

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 8th SEPTEMBER 2025 at 7.30pm.

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

APOLOGIES: Cllr G Johns.

DECLARATIONS OF INTEREST.

None.

029/26: PUBLIC SESSION

a) Questions sent in by the public

Any questions received will be raised under 032/26 "Correspondence"

13 members of the public were present at the meeting.

Two Boughton Estate managers were present, and the Grace Homes Land Director.

Speed of the traffic on the main road. One resident expressed concern with the speed of the traffic on the main road. Would a speed radar help?

She was informed that two sets of speed sensors had been put on the road (Kettering side). There are also existing sensors on New Road that were imbedded in the road a few months ago.

ACTION 1: The clerk to contact NNC to enquire about the availability of the data that has been collected.

ACTION 2: A discussion on speed radars to be added to the October agenda

Cut back/ trimming of trees on Kettering Road. Cllr G Storey said he had a report to give to the Parish Council involving the tree survey recently commissioned. Some of the trees may be Boughton Estates responsibility, so the Boughton Estates officer was asked to look at those.

Boughton Estates update on Oakley Bush solar scheme. The planning application for the solar farm near Newton has been approved by NNC. Some of the conditions of dissent submitted by archaeologists, traffic, transport etc are currently being examined and worked through. Highways are being consulted concerning the Newton junction and the sight lines. Three designs have been suggested to improve the junction but things are not progressing with Highways at the present time. Improvement of the Newton junction is not a pre-condition of building of the solar farm however.

Two applications to divert two of the footpaths have been or will be submitted. One is a historic path, and it will be kept clear of any infrastructures. The national grid is being consulted, and there is a start date for the scheme of 2027.

Boughton Estates will send the three suggested designs for the Newton junction to the Parish Council.

Boughton Estates update on housing development. Cllr Rowley explained that the 2016 Joint Core Strategy for North Northants classed Geddington as a "small development village" and three areas of residential development were listed – The main road (Kettering end), opposite the existing end houses, the sawmill in Grafton Road and the old garden site opposite the allotments. The industrial expansion of the Grange Road industrial units was also included. The old garden site has outline permission for seven houses, the road entrance has been approved, and the site is up for sale.

The other two areas are owned by Boughton Estates, who outlined their Kettering Road plan in a Parish Council meeting several months ago (the meeting was non-quorate so it was a discussion only). Some amendments have been made to the plans and pre-planning advice has been obtained by NNC.

The two Boughton Estates sites are separate developments, and the discussion was focused on the Kettering Road site only.

The Grace Homes Director handed out drawings of the proposed residential development for the main road. He explained that:-

- The development lies within the Steele Road boundary to the north, and the treatment works to the South.
- the houses are set back from the road but become denser as you progress towards the village.
- An attenuation pond will be built.
- A peripheral hedge will be planted if allowed all the way along the outside edge of the development.
- All the properties to the front of the scheme will face the road. A road safety audit is currently being carried out.
- 21 houses are proposed to be built of which 8 will be affordable, and S.106 will be written in. Some of these will be bought by a housing association, some will be kept by Boughton Estates, some will be shared ownership.
- The schools, library, NHS etc will have input as to provision of services.
- The area to be built currently fills the allotted land for housing development on the main road, and it complies with the Site Specific plan.
- There will be one, two, three and four bedroom houses built on the 3.3- acre site.
- Sustainability is high, and will include solar panels and electric car chargers
- Biodiversity will increase by 10%.
- Permitted development rights may be taken away by the Council.
- Materials for house build may be brick to match the houses on the opposite side of the road.

It was asked if it was a speculative development. However, the last Housing Needs Survey carried out several years ago stated that 12 affordable homes were needed for the village.

A planning application should be submitted this Autumn. A consultation period then takes place. There may be a public information /consultation session before the planning application is submitted, but this has not yet been decided.

Noted at this time -

ACTION 3: the clerk to write to NNC: to cut back any foliage from the 30mph sign up to Steel Way as it is impacting on the foot paths.

Other Boughton Estates information -

- The old post office – the covenant will prevent it from being anything other than a convenience store.
- The recent music event was well received.
- Works will be carried out soon to improve the footpath up the Chase.

d) Reports from North Northants Councillors.

There was no report.

030/26: MINUTES OF THE LAST MEETING.

a) Approval of minutes for the Monthly Parish Council Meeting held 14th July 2025.

Proposed by Cllr Bailey that the minutes were a true record, seconded by Cllr Wrighting, approved by all councillors present.

b) Matters arising - progress on outstanding actions.

July 14.7.25 – 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). Boughton Estates will make sure it is taken off the wall before the property is sold.

July 14.7.25 – action 2: (Cllr G Storey will contact two people who may be able to help with the maintenance work needed to the base of the Geddington sign). Cllr Storey will look at it to assess what work is needed.

July 14.7.25 – action 3: (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). Cllr Gibson has therefore advised the resident to speak to the Police.

July 14.7.25 – action 4: (The clerk to check with NNC concerning grants given by central government to councils to cover National Insurance payments). No reply from NCC has been received – the clerk will chase this.

July 14.7.25 – action 5: (Free Trees) The clerk has informed the officer that no trees are needed at the present time.

July 14.7.25 – action 6: (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). Cllr Wrighting thought this had been actioned but will follow it up.

July 14.7.25 – action 7: (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). The clerk has replied and advised that there is no update as yet.

July 14.7.25 – action 11: (Measuring the bund). The clerk has written to NNC and informed them that KBC were responsible for the measurements and maintenance to the bund, so NNC are inherently responsible for the bund. Asked for confirmation that the responsibility should not be given to another organisation. No reply has been received.

July 14.7.25 – action 12: (The location of the NCC Pathfinder report needs to be determined as only one copy was given to the Parish Council by NCC). The clerk was informed by a former councillor that one of the flood wardens has it. He has been asked if he can locate it but it has not yet materialised.

July 14.7.25 – 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. Additionally, several of the bins are quite dilapidated and need to be changed).

LITTLE OAKLEY

Nothing to report.

NEWTON

Nothing to report.

031/26: FINANCE

a) Bank statements. –

Community account statement	18 Jun – 17 July	£54,136.94
Business Saver account	18 Jun – 17 July	£15.65

b) Accounts received

Wayleave payment from National Grid £11.92

c) Accounts for payment : -

Mr TW Harker	repairs to drain in Village Hall car park	480.00
Requisite Safety Group Ltd	Hire of defibrillator (Newton)	151.20
Weldon Tree and Landscapes Ltd	Tree survey	480.00
Mr TW Harker	Works to woodland area in recreation field (fencing).	895.20
Anita Curtis	Clerk's quarterly salary Jul - Sep 2025	1382.39
Anita Curtis	PAYE made to HMRC Jul – Sep 2025 (already pd by AC)	346.00
Anita Curtis	Agreed depreciation of equipment Jul - Sep 2025	65.00
Anita Curtis	Expenses Jul - Sep 2025. Printer ink £ 25.70 .	25.70

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

d) Third signatory needed for authorisation of payments

Cllr McCraith and Cllr Bailey agreed to be the second and third signatories on the Barclays mandate (the first signatory being Cllr Rowley). The Unity Trust bank application will also be re-visited.

It was proposed by Cllr Rowley that Cllr McCreery who has just resigned and was a bank signatory would be asked if he could sign the cheques until the mandate was changed by the bank. Seconded by Cllr G Storey, approved by all councillors present.

PLANNING.

a) KBC Decision notices

NK/2025/0214: Paddock Cottage Corby Road Little Oakley NN18 8HA

Conversion of detached garage to annex with dormers to front.

Refused.

NK/2025/0215: Paddock Cottage Corby Road Little Oakley NN18 8HA

Conversion of detached garage to annex with dormers to front

Refused

NK/2025/0230 Deanbrook 37 Newton Road Geddington NN14 1AU

Replace timber decking to the rear with composite decking

Application Permitted/Approved.

NK/2024/0599: Oakley Bush Solar Scheme Geddington Road (Land to North) Newton

Construction, operation and decommissioning of ground mounted solar PV panels, battery energy storage system (BESS), electricity generation substation and other ancillary infrastructure. Installation of inverters, CCTV, cabling, fencing, internal access track and other associated ancillary works.

Application Permitted/Approved

b) Planning Applications - for comments.

NK/2025/0201 : Grange Farm Corby Road, Little Oakley, NN18 8HA Full Planning Permission: Retrospective change of use of an agricultural barn and yard to storage (Class B8) and boxing gym (Class E)

No comments for this application.

032/26: CORRESPONDENCE.

- a) **Ncalc - Notice of the 78th Annual Conference -4 October 2025 (bookings by 25.9.25).**
Councillors were invited to attend the conference.

- b) **Northants fire – Community Safety Officer. 23/7/25.** Request to attend a PC meeting (community safety and education).
ACTION 4: The Community Safety Officer to be invited to attend a meeting.

- c) **LSK Martial Arts Fitness 3.9.25 –** asking for any updates as to their situation and the Youth Club building.
ACTION 5: The Martial Arts Fitness to be informed of no updates at the present time.

- d) **Kier – Stakeholder Engagement Officer. 4.9.25.** Re-energising of the Parish Path Warden Scheme.
ACTION 6: The Engagement Officer to be invited to a future Parish Council meeting.

e) **Email from two residents 5.8.25 concerning very old tree taken down in Orchard Close and debris left on the path.**

The residents have already been informed that they need to speak to NNC.

f) Kier- notice of road closure for various footpaths, 3.9.25 for 5 days.

g) Gmail from a former councillor - two bags of council papers notification 13.8.25.

The bags have been collected.

h) Resident requesting planning application advice 17.8.25.

The resident has been informed that the Parish Council cannot give planning application advice.

i) Email from resident 21.8.25 asking for information for the proposed housing development on New Road.

ACTION 7: a holding letter has been sent. The clerk to inform her that Boughton Estates will carry out a public information session prior to the application being submitted.

j) Email from SEND IASS Administrator – request to attend a PC meeting.

ACTION 8: The clerk to ask her what she wishes to talk about and how long she wishes to talk for before a decision is made.

k) Email from NNC Senior Policy Consultant 24.8.25. Grafton Underwood Neighbourhood Development Plan – Consultation.

ACTION 9: The clerk to thank Grafton Underwood for sending it, but there are no comments this Parish Council wishes to make.

l) Email from resident 12.8.55 – tree on corner Wood St/ Chase View Rd needs a trim.

ACTION 10: It is believed that it is an NNC tree. The clerk to inform them of the maintenance that is needed.

033/26: CRICKET CLUB PAVILION – Permission for proposed alterations request.

The Cricket Club wish to convert the grass slopes to three steps. There was some confusion as to exactly where they were planning to do the work and this needs to be clarified.

They also wish to construct a shed to the side of the pavilion.

It was stated that the lease says no advertising on the recreation ground, but advertising is currently in view.

ACTION 11: The clerk to write to them and state that the Parish Council is happy with the request, but to clarify if they are doing the steps on the two sides. Happy with the shed as well as long as it is close to the paved area. Permission must also be obtained from Boughton Estates. Plus to reiterate that there is to be no advertising in the recreation ground, but if they speak to the Parish Council there may be a solution for this.

Additionally, to remind them that they should have removed the old nets which was tied in to permission being given for the new practice nets area plus the hard standing area for equipment.

034/26: CHILDREN'S PLAY AREA - Discussion as to way forward following responsibility change as per NNC Head of Environment.

Cllr Rowley gave some background history to this for the new councillors. He informed them that around 2010 the Parish Council decided to upgrade the play area. KBC were approached but they informed the Parish Council that the money was not available to pay for new equipment.

However, it was agreed that if the Parish Council paid for it that they would maintain it. The Parish Council duly raised £70,000 to replace the play equipment, and the agreement commenced as regards to the maintenance of the play equipment.

Unfortunately the KBC manager did not put the agreement in writing. NNC have now sent a letter stating that they do not own the playground equipment therefore they are not responsible for carrying out the maintenance, the Parish Council should be doing this.

ACTION 12: The clerk to write to NNC and inform them that the Parish Council had an agreement made in 2010 that if the Parish Council upgraded the play equipment, that KBC would maintain it.

An enquiry also to be made about the missing seats for the item of equipment that has two seats and swings round.

Noted that if NNC state that the Parish Council must pay for the maintenance, that they must continue to carry out the maintenance until at least the new financial year as it has not been budgeted for.

035/26: A resident in Skeffington Close can possibly be contacted as he was involved with the supply of the play equipment.

036/26: VILLAGE HALL

a) Cycle rack request.

Cllr McCraith raised the option of having a cycle rack installed in the Village Hall car park. Geddington is on the Green Way from Wellingborough to Corby.

ACTION 13: The clerk to enquire as to availability of any grants to install a cycle rack in the Village Hall car park.

037/26: Village Hall Committee – replacement Parish Council representative needed.

Cllr A Storey volunteered to be the new Parish Council representative.

ACTION 14: The clerk to find out when the next meeting is.

It was noted that with the playgroup closing that has been running in the village hall every day, that it is a sizable loss of income to the Village Hall.

038/26: SAMUEL LEE TRUST– replacement Parish Council representative needed.

This was carried forward to the October meeting.

ACTION15: The clerk will find out what is required of the position

039/26: ENVIRONMENT.

a)Tree survey - discussion.

Cllr G Storey reported that the tree survey had been carried out. £9,200 of maintenance work is needed, with a recommendation of £7000 of the work to be carried out in the next six months and the remaining £2200 carried out in the next 12 months. It was explained that Weldon Landscapes had been used for the last three years as they had carried out the original tree survey.

It was proposed that part of the survey was used to obtain a further two quotations, as the quotes need to be based on the same criteria.

Three officers from the Environment Agency had attended a walk in Geddington. They will sort out the mass of brambles that are stopping the water flow into the pipes under the bridge on New Road.

Highways personnel are working around the village doing maintenance work on the gullies. This includes clearing blocked drains down Stamford Road plus the ditches.

b) Footpaths, weeds, overhanging tree report

Cllr A Storey and Cllr Gibson have carried out two walks around the footpaths and they aim to do this every three months. Issues that they have noted will be reported back or sent direct to NNC using what 3 words.

-Overhanging leaves of the willow tree in the car park extension (via email from resident).

Some councillors had not been able to read the message so this item will be added to the October agenda.

-Recreation ground – update and discussion of work for quotation(s).

Cllr Williams and Cllr Gibson have obtained quotes for the following work:-

Going down the side of the bowling hut and taking the weeds back to the wall of the hut.

Taking the blackberry bushes back as far as possible.

Taking the grass back to the far fence

Duplicating this on the far side of the recreation field

To cut back as far as possible without cutting any of the small saplings down.

The quote was for £500.00. Councillors were satisfied with the quote.

The second quotes is as follows –

The bench at the far end of the field has an overhanging branch from a dead tree. The branches can be taken back and tidied up. The quote for this is £100. Councillors were happy with this.

The third quote is for the following work-

A tree in the far corner is overgrown and is very close to a path where children walk. To take this back and clear the nearby brambles will be £50. Councillors were happy with this.

Email from resident 1.9.25. – broken tree branch overhanging the bench in recreation field.

This will be addressed shortly.

b) Email from resident re concerns with people driving through the ford where children are present.

ACTION 16: The clerk to inform the resident that the ford is a public highway and people are entitled to drive through it. If the 4 x 4 s do not stay on the concrete areas in the ford when they want to wash their cars it will bring oil and rubber into the river, but this happens if a car is washed on a road in the village as all surface water drains into the river. The only course of action he could take is to complain to NNC.

040/26: Request for the mayor to wear chains

A request has come from Kettering Town Council for the mayor to wear chains at a professionals' coffee morning at Café Oak on 15th October. There was no objection to this.

ACTION 17: The clerk to let the Town Council know the decision.

AOB.

None

There being no more business, the meeting closed at 10.00pm.