

## Mawsley Parish Council

### Minutes of the Parish Council Meeting held on 7<sup>th</sup> February 2005

**Present:** Cllr R. Littler (Chair); Cllr C. Winter (Deputy Chair); Cllr F. Quinn; Cllr R. Holland; Cllr C Moreton (part time); Cllr G. Somerville (part time); R. Meredith (Clerk); Cllr. M. Harrison; M Czerniuk (George Wimpey); M. Hammond (KBC); G. Correa (KBC).

**Members of the Public Present:**

Ms. P Rowley

**02.05.1 Apologies for Absence**

Cllr. R Barnwell due to illness.

**02.05.2 Allotted time for members of the public**

No requests received.

**02.05.3 Declaration of Interests**

Cllrs. Littler and Winter declared their positions as Honorary Officers of the Mawsley Villagers Association (MVA).

Cllr. Winter declared a potential future interest in the marketing of the units to be built in the designated "Employment Area" within the Parish.

**02.05.4 Messer's George Wimpey**

Martin Czerniuk of George Wimpey was welcomed to the meeting and invited questions on issues relating to developments within the village.

**Pub Site:** Noted that there was little interest in the site from the main breweries due to its location. Three interested groups have been asked for "best and final" bids for the purchase of the site and these are due for submission in the week of 21<sup>st</sup> February. Wimpey are keen to control the timing of any planning application and to ensure that any entity who procures the site is fully committed and has the capability to complete the build and fit out of a pub. Strict rules would be applied with regard to future land disposal in the event that development did not commence within given periods. The meeting was advised that a request had been received from Cllr. Barnwell some time ago that his father may be remembered in some way in the naming of any resulting pub. Cllr. Littler raised the issue of the increase in size of the pub site following agreement to allocate some 0.2 acres of the designated playing field to the pub site. It was **agreed** that the issue of recompense for such allocation of playing field land was to be resolved between the Borough Council and George Wimpey. **Action 02.05.4.1**

**Medical Centre:** A slight delay in the sale of the site has been incurred pending approval of George Wimpey planning application KE/04/1341 as the sites have a common boundary, it was noted that the Borough Planning Officers were supportive of this latest application. The slight delay should not impact build greatly and the developers of the Medical Centre were fully aware of the situation, it may be necessary that a short lease extension is required on the existing temporary medical facility.

**Employment Units:** Little further to report following the update given by Diamond Estates at the December Parish Council meeting. Cllr Littler raised the issue of accommodation units being provided within the area, Martin Czerniuk advised that George Wimpey would not be in favour of the inclusion of these were to be included in the overall number of 750 properties in the village. Martin Czerniuk emphasised that it had proved difficult to market the stand alone shop due to potential size of the property

but that parties were interested in establishing a convenience store within the Employment Units.

**Cycle Ways:** A plan was produced that is based upon the outline planning permission. It was noted that housing layouts had changed since the outline plans and that the original concept could not now be completed. George Wimpey are working upon making the necessary connections such that by use of cycle way and existing roads infrastructure a complete route around the village will be available.

**Street Lamps:** The meeting was advised that new contractors had been appointed to ensure lamps and electrical supplies were provided as planned. The project is being managed by Bill Metcalf of George Wimpey, it was **agreed** that the Clerk should extend an invitation to him for a future meeting. **Action 02.05.4.2**

**Chambers Hill:** Activity had recently taken place to raise the ironworks prior to a final road surface being laid, no date for such activity had been advised, Martin Czerniuk was asked to investigate and advise when the top surface may be laid. **Action 02.05.4.3**

**Village Map:** It was noted that George Wimpey had a map of the village and Martin Czerniuk was asked if electronic copies could be made available for passing on to the Fire, Ambulance and Police Services. **Action 02.05.4.4**

Martin Czerniuk was thanked by the Councillors present for his attendance at the meeting and for the information provided.

#### **02.05.5 Mawsley interface to Kettering Borough Council**

Martin Hammond, Deputy Chief Executive of KBC, was welcomed to the meeting. Cllr. Littler provided an update on the issues that were outstanding for resolution by the Borough Council:

**Community Centre:** Noted that KBC are the customer for this building but there has been little liaison between them and the users of the building, the residents of Mawsley. It was also noted that confusion existed over the type of licence that was applicable to the building and that provision of a bar facility was key to the business plans being prepared by interested operators. Martin Hammond agreed to look into these issues and to look for an appropriate contact point to progress the development of the Community Centre. **Action 02.05.5.1**

**Mawsley Community Fund:** Martin Hammond to progress with Graham Soulsby, Head of Finance for KBC, the list of issues that would need to be covered in the Parish Councils proposal to take control of the fund. **Action 02.05.5.2**

**Playing Field Work:** Following the report prepared by Turftrax and subsequent discussions with Messer's George Wimpey, a plan for the layout of the Playing Field was still awaited from Peter Harris of KBC. There appeared to be no clear agreement on what work Messer's George Wimpey are to take on the Playing Field and it was noted that their understanding was that this is a recreation area rather than a full Playing Field with appropriate drainage, levelling etc. Martin Hammond agreed to progress the matter both within the Borough Council and with George Wimpey. **Action 02.05.5.3**

**Mawsley Liaison Forum:** Martin Hammond advised that he was conscious of concerns as to how the "Mawsley" issues would be addressed following the removal of the forum. He advised that the point of access to the Borough Council should be through the community Development Officer, Gill Correa and that he would further consider how "Mawsley" could be better managed particularly following the departure of Mark Shipman. **Action 02.05.5.4**

Cllr. Littler thanked Martin Hammond for his attendance at the meeting and for the interest that he had shown in the issues under discussion.

**02.05.11 Planning Matters** (brought forward by agreement)

By agreement this agenda item was brought forward.

Application No. KET/2005/0060 – Single storey extension, 4 Birch Spinney, Mawsley. After discussion MPC to respond “No Objection”. **Action 02.05.11.1**

Application No. KET/2005/0062 – Erection of 27 affordable housing units, Areas 3A & B, Mawsley. After discussion MPC to respond “No Objection” with an added comment that neighbouring residents should be considered when determining the location of site offices and other facilities. **Action 02.05.11.2**

**02.05.6 Minutes of Meeting**

The minutes of the meeting of the Parish Council held on the 10<sup>th</sup> January 2004 were accepted as a true record and were signed as such.

**02.05.7 Matters Arising from the Minutes**

Action	Actionee	Subject	Status
01.04.16.2	Clerk	Establish area covered by “Article 4” within Mawsley	Information has now been received and will be circulated to Councillors. Action Closed
02.04.14.1	Clerk	To pursue provision of litter bins with KBC.	Noted that the Borough Council will not install bins on un-adopted land. No further action to be taken at this time. Action Closed.
02.04.17.1	Clerk	To establish with KBC what action can be taken with regard to the advertising signage in Mawsley	Further chasing letter sent, ongoing
03.04.10.1	Clerk	To write to Borough Council requesting clarification on issues relating to transfer of the Community Building and to seek the preparation of a comprehensive Project Plan.	Action superseded following meeting with Borough Council on 19 <sup>th</sup> January 2005. Action Closed.
03.04.11.1	Clerk	To progress with the Borough Council the possibility of leasing land for the provision of allotments.	It is confirmed that no land is available within the Parish Boundary for use as allotments. Action Closed.
04.04.6.1	Chair	To arrange visit for Cllrs. to the Police Operations Centre	Ongoing.
04.04.7.3	Clerk	To progress the issue of ownership of the Mawsley Community Fund with KBC	Action superseded following meeting with Borough Council on 19 <sup>th</sup> January 2005. Action Closed.
05.04.11.2	Cllr. Barnwell	To discuss with Stock Land & Estates their current view and position with regard to the Mawsley Management Company and the Community Fund.	Meeting to be held early in the New Year. Ongoing.
06.04.11.1	Clerk	To draft letter to KBC regarding possibility of amending the S106 Agreement.	Action superseded following meeting with Borough Council on 19 <sup>th</sup> January 2005. Action Closed.

01.05.2.1	Clerk	To write to Messer's George Wimpey re clearance of builders debris from around the village	Ongoing.
01.05.4.1	Chair	To write to former members of the Liaison Forum extending invitations to future Parish Council meetings	Contact has been made with former members. Action Closed.
01.05.4.2	Cllr. Harrison	To arrange for the attendance of a Borough Council Officer at the next Parish Council Meeting	Martin Hammond in attendance. Action Closed.
01.05.4.3	Cllr. Harrison	To report back to the Parish Council on discussions with the Borough Council.	Information provided. Action Closed.
01.05.8.1	Clerk	To up date budgets in line with discussions of Parish Council meeting of 10 <sup>th</sup> January	Budgets updated. Action Closed.
01.05.8.2	Clerk	To include a discussion of precepting on the agenda for the next Parish Council meeting	Agenda item 9. Action Closed.
01.05.8.3	Clerk	To advise MPC attendance at the Consultation Meetings with KBC with regard to 2005/6 Grants	Attendance advised. Action Closed.
01.05.8.4	Clerk	To order replacement notice board and discuss potential discounts for ordering a second notice board	Notice board on order and slot reserved for second board in July 2005. Action Closed.
01.05.10.1	Clerk	To respond to Planning Application KE/04/1431	Response sent. Action Closed.
01.05.13.1	Clerk	To write to Messer's George Wimpey with regard to completion of the cycle way and maintenance of the fence outside the playing field.	Update on the cycle way provided by Martin Czerniuk, fence maintenance superseded by activity on development of the Community Centre. Action Closed.
01.05.13.2	Clerk	To write to KBC and seek confirmation of bin emptying in the Play Area and that inspection of play equipment would be carried out.	Confirmation received from the Borough Council. Action Closed.

#### **02.05.8 Police Matters**

No discussion.

#### **02.05.9 Accounts and Budgets**

The budget for 2004/2005 was discussed no variation from the previous months forecast and actuals was noted. It was **agreed** that it would be appropriate to subscribe to the Village Hall Advisory Service of Northants ACRE at a cost of £31. Clerk to contact Northants ACRE and to update budgets accordingly. **Action 02.05.9.1**

Draft budgets for the financial year 2005/2006 were presented to the meeting which reflected discussions held with officers of the Borough Council on 19<sup>th</sup> January 2005 (a copy of the notes taken at that meeting are appended to these minutes as Appendix 1).

Based upon these discussions and assurances received from the Borough Council with regard to access and ownership of the Mawsley Community Fund and that the transfer of the Community Centre would be exempt from Stamp Duty, it was **agreed** that a precept would not be required for the coming financial year and that the offered grant should be accepted. The budgets for 2005 – 2006, attached as Appendix 2 to these minutes, were **approved**. The Clerk was requested to advise the Borough Council accordingly. **Action 02.05.9.2**

#### **02.05.10 Correspondence and Clerk's Update**

The meeting was advised of correspondence received to date and a list of such was circulated.

Discussion of the SLCC/NALC guidance on Contracts of Employment for Clerks was deferred to the next meeting.

Attendance at the Development Control Seminar on 1<sup>st</sup> March 2005 was **agreed** to be Cllr. Quinn and the Clerk, Clerk to advise Borough Council accordingly. **Action 02.05.10.1**

It was **agreed** that it was not appropriate to offer facilities within Mawsley for meetings of the Parish Highways Representative Scheme at this time and that attendance would not be necessary until roads were adopted within the village. Clerk to advise appropriate bodies of the decision. **Action 02.05.10.2**

#### **02.05.12 Allotments**

Following receipt of confirmation from the Borough Council that land was not available within the Parish Boundary for use as allotments, it was **agreed** that the Clerk should write to Cllr. Barnwell requesting more detailed information on what land may be available to lease for such use. **Action 02.05.12.1** Once this information is available, the Parish Council will discuss with those residents interested in allotments the options available to them and how the matter should be progressed.

It was noted that capital bid applications had been made to the Borough Council for the provision of fencing and storage on any allotment site. The provision of such facilities would need to be considered should land only be available on a short term lease.

#### **02.05.13 Community Centre**

The meeting was advised that Graham Leah had been appointed as Chair of the Steering Group, more volunteers were to be sought to assist the group. The first fund raising event, a Race Night at the Village School, had raised in excess of £1800 for Community Centre funds.

#### **02.05.14 Any Other Business**

Cllr. Littler advised that the Fire and Ambulance Services had little mapping information on the village, hopefully this would be remedied by the provision of maps by Messer's George Wimpey. Cllrs Littler and Winter would be visiting both services shortly.

It was confirmed that the Community Development Officer, Gill Correa, should now attend the Parish Council meetings on a regular basis.

Cllr Holland advised that the next Neighbourhood Watch meeting would be held on 17<sup>th</sup> February at the Surgery. It was noted that Cllr Holland would be unable to attend, attendance by any other member of the Parish Council would be appreciated.

**01.05.14          Date Of Next Meeting**

The next meeting will be held on 7<sup>th</sup> March 2005 at the Surgery, Nethertown Way.

There being no further business to discuss the meeting closed at 10.04 pm.

**Signed:** .....

**Date:** .....