

Mawsley Parish Council

Minutes of the Parish Council Meeting held on 3rd July 2006

Present: Cllr R. Littler (Chairman); Cllr C. Winter (Deputy Chair); Cllr G Somerville; Cllr R Barnwell; Cllr F. Quinn (Part Time); Cllr. R. Holland (Part Time); R, Meredith (Clerk); Tim Bellamy (KBC).

Members of the public present: Mark Ayears; Simon Wilson; Emma-Jane Exelby; Leigh Hayman; Kiera Buckley.

7.06.1 Apologies for Absence

Cllr C. Moreton, business; County Cllr J. Harker, Local Government Conference; Borough Cllr J. Hakewill, Borough Council meetings; Cllr R. Holland, School Governors meeting.

7.06.2 Declaration of Interests

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

7.06.3 Allotted time for members of the public.

All members of the public present declared that they were in attendance to understand the position of the Parish Council with regard to Planning Application KET/2006/0582.

Leigh Hayman and Kiera Buckley advised that they were in the latter stages of purchasing property on The Green, Mawsley and that the proposed development was bigger than anything they had been advised of when considering the purchase. Cllr Somerville queried as to what, if anything the George Wimpey sales office were currently advising as to the development. Leigh Hayman advised that they were still advising a small development of craft units and a retail outlet and probably on no more than a single storey in height.

Mark Ayears advised that his property looked directly on to the proposed development and that, again, when purchasing the property the advice given was of craft units and a retail outlet of a single storey in height. Whilst he was supportive of the need for some form of shop and craft units in Mawsley he expressed his shock at the size of the development proposed. He stated that he was not trying to have a “not in my backyard approach” but felt that the development would have a serious detrimental effect on his property.

Cllr Littler thanked all members of the public present for their attendance and for expressing their views on the proposed development of the commercial area in Mawsley.

7.06.4 Planning Matters

Planning application KET/2006/0582, mixed use development consisting of retail units, take away, residential flats, day nursery, offices and finance unit at The Green (land to the east of), Mawsley. The meeting discussed the proposed application at length having been advised by Cllr Littler of potential planning matters that could be considered in determining the Councils position. It was noted that the Parish Councils decision would be taken into consideration by the Borough Council but that, ultimately, the final decision would lie with the relevant Planning Committee of the Borough Council. Concern was expressed in the following areas:

Residential Units – it was noted that such provision had not been part of the original design concept and that it was intended that units would be locked at the end of the day and left, the likelihood of individuals wishing to live above their business premises had not been considered. The meeting was advised that the provision of residential units had been advised to the Parish Council some time ago and that the developers felt it was beneficial to the area to have such provision for security reasons.

Height of the development – the provision of several three storey office units was something several Councillors were not expecting and it was felt that this was not in keeping with the surrounding area. It was felt that a development of two storeys, two and a half maximum, would be more appropriate.

Footpath access to the Community Centre land – the provision of the footpath was appreciated as it was in accordance with discussions with the developer, however, concerns were expressed that this should not create a right of way over any land transferred with the Community Centre.

By a majority vote, 2 dissenting, it was **agreed** that the response from the Parish Council should be on a “no objection basis subject to certain amendments/conditions being agreed” The amendments/conditions being that the development did not exceed two and a half storeys, with the preference being for no greater than two stories, and that the proposed footpath to the Community Centre land did not create a right of way across that land. Those dissenting advised that their view was that the application should be rejected until such time as the required amendments/conditions were fully addressed to the satisfaction of the Parish Council. The Clerk was actioned to advise the Borough Council of the views of the meeting. **Action 7.06.4.1**

The members of the public present were asked for any further comments. Leigh Hayman expressed concern that it was unlikely the top floors of the proposed offices could be used for office accommodation given the roof pitch whilst Mark Ayears commented on the potential traffic increase as a result of the development.

The meeting was advised of recent developments in planning enforcement issues that had been raised by the Borough Council and the meeting noted that retrospective planning applications would shortly be received on a number of the matters raised.

Cllr Barnwell queried the status of discussion with regard to the transfer of land previously considered to be “amenity open space” to individual residents in Mawsley. The Clerk was requested to write to the agents of George Wimpey (Technical & Development Services LLP) who had made contact some months ago to discuss transfer of land to the Parish. **Action 7.06.4.2.** It was noted that, as a minimum, planning applications should be required where such amenity open space was to be transferred to private individuals.

7.06.5 Minutes of Meeting

The minutes of the Parish Council meeting held on the 5th June 2006 were accepted as a true record of that meeting and were signed as such.

7.06.13 The Centre at Mawsley (brought forward by agreement).

Cllrs Littler and Winter left the meeting, Cllr Barnwell acted as Chairman for the purposes of this section of the meeting.

The issue of rent for the Centre at Mawsley was discussed in great detail, the primary concern being that of how rent reviews could be implemented during the term of the lease. A cap of an increase of £100 per month on any rent review had been discussed at previous meetings but there was a view amongst Councillors that this was insufficient. After discussion it was proposed by Cllr Somerville and seconded by Cllr Quinn that for the first three years of the lease rent would be a peppercorn £1; at the rent review at the

end of the third year there would be a cap placed on any monthly rental of £100; and, at the rent review at the end of the sixth year there would be a cap of £200 per month for any rent to be paid. This was **agreed** by the meeting and the Clerk was requested to finalise the Heads of Terms for the lease. **Action 7.06.13.1**

For the avoidance of doubt, it was confirmed by the Chairman that if the Parish Council determined that at the first review the Council did not increase rent to the full £100 per month then this did not reduce the Councils ability to increase rent to the full £200 per month at the second review.

The subject of grants to the Mawsley Villagers Association was discussed as the MVA was now in the process of establishing a Community Interest Company to operate the Centre at Mawsley. It was **agreed** that any grants from the Community Fund should be made to the Community Interest Company rather than to the MVA. It was noted that certain conditions had been placed on the recently approved grant from the Community Fund most notably the requirement to obtain three quotes for all work undertaken by third parties. The MVA views that it was difficult to obtain such quotes was noted and the meeting **agreed** that for grants in excess of £5,000 to the MVA two quotes would be necessary, any grants below this amount would require only one quote. The Clerk was asked to advise the MVA formally of this requirement and to adjust the Community Fund Management and Operations Provisions accordingly. **Action 7.06.13.2**

Cllrs Littler and Winter returned to the meeting.

The meeting was advised that access to the playing field adjacent to the Centre for maintenance purposes would now be via Hawthorn Avenue, this negating the requirement for access provisions through Parish Council owned land. Cllr Barnwell expressed concern as to who would own the footpaths to the Centre, it was noted that until final plans were provided this could not clearly be determined.

The issue of funding for future expenditure with regard to maintenance of the Centre was discussed and it was **agreed** that the Council needed to plan for this such that sufficient funds were available from the Precept. The Parish Council to consider such issues future meetings. **Action 7.06.13.3.** Cllr Barnwell requested that the Clerk investigate the legality of decisions taken by this Council that bind future Councils. **Action 7.06.13.4.**

7.06.6 Matters Arising from the Minutes

Action	Actionee	Subject	Status
03.05.5.2	T. Bellamy	To establish status of capital bids submitted on behalf of Mawsley to KBC and to provide copies of said submissions.	It was confirmed that funds for the Water Feature; Allotments and the Over 7's play facility had not reached the priority list. Clarification to be sought on whether a capital submission had been made for moving the Under 7's Play Area or for Over 7's Play Equipment. Ongoing.
03.05.14.2	Clerk	To discuss with Messer's George Wimpey the temporary provision of gritting bins within the village pending adoption of the roads	Clerk to progress. Ongoing
04.05.9.1	Clerk	To review SLCC/NALC guidance on Contracts of Employment for Clerks.	Draft to be circulated for consideration. Ongoing.
07.05.4.1	C. Williams	To provide drainage map of playing fields for future reference	Ongoing.

07.05.4.3	C. Williams	To establish what was planned with regard to the cycle path to ensure compliance with original plans and, in particular, the missing sections around Warren End	Ongoing.
07.05.4.9	C. Williams	To provide updated street maps for use by the emergency services	Maps are being updated. Ongoing.
07.05.4.12	C. Williams	To ensure landscaping contractors are completing work appropriately and replacing dead trees	Noted that an area adjacent to farm buildings to the north of the village is not planted as required. KBC have informally advised that action on all landscaping, including remedial works, will be required from Wimpey very shortly. Ongoing.
10.05.15.2	Cllr Harker	To establish views of Highways with regard to a speed limit along the C31	Site visit undertaken, response awaited. Ongoing.
11.05.7.2	Cllr Barnwell	To review old papers and establish what provision was made by the developers for a playing field in Mawsley	Ongoing.
12.05.13.2	Clerk	To advise Wimpey sales office of admissions position at the Mawsley Community School following completion of action 12.05.13.1	Funding for extension being sought by the LEA. Ongoing.
SPCM1.06.6.1	Clerk	To discuss rent review options with the Parish Councils Solicitor to ensure mutual agreement is allowed without reference to "market rates"	For discussion at Agenda Item 13. Action Closed.
SPCM1.06.6.2	Cllr Holland	To complete a list of contents, fixtures and fittings for insurance purposes.	Ongoing
SPCM1.06.6.4	Clerk	To progress the issue of freehold conditions that may be imposed by the developer, or Borough, with the Borough Council.	Document commented on, awaiting response. Ongoing

SPCM1.06.6.5	Clerk	To progress the issue of access rights required over leased land with the Borough Council.	The possibility of separate access at the opposite end of the playing field to the Community Centre, through an existing gap in the hedge, to be addressed with the Borough Council. Held pending transfer documents from Wimpey and KBC. Now agreed that this would be from Hawthorn Avenue but to be confirmed in final transfer documents. Ongoing.
SPCM1.06.6.6	Cllr Holland	To review detailed Community Centre documents to establish access points for services.	Ongoing.
2.06.9.1	Tim Bellamy	To progress amendments to the S106 Agreement required to enable transfer of the Community Centre.	KBC have appointed an outside adviser to act on this matter. Ongoing
3.06.6.2	Parish Council	To consider an appropriate opportunity to request the provision of the mobile police station	Ongoing.
3.06.7.1	Clerk	To write to bus operators and establish their views on gritting of the C31	Ongoing.
3.06.7.2	Cllr Harker	To provide a copy of the response received from Highways with regard to visibility at the Old turn on the C31	Tree to be felled. Action Closed.
3.06.7.3	Clerk	To write to Highways Dept. to establish their views on how speed could be better controlled on the C31.	Site visit held, response awaited. Ongoing.
3.06.7.5	Cllr Harker	To establish what surveillance may be available for identified fly tipping sites along the C31.	Ongoing.
3.06.14.1	Clerk	To discuss and agree Heads of Terms with the MVA CCSG	To be discussed at Agenda Item 13. Action Closed.
3.06.15.2	Chairman	To arrange for Bedford Pilgrims to attend a meeting of the Parish Council to discuss criteria and vetting used when allocating their properties.	Ongoing.
5.06.7.1	Clerk	To renew Parish Council Insurance	Insurance renewed. Action Closed.
5.06.10.1	Clerk	To put in place arrangement for a Special Meeting of the Parish Council	Meeting held. Action Closed.

5.06.11.1	Cllr Quinn	To provide Clerk with details of speeding vehicles for onward transmission to the police.	No details received to date. Ongoing.
SPCM2.06.4.1	Clerk	To include a discussion of the Rules relating to the Management and Operation of the Community Fund in the next PC agenda.	Discussion held. Action Closed.
SPCM2.06.4.2	Clerk	To advise MVA of Councils decision with regard to grant aid application.	To be discussed further at Agenda Item 13. Action Closed.
SPCM2.06.5.1	Clerk	To include discussion of rent for The Centre in the next PC agenda.	Discussion to be held 3 rd July. Action Closed.
6.06.12.1	Clerk	To advise KBC of the Parish Councils views with regard to Planning Application KET/2006/0327	Views advised. Action Closed.
6.06.13.1	Clerk	To investigate the position with regard to a Parish Council signing agreements that extend beyond a term of office of that council.	Advice given. Action Closed.
6.06.14.1	Clerk	To seek an update on discussion with regard to the Section 38 Highways Agreement between NCC and Wimpey.	

Cllr Barnwell requested that the Clerk establish a central file be held such that all agreements reached by the Council could be found in one place, this was **agreed** by the meeting. **Action 7.06.6.1**

It was noted that the issue of aeroplanes flying over Mawsley was becoming an issue discussed on the Village Forum and had also been raised at the Rural Forum. It was agreed that a note should be placed in the Newsletter advising of this and asking that interested parties attend the next Rural Forum which would be attended by representatives of Sywell Airport. Chairman to produce note for the Newsletter. **Action 7.06.6.2**

7.06.7 Police Matters

A letter received from Northants Police, following the attendance of CI Tom Thompson at the Annual Parish Meeting, was read. Comments made with regard to gritting and speeding were noted.

The issue of disturbances at 1 School Road was raised and it was noted that Environmental Health and the police were now involved. It was felt that this was not a matter that the Parish Council could advise individuals on but could not directly become involved.

7.06.8 Messer's George Wimpey

No discussion.

7.06.9 Mawsley interface to Kettering Borough Council

The issue of an equipped play area adjacent to the Community Centre was discussed and it was noted that a planning document prepared by the Borough Council which included such provision had been a “wish list” item should additional funds be made available by George Wimpey. This matter would not now be taken further.

7.06.10 Accounts and Budgets

Accounts and budgets were presented to the meeting. The Clerk highlighted an error in original budgets with regard to the grant to be received from the Borough Council, this would be corrected and the received some shown in all future figures. The meeting **agreed** to continue with the NALC Internal Audit Service and the Clerk was authorised to make payment accordingly. **Action 7.06.10.1**

7.06.11 Correspondence and Clerk’s Update

The meeting was advised of correspondence that had been received with regard to Gambling Act issues, this correspondence was passed to the MVA as future operators of the Centre at Mawsley. Invitations to the 60th Anniversary Celebrations of Northants ACRE were discussed, it was **agreed** that there would be no attendance from the Parish Council.

7.06.12 Mawsley Community Fund

An updated balance sheet was provided showing that the fund currently stands at £140,380.45. Discussion ensued on whether limits should be placed on the total sum of funding to the MVA with regard to operation of the Centre at Mawsley, Cllrs Littler and Winter left the meeting. It was proposed by Cllr Somerville, seconded by Cllr Holland that the maximum sum available to the MVA from the fund should be set at £150,000, any remaining funds would be available for other applicants in Mawsley. This was **agreed** by the meeting and the Clerk was actioned to amend the Management and Operations Provisions accordingly and to prepare a summary statement on allocation of funds to date. **Action 7.06.12.1**

There were no applications for consideration.

7.06.14 Items for the Mawsley Newsletter.

In addition to the items discussed elsewhere at this meeting it was **agreed** that an item should be placed in the Newsletter with regard to discussion held on the development of the commercial/employment area in Mawsley, Clerk to draft. **Action 7.06.14.1**

It was also agreed that an advert be placed in the Newsletter for a Clerk for the Council following the resignation of the incumbent, Chair to draft. **Action 7.06.14.2**

7.06.15 Any Other Business

Cllr Littler provided an update on discussion held with the Borough Council and George Wimpey with regard to the development of the playing field and that several of the matters raised by interested parties within Mawsley would be taken forward. Whilst discussion on other issues relating to the playing field, for example the provision of cable ducting for future installation of floodlights was discussed, it was noted that these matters should have been raised prior to the meeting held with the Borough and George Wimpey. It was deemed inappropriate to raise new issues at this stage.

Tim Bellamy advised of the availability of funds for provision of entertainment at a future event in Mawsley. It was felt that the proposed Open Day at the Community Centre, planned following transfer of the building, would be the best time to make use of such funding.

7.06.16 Date of next meeting

The next meeting will be held on Monday, 7th August, at a venue to be agreed.

There being no further business to discuss the meeting closed at 21.45.

Signed:

Date: