is measured against the church spire. It has decreased in height by approximately 8mm since it was built.

ACTION 11: The clerk to write to NNC and inform them that KBC were responsible for the measurements and maintenance to the bund, so NNC are inherently responsible for the bund and the responsibility should not be given to another organisation.

026/26: CORRESPONDENCE.

Any correspondence received had been discussed within the relevant agenda items.

027/26: ENVIRONMENT.

a) Updates

Cllr Storey has arranged a meeting with three officers from NNC and the Environment agency: the meeting will take place on 7th August, the aim being to walk the length of the river. Any tree or vegetation issues will be noted. The two overflow drains on New Road will be brought to the attention of the NNC officers as they are blocked with vegetation and brambles. The river in the New Road area is also silted up with reeds and other vegetation.

There is also a blockage in the river at Newton so advice was given to include that when the meeting takes place. Harpers Brook in Little Oakley should also be included in the meeting's considerations.

Noted that all the gullies and drains in Stamford Road will be cleared on 25th September. All drains in the Parish will be cleared within a September timeframe.

ACTION 12: The location of the NCC flooding report needs to be determined as only one copy was give to the Parish Council by NCC

Tree survey.

This will be carried out on 28th August.

Recreation ground.

It was agreed that the lead for recreation area would be separated from the other environmental issues as it is too big a workload. Cllr Williams and Cllr Gibson will therefore jointly lead for the recreation field issues.

Self-seeding trees are encroaching on the recreation field, Additionally, some grassed areas near the football field are quite rough now. Once it is decided what work is needed, a decision will then be made as to asking NNC to carry out the work on a paid contract or organising the work with an individual contractor.

Litter bins by the river.

A larger bin would not be installed as it would be impractical to move it to the roadside. No additional bins for the recreation area will be provided by NNC, but they may move a bin that isn't being well used to an area that needs an additional bin. Additionally, several of the bins are quite dilapidated and need to be changed.

ACTION 13: The clerk to write to NNC and ask if a bigger bin can be put by the "beach". If this cannot be provided, can one of the other least used bins in the area be moved to the beach area. Additionally, an extra (ordinary, not dog) bin is needed in the dog walking area of the meadows, possibly to be sited by the gate in the dog walking area.

028/26: PC MEETING TO BE HELD IN AUGUST? Decision needed.

It was decided that there will be no meeting in August, unless any urgent matters occur.

AOB.

A question was asked about any possible shop for the old village site. There is no further news at the present time.

There being no other business, the meeting finished at 9.28pm.