

Mawsley Parish Council

Minutes of the Parish Council Meeting held on Monday 15th May 2017

Present: Cllr B Littler (Chair); Cllr K White, Cllr T Sanders, Cllr P Richards;

Also present: Borough Cllr C Moreton; Juliet Lewis (Clerk).

Public present: 8 members of the public were present. Peter K, Jerrard M, Trisha C, Duncan T, Hayley E, Emma T, Joanne P and Amy P.

- 17.05.01** To receive **Apologies of Absence:** Cllr K Wilson, Cllr R Barnwell and Cllr Hakewill (Borough) had sent apologies ahead of the meeting.
- 17.05.02** To receive **Members' Declarations of Pecuniary Interest:** None.
- 17.05.03** To receive **Members' requests for Dispensations:** None
- 17.05.04** **To approve the Minutes of the Meeting Tuesday 18th April 2017** Cllr White requested that the reference to RA/174 in section 17.04.09 should read 50 houses not 53. With this amendment it was resolved to approve the Minutes of the meeting on the 18th April 2017. Proposed Cllr Richards, seconded by Cllr littler – all agreed.
- 17.05.05** **To discuss Matters arising from these minutes only:** All actions were complete prior to the meeting, details covered in the agenda items below.
- 17.05.06** **Police / Neighbourhood warden update:** Not present.
- 17.05.07** **Public Time (15 min):** Duncan T stated that he had not received a response to the contact us he had sent. Clerk to follow up. He requested information regarding who enforces covenants on the properties within the village. The Parish Council advised that it's not the responsibility of the Parish Council but the builder however it is likely that it will not be easy to enforce. Parish Councillors and members of the public shared their experiences in order to assist him further.
- 17.05.08** **Borough / County councillor update:** Councillor Moreton gave the following update:
- **Housing** – The meeting which took place on the 19th April was attended by both Cllr Moreton and Cllr Hakewill. Of the two sites in Mawsley they have confirmed that the land off Cransley Rise is the preferred site. Cllr Moreton advised that he stood up for Mawsley stated that it does not have the infrastructure, school places in particular, to cater for the additional residents. He reminded them that the village was already bigger than originally planned. Although this has been deemed as 'Recommendation: Proceed as draft housing allocation' this is only the first step in a long road. The land off main street has been refused as there is no direct access to the village. Cllr Moreton will continue to chase to see if he can ascertain why we were not informed.
 - **Play area** – The zip wire has failed, it was made safe the same day but appears that it may have been a design or assembly fault. Although there is a loss of confidence in the village it is strongly felt that it shouldn't be removed. It will need to be moved to reallocate land to the pub site. A full investigation will need to take place. Comments were made that there were also problems with the surface which KBC had agreed to repair. Cllr Moreton commented if it is not replaced compensation should be received. A replacement should be supplied with a new warranty at time of replacement.

Cllr littler commented that this was not an MPC issue but falls within the remit of the MVA. Cllr Sanders commented that if these are out there people need to know. Amy (public) offered the services of her husband who is qualified to assess the situation.

17.05.09

Planning: (a) To discuss the following planning applications:

KET/2017/0271: 6 Link Lane, Mawsley, NN14 1GD: Replacement French doors to side elevation. **No objection.**

KET/2017/0329: 2 Paddock End, Mawsley, NN14 1GB: Single storey rear extension. **No objection.**

(b) Update on planning progress 83-143 dwellings to the ease of Mawsley (RA/115), information received by the Parish Council. See also agenda item 17.05.09.

About four years ago Kettering Borough Council (KBC) asked land owners to come forward with potential sites for additional housing in and around Mawsley. One of the sites put forward was the land behind Main Street (roughly from the pond to The Centre).

However KBC, in writing, discounted this site as there was no access to the rest of the village. It is understood that the owner of the ransom strip of land at the proposed access point has no intention of permitting access across it as far as we are aware. KBC's chosen preferred site was the land off Cransley Rise.

The Parish Council was advised, by our Borough Councillor Jim Hakewill, only a few days ago that discussions about progressing the land off Cransley Rise were proceeding within KBC Planning.

Therefore the Parish Council was surprised to hear from agents of the (new) owners of the site behind Main Street that they wished to talk with us about housing on that site, specifically they wished to discuss access to the site via The Centre's car park.

Three Councillors and the Clerk met with the agents, in an informal capacity, last Thursday. We made clear that we were there to listen and could not make any comments as to the suitability / acceptance or not of that site.

We were very surprised to hear from the developer that:

- Although KBC had discounted this site they had subsequently contacted the land owners to see if they were prepared to put the site forward again.
- The owner's agents had completed a site expression of interest form, with an indication that the site could have a build capacity of 143 houses.
- They believed that KBC planning had welcomed this intention and indicated that they considered it to be a viable option; albeit their preference was for a site that extended back to a lesser distance than proposed (potentially c. 83 houses).

The agents also indicated that potentially access to the site could be gained by construction of a road directly off the C31 as their clients also own the required land.

The Parish Council had not been advised of the above independently by KBC Planning and, indeed, does not appear to be backed up by the information available on their website

http://www.kettering.gov.uk/meetings/meeting/1541/planning_policy_com (select Plan 3 - Mawsley) which refer to this site as being "Recommendation: Reject as housing allocation".

17.05.10

Finance: (a) To approve monthly Receipts & Payments:

Payee	Details	Budget Heading	££
TCAM	INV-2323	Room Hire	£52.50
TCAM	INV-2308	Room Hire	£25.50
J Lewis	Clerk salary	Clerk Salary	£421.78
	Expenses	Stationary / Mileage	£85.30
			£585.08

£507.08

It was Resolved that the payments be made in accordance with the Local Government Act 1982 and subsequent amendments.

(b) Annual audit: The clerk read out the 8 statements in section 1 of the annual return and recorded the declarations. Upon completion the form was signed by the clerk and the chairman.

17.05.11

Bus Shelter Project: Cllr Sanders stated that he had prepared responses to the comments made on Facebook which had been distributed to the councillors prior to the meeting. He stated that he had answered as much as possible on the thread but can expand if required.

He stated that in the April meeting he had made it clear that the project needed to be started in June to receive the best deal and confirmed he considered it to be the best deal. He is looking for the 'green light' for funding.

He has approached local businesses and requested funding in return for inclusion on a 'roll of honor', he has had 2 expressions of interest so far.

Cllr Sanders further stated that we needed to move away from the need for bus shelters as that has been proven but what we need is to approve funding.

Cllr Littler confirmed that the money already received / guaranteed amounts to £1550 in the bank account and £1000 borough councillor funding from Cllr Moreton. He then went on to confirm his comments of the last meeting that we do not have £25k of funding to give to this project.

Cllr White stated that he agreed with Cllr Littler, confirming that the whole council recognised the hard work that had been put into getting this far, that the amount being requested would leave the Parish Council in a vulnerable position financially. He stated that we need full and detailed community engagement and not just with those groups who have a vested interest. When significant expenditure is to take place, deemed to be more than 10% of the precept, community engagement needs to be demonstrated without question.

Cllr White suggested that he would lend support to a single bus shelter placed at the medical centre. Cllr Littler agreed that this would be the best option as they could not justify the level of expense for the further two bus shelters. Re-iterating that the project was always meant to be funded by external sources.

Cllr Saunders commented that there are 150 bus users including 134 school children and if were to provide just one shelter when there are 8 stops in the village it will not be adequate.

Jo(public) commented that someone had mentioned a company on the facebook page which was a lot cheaper why can't we use them? Cllr Sanders confirmed that one of the companies

we have received quotes from is the company mentioned and once you factor in all the other work required they are not competitive.

Cllr White then referred to agenda item 17.05.22 – raising the question as to why people require bus shelters. He draw attention the the bus GPS app which allows users to track the bus along it's route so you can time leaving your house to avoid missing the bus and therefore also negating the need for a bus shelter to waiting. He confirmed that this does work in Mawsley.

Cllr Sanders stated there is a need, they have confirmed it, that's why other villages have them supported by their Parish Councils.

At this point Cllr Sanders requested that the decision be postponed until the next meeting as two councillors were missing. The clerk confirmed, for the record, that the meeting was quorate.

Cllr Littler suggested that Cllr Sanders continued to try and attract additional funding and confirmed the cost of installing one shelter at the medical centre so it can be further discussed at the next meeting.

Cllr Sanders agreed and stated he needed to speak to Vic Cope.

Cllr Littler concluded the item by, again, thanking Cllr Sanders for the effort / work he has put in to this project.

17.05.12

Allotments: At the last meeting Cllr Barnwell withdraw all offers of land within the Parish and has been looking for land outside the parish. 4 possible sites have been identified. The clerk confirmed that legal advice would be £109+VAT however it was confirmed that seeking legal advice would be put on hold until after the other possible sites had been investigated further. No timeframe has been set for these investigations.

Jo(public) asked that if the Parish Council had to compulsory purchase land inside the parish boundary would it have to be ratified with all residents? Cllr Littler confirmed that the Parish Council would take legal advice at that point.

Emma (public) requested that if we do end up looking at compulsory purchase that we would reform the working party. Cllr Littler confirmed that at this point nothing had been ruled in or out with regard to compulsory purchase but it would be considered should that be where we end up.

17.05.13

Mybus update – Drayton Manor trip was a success with 10 of the 16 seats being filled however the Saturday trips into Kettering had not been successful with no take up. It was requested that the monies awarded by the Parish Council be used to provide day trips during the school holidays. It was agreed to allow the MYBus team the flexibility to change the service as they deem necessary.

The public suggested that a trip to the cinema or bowling would be preferable to Kettering considering the age group. Amy (public) suggested that they had not considered the parents when the proposal was put together.

17.05.14

Village signage permission - awaiting the return of Cllr Barnwell.

17.05.15

TCAM: AED responsibility – Ownership was queried when it was noted that the instruction notice was missing. Cllr Littler confirmed that it is owned, and should be maintained, by TCAM. Cllr Littler will ensure a process is set up and followed. Clerk confirmed that once the box has been removed it needs to be confirmed as complete. If paddles are used they need to be replaced, cost is approximately £80 each time the paddles are used.

- 17.05.16 Older Youth Teen shelter and Adventure trail** – The adventure trail has been put on hold for the time being with focus on the Teen Shelter. Cllr Richards showed examples of the equipment and advised that he'd obtained 3 estimates. One company is coming out to advise re siting of the shelter. Grant funding will be sought to pay for the shelter if it is agreed.
- 17.05.17 Outdoor Gym** – Still awaiting signed copy of the letter of ownership / responsibility.
- 17.05.18 Community Funding Fair** – Cllr Sanders and Cllr Richards attended the event. Contact was made with Sue Davies, external funding manager. Various exhibitors attended, including Mick George who provided details of their extended area. National lottery / Awards for all is said to be easier to access now, however we have not found this to be the case in regard to bus shelters. Cllr Richards will circulate the presentation.
- Cllr Littler commented that he had found the online tool 'Grant finder' useful in the past.
- 17.05.19 Village Memorial Planting** – Additional planting has taken place around the war memorial, paid for by Cllr Richards. It was **resolved** to refund the monies spent. A cheque was written and signed at the end of the meeting.
- 17.05.20 Neighbourhood Plan summary posting on Facebook and website, seeking comments.** It was felt, in light of current issues, that this was not the right time to attempt to gather further opinion regarding the Neighbourhood development plan.
- Cllr White commented that it is not worth doing as we cannot identify any areas for development as the village is already overdeveloped and without identifying land for development it will not be accepted.
- Clerk confirmed that it would be unlikely to be accepted it does not fit in with borough plans.
- To be reviewed at the meeting in July.
- 17.05.21 Create a Mawsley Parish Council FB page for community engagement and creating polls.** This has been discussed before but Cllr White feels that things have moved on. Cllr White proposed creating a Mawsley PC page, seconded by Cllr Littler, all agreed. Clerk to create / maintain / admin.
- 17.05.22 Bus GPS and smart app** - See above.
- 17.05.23 D.W.Homes 'Statement of Intent' and assuerty regarding non-adoption by KBC** – We have not had a response to our request for assurance and the verges are not being adequately maintained. Amy (public) commented that she had managed to make contact via their facebook page. The Clerk explained that this is not something that the Parish Council can do however she asked to be kept informed. Cllr Sanders confirmed the contact he has is Mark Gatehouse, technical director – 01604 789057
- 17.05.24 DWH Landscaping, POS and Highways Maintenance** – As above.
- 17.05.25 Woodland Maintenance and status on the KBC extended footpath proposal** – no further update, Cllr Moreton confirmed it had been budgeted for and should be scheduled. No further consideration has been given to the TCV quote.
- 17.05.26 Create map/plan showing who is responsible for which roads and open space together with contact details and post on website** - the map is available and will be uploaded to the new facebook page.

17.05.27 **Revisit the 2014 request to create own MPC website for further community engagement -**
Cllr White has looked into Two Commune who are used by several other Parish Councils in the area. Clerk confirmed that they have been highly recommended but it may be possible to create a new website with very little cost to the Parish Council.

17.05.28 **Correspondence received by the clerk not covered above –** TCAM have contacted us regarding the siting of a kebab van in the car park. Further information is requested regarding the possible pollution, littering, noise etc. Clerk will contact the kebab van owner for further detail.

Cllr Littler wanted to confirm the policy on abusive emails. The Parish Council have previously agreed that they would not respond to anonymous emails. Cllr littler requested that this be extended to any emails containing offensive material, either offensive to the Parish Council as a whole or any individual Councillor or the clerk. All agreed.

Meeting closed at 21:30

Next meeting: Monday 19th June 2017 7pm.