

GEDDINGTON, NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 13th OCTOBER 2025 at 7.30pm.

MEMBERS PRESENT: Councillors M Rowley (Chair), C Wrighting, A Williams, G Storey, A Storey, T Bailey, B McCraith, L Walker, C Wrighting, G Johns.

APOLOGIES: E Gibson, J Nolan,

DECLARATIONS OF INTEREST.

None.

040/26: RESIGNATION OF CLLR BRYAN McCREERY (FOR THE NEWTON WARD).

Bryan McCreery has resigned as a councillor for the Newton ward. There is currently a vacancy for a councillor for this ward therefore.

Public thanks were given to former councillor Bryan McCreery for the sterling work he had carried out as a councillor over the past few years. It was acknowledged that he will be very much missed on the Parish Council

041/26: PUBLIC SESSION

a) Questions sent in by the public

Any questions received will be raised under 046/26, "Correspondence"

Two members of the public were present.

The PCSO had been invited to the meeting. He is not usually available on the second Monday of the month, but he will speak to his sergeant to see if an alternative police representative can attend instead. He had nothing to report to the October meeting however.

d) Reports from North Northants Councillor.

Cllr Brendon Lovell-Moore had apologised for his absence: he had another meeting that he had to attend with the Chief Executive of NNC concerning finance.

042/26 MINUTES OF THE LAST MEETING.

a) Approval of minutes for the Monthly Parish Council Meeting held 8th September 2025.

Proposed by Cllr Bailey that the minutes were a true record, seconded by Cllr Walker, approved by all councillors present with one abstention.

b) Matters arising - progress on outstanding actions.

8.9.25 - 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. Actioned.

8.9.25 – action 4: Northants Fire – Community Safety Officer. Request to attend a PC meeting (community safety and education).

The Community Safety Officer should be attending the November meeting.

8.9.25 – action 6: Kier – Stakeholder Engagement Officer. 4.9.25. Re-energising of the Parish Path Warden Scheme.

The Engagement Officer to be invited to the December meeting.

8.9.25 – action 11: Alterations to Cricket Club pavilion area. 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 into permission being given for the new practice nets area plus the hard standing area for equipment.

Cllr Rowley has met with them, clarified the work to the steps area, and siting of the shed. They will clear the old cricket nets at the same time. They are aware that they need to take the advertising down.

A further conversation suggestion was removal of the Bowls Club hedge that runs parallel with the tennis courts, and advertising with sponsorship can then be put here on a waist-high fence by the Bowls Club and Cricket Club, with a small donation to the Parish Council. After a prolonged discussion the majority opinion was that councillors were happy to see the narrow strip where the hedge is used for advertising, as long as Parish Council funds were not used to enable this, by paying for hedge cut back or removal, or provision of fencing.

Noted that the Cricket Club co-ordinate the Football Club and the tennis courts.

8.9.25 – action 12: Cllr were informed 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.

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.

This has been actioned.

8.9.25 – action 13: A resident in Skeffington Close can also be approached as he was involved with the supply of the play equipment.

8.9.25 – action 14: Cycle rack request. The clerk to enquire as to availability of any grants to install a cycle rack in the Village Hall car park.

Noted at this point that a new padlock for the gate at the far end of the car park extension is needed. A combination lock to be purchased, but combination lock number knowledge to be severely restricted.

ACTION 1: Cllr G Storey to buy a padlock. Cllr Rowley proposed that £50 be approved for purchase, seconded by Cllr Johns, agreed by all councillors present.

LITTLE OAKLEY

Nothing to report.

NEWTON

Nothing reported.

043/26: FINANCE

a) Bank statements. –

Community account statement	18 Jul – 17 Sep	£50,474.57
Business Saver account	18 Jul – 17 Sep	£15.70

b) Accounts received

None

c) Accounts for payment : -

Boughton Estates	Rent of playing field Apr – Sept 2025	570.00
PKF Littlejohn LLP	Professional charges – Limited assurance review Annual Governance & Accountability return yr ended 31.3.25.	252.00

Cllr G Storey proposed that the payments be approved, seconded by Cllr McCraith, with all councillors present in favour.

d) Budgetary process for 2026/27 – discussion for potential projects/capital and other spend.

Ideas for capital items or projects to be raised and discussed in October and November. Cycle rack, maintenance of the recreation field, clearing of gullyways, dog walking area, any further tree work, footpaths clearance to be raised by residents and councillors and discussed. The aim is to finalise it in December and sign it off in January.

Cllr Rowley explained that provision has to be in the budget for ring fencing potential election costs for a by-election, and an amount put aside in a four year cycle for ring fencing potential parish elections that may have to be held. It is recommended that some reserves should be held, this should be the equivalent of one year's income.

A spreadsheet was circulated, showing the budget breakdown for 2025-6.

PLANNING.

a)NNC Decision notices

No decision notices had been received.

b) Planning Applications - for comments.

25/00922/HFUL

Alternative Reference PP-14189504

Application Received Mon 21 Jul 2025

Application Validated Mon 21 Jul 2025

Address 9 Fern Dale Close Geddington NN14 1EA

Proposal Ground floor rear extension

There were no objections to the application.

044/26: PARISH PLAN – update

Cllrs C Wrighting and L Walker have had one meeting and have reviewed what is currently on the Parish Plan. Any report however to be postponed to the next meeting. It was agreed that Parish Plan will be on each agenda at the present time.

045/26: STONEPIT LAND – lease update.

The GVFB have reviewed the latest version of the lease. They are happy with it except for it stating that they have to keep to ECP ratings. The Parish Council are happy to issue a separate document stating that the Parish Council will not enforce ECP unless they legally have to. It is believed that GVFB will then sign the lease. All councillors present were happy with this.

ACTION 2: Cllr Rowley will base his abbreviated layman's version of the lease on the GVFB's version, and try to complete it by the November meeting.

Noted by Cllr Bailey that the new lease for the Youth Club needs to formalise the Martial Arts Club arrangement.

Two items of correspondence concern the use of the Youth Club. The Kick Boxing Club have asked if they can rent the building directly from the Parish Council, and the Bedford College Group have enquired about taking over the building if it becomes available (for youth provision).

046/26: CORRESPONDENCE.

a) Email from Boughton Estates – preliminary design drawings for the modifications to the Newton Junction and other considerations. These had been circulated to all councillors for information..

a) Email from head of Bedford College group concerning long term lease of Youth Club space. This was discussed within agenda item " 045/26: Stonepit land"

c) Email from Martial Arts concerning the Youth Club (carried over from September PC meeting). This was discussed within agenda item " 045/26: Stonepit land"

d) email requesting pizza trailer sited in the Village Hall car park for one evening a week. Councillors were happy for the pizza trailer to come to the village hall car park to sell pizzas.

ACTION 3: The Clerk to notify the owners that this is acceptable, with a Wednesday or Thursday being probably the best days.

e) email from resident concerning pedestrian crossing on New Road. A reply has been sent, advising the resident that the roads and the crossing are not the Parish Council's responsibility. Resident has been advised that If he goes online to Street Doctor it will let him report it and he can pinpoint the area where the crossing is.

f) email from resident – thanks to Parish Council for tree action in Wood Street. Tree branch removal has taken place to the tree on the corner of Wood Street and Chase View Road.

g) email from resident asking for listed building status for the chapel in Queen Street. The resident is concerned that the chapel would benefit from listed building status or similar to enable it to remain as a community building. Listed building status was not felt to be a good option as it is hard to carry out any changes without stringent planning applications. The Methodist chapel (was United Reform) may be sold or there may be a change of use. It was stated within the discussion that the Village Hall is a community building and there is also the café. In answer to a question, it was thought that if was classed as an asset of community value that that only delays matters.

ACTION 4: The clerk to reply to the resident to state that the Parish Council have considered the matter, but are not aware of any community use. They will look at the planning application in detail when it comes forward for comments.

h) briefing note from Grace Homes – for information following the PC 8.9.25 meeting. The briefing note had been circulated to councillors.

047/26: STANDING ORDERS – review/ discussion

All councillors had a copy of the Standing Orders, but it was decided that discussion of the Standing Orders would be deferred to the next meeting.

048/26: CRICKET CLUB PAVILION – update

An update was given in agenda item 042/26b) "Minutes of the last meeting – matters arising".

049/26: SAMUEL LEE TRUST - replacement Parish Council representative needed.

Cllr McCraith volunteered to be the Parish Council representative.

050/26: ENVIRONMENT - updates from Lead for Environment.

Cllr G Storey reported that the river has been cleared right up to the New Road bridge, the areas either side of the bridge on the main road have been cleared and also the Stamford Road gullies. The drains were cleared last week. Clearing the two overflow pipes may help eliminate the flooding of the field and into the lower end of Skeffington Road. However, the clearance

only took place within ten feet of the bridge, with the NNC workmen refusing to widen out the clearance area. Cllr Storey has received several emails thanking him for overseeing the work.

Work in the recreation field: Cllrs Williams and Gibson have focused on maintenance and cutback work in the recreation field. The workman has carried out one day's work so far.

Possibly the ongoing cutback to brambles etc in the recreation field and the dog walking area including around the overflow pipes can then be carried out by Community Justice Team.

Noted at this point that numerous residents are concerned about the work that has been carried out at Clay Dick by Boughton Estates. The road appears to have been widened and the ditches have been dug out. Some residents have wondered if it is going to be turned into a road to Brigstock.

ACTION 5: The clerk to write to Boughton Estates to ask him what is happening in that area.

Also noted that Geddington to Weekly may be added to the Greenway, with the route being made wheel-friendly.

051/26: STRATEGY DOCUMENTS – discussion.

Purpose of the Parish Council – discussion and explanations

A formal thank you to particular councillors – discussion/ request

Autonomy to these councillors regarding choosing contractors for small jobs
discussion.

A more representative cohort of councillors - discussion.

Cllr Rowley suggested that an informal meeting be held so that questions relating to the above points can be asked and answered, as most of them would be answered when the training course “Off to a Flying Start” was attended by councillors. The councillor who raised these issues was also not able to be present at this meeting.

Cllr Walker added at this point that her email account had been compromised as she had unknowingly answered a scammed email and was now out of pocket. She warned all present at the meeting to be aware of this happening.

052/26: Speed radars – discussion.

This was discussed within the public session.

Cllr Rowley explained the data for 2024 that had been received from NNC, relating to the main road and data collection points at pre- Grange Road, up to about where the bridge is, and where Stamford Road commences and going up the hill towards Corby. The data showed that average speed was below the speed limit. The 85 percentile of those vehicles over the speed limit are only marginally over it.

If residents wish to see a Vehicle Activated Sign (VAS) installed, the Police and Highways would not install a VAS with this data, so the Parish Council would have to fund it out of the precept. A S106 requirement may be able to be included in the housing development.

ACTION 6: The clerk to include possible provision for traffic calming measures in the budget discussions for December and January.

053/26: STARTING TIMES FOR PARISH COUNCIL MEETINGS – discussion.

After the discussion it was suggested that it ran as a trial for a start time of 7.00pm until the Annual meeting in May. Any permanent changes to standing orders are made at the Annual meeting, so the final decision can be made then.

AOB.

Remembrance Sunday: Councillors were reminded that this is the only civic duty that they are asked to attend, on Sunday 9th November, 10.45am at the memorial outside the church.

Councillors who are currently carrying out work in the Parish were encouraged to send a report in for the next village newsletter by the end of October.

There being no more business, the meeting closed at 9.38pm.