

Mawsley Parish Council

Minutes of the Parish Council Meeting held on 7th August 2006

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

Members of the public present: James Ramsden; Andrew Gallagher.

8.06.1 Apologies for Absence

Cllr G. Somerville, holiday; Northants Police, work commitments.

8.06.2 Declaration of Interests

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

8.06.3 Allotted time for members of the public.

No requests received.

8.06.4 Allotments

James Ramsden advised that membership of the Allotments Association now stood at some 42 to 43 residents and that the purpose of his attendance at the meeting was to establish the current status of issues relating to land for allotments.

Cllr Littler provided an update on discussions for the provision of land advising that Cllr Barnwell was unable to dispose or lease any of the land surrounding Mawsley, due to commitments made at the time of the original sale of land for development; that the developers had declined to undertake any activity to upgrade the land comprising the "Laings open space" or release any land for allotments; and that the Parish Council currently does not have title to any land and therefore is unable to make provision for allotments.

Cllr Barnwell advised that he was still very supportive of the provision of allotments and had recently been in discussion with the organisation holding options on land surrounding the village, Stock Land and Estates, to see if there was any possibility of releasing the option on a part of his land, not currently farmed, for use as allotments. The provision of such land is, however, tied in with an overall ongoing discussion on the correct positioning of the boundary for Mawsley and, if released from the option, would require a change of use planning application submission. In the event that the option was not released then land would not be available from Cllr Barnwell for at least another three years.

Tim Bellamy advised that the Borough Council remained supportive of the provision of allotments but, as with the Parish Council, had no land in Mawsley to allocate for such provision. The Borough Council were also of the opinion that the developers should be responsible for the cost of improving any land within the Parish boundary for use as allotments.

Cllr Winter advised the meeting that it needs to be made clear to members of the Allotments Association that the Parish and Borough Councils, together with landowners adjoining Mawsley, were all supportive of the provision of land for use as allotments but that all parties were restricted in what could be done. The restrictions were either of a legal/contractual nature in the case of Cllr Barnwell or were as a result of actions, or lack thereof, of the developer.

Cllr Littler closed the discussion with a summary of the current situation that James Ramsden could take back to the Allotments Association.

8.06.5 Minutes of Meeting

After clarification of two issues, the minutes of the Parish Council meeting held on the 3rd July 2006 were accepted as a true record of that meeting and were signed as such.

8.06.6 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.	SLCC/NALC approved standard contract is being circulated in the current information pouch. Clerk will circulate a version more appropriate to a part time provision by email. 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.
SPCM1.06.6.2	Cllr Holland	To complete a list of contents, fixtures and fittings for insurance purposes.	Contents list complete. 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. KBC solicitor awaiting response from Wimpey solicitor. Ongoing
SPCM1.06.6.5	Clerk	To progress the issue of access rights required over leased land with the Borough Council.	Now agreed that this would be from Hawthorn Avenue, thereby removing the need for access over Parish land, 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	Letters sent, response awaited. Ongoing.
3.06.7.3	Clerk	To write to Highways Dept. to establish their views on how speed could be better controlled on the C31.	Duplicate of 10.05.15.2. Action Closed.
3.06.7.5	Cllr Harker	To establish what surveillance may be available for identified fly tipping sites along the C31.	Ongoing.
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.
5.06.11.1	Cllr Quinn	To provide Clerk with details of speeding vehicles for onward transmission to the police.	No details received to date. Ongoing.

6.06.14.1	Clerk	To seek an update on discussion with regard to the Section 38 Highways Agreement between NCC and Wimpey.	Ongoing.
7.06.4.1	Clerk	To advise KBC of the Councils views with regard to planning application KET/2006/0582	Views advised. Action Closed.
7.06.4.2	Clerk	To contact Technical & Development Services LLP to progress transfer of land to the Parish	Contact made and Geoff Smith of TDS will attend the next Parish Council meeting however, he is awaiting advice from George Wimpey. Ongoing.
7.06.6.1	Clerk	To provide a central repository for agreements reached by the Council.	Action underway. Ongoing
7.06.6.2	Chairman	To produce a Newsletter item with regard to aeroplanes over Mawsley and Sywell Airport attendance at the next Rural Forum	Item produced and a number of responses received. Action Closed.
7.06.10.1	Clerk	To submit payment for the NALC Internal Audit service for the year 2006/7	Payment made. Action Closed.
7.06.12.1	Clerk	To amend Management and Operation Provisions of the Community Fund to reflect agreements on total sum available to MVA for the Centre at Mawsley together with summary statement on allocation to date.	Management and Operation Provisions amended and an updated version provided to the meeting for consideration at the next Parish Council Meeting. A summary of grants to date was also provided. Action Closed.
7.06.13.1	Clerk	To finalise Heads of Terms for the Lease of the Centre at Mawsley following agreement on rent provisions with the MVA	Revised draft submitted to the MVA. Ongoing.
7.06.13.2	Clerk	To amend the Management and Operation Provisions of the Community Fund to reflect agreement reached on number of quotations in support of grant applications and to advise MVA accordingly.	Provisions updated and MVA formally advised of the conditions applicable to the grant made. Action Closed.
7.06.13.3	Parish Council	To consider preparation of plans for maintenance of the Centre at Mawsley to ensure sufficient funds are available to the Parish Council.	Ongoing.
7.06.13.4	Clerk	To advise on whether the current Parish Council can take decisions that are binding on future Councils.	Advice provided that, as long as the Parish Council was working within its statutory rights, decisions made can bind future Parish Councils. Action Closed.

Cllr Barnwell enquired as to whether the provision of access to the playing field from Hawthorn Avenue would be through a gated pedestrian and vehicle entrance, Clerk to establish the Borough Council intentions. **Action 8.06.6.1.**

Clerk to ensure item included in agenda for the next Parish Council meeting to cover the attendance of Geoff Smith of TDS. **Action 8.06.6.2.**

Chairman to forward responses received with regard to aeroplanes flying over Mawsley to the secretary to the Rural Forum. **Action 8.06.6.3.**

Clerk to include a discussion item in the next Parish Council meeting agenda for the Management and Operation Provisions of the Community Fund. **Action 8.06.6.4**

8.06.7 Police Matters

There was no discussion.

8.06.8 Messer's George Wimpey

Discussion was held with regard to how better attendance and progression of issues by George Wimpey. It was noted that the Parish Council had limited powers to enforce anything on George Wimpey and that such issues may be better addressed at the Borough Council level who, at least, have a contractual relationship. Cllr Littler undertook to give the issue consideration and report back to the next meeting. **Action 8.06.8.1.**

8.06.9 Mawsley interface to Kettering Borough Council

An update on the Community Funds available was given by Tim Bellamy and it was noted that there was some discrepancy between the numbers of houses recognised as occupied for the purposes of payment of Council Tax and those actually lived in. As a result the final payment to the fund from the developer was still some way off.

The provision of additional bins for dog waste was discussed and, whilst the provision of bins was possible, the cost of emptying them was considerable. The issue of provision for Mawsley was further compounded by the fact that they need to be on adopted land and this was still some way off.

8.06.10 Accounts and Budgets

Accounts and budgets were presented to the meeting and the Clerk highlighted changes since the previous meeting. Of note was the correction to sums carried forward from 2005/6 that had been identified since the date of the internal audit but this was offset by the fact that legal fees had not been paid in the previous financial year. The Clerk presented reconciliation to the Councils bank account and this was signed as correct by the Chairman.

The meeting was advised that the Internal Audit for the Parish Council had been conducted successfully on the 4th August and the Annual Return for the year 2005/2006 was presented to the meeting. It was proposed by Cllr Quinn, seconded by Cllr Holland, that the Annual Return be approved by the Parish Council. The proposal was **approved** unanimously. The Clerk presented the Statement of Assurance contained within the Annual Return to the meeting and explained its contents. Cllr Quinn proposed that the Statement of Assurance be approved by the Parish Council. The proposal was seconded by Cllr Holland and was **approved** unanimously by the meeting. The Clerk advised that the period for public review of the accounts for 2005/2006 starts with effect from 7th August 2006 and continues until 4th September 2006, thereafter the accounts will be sent for external audit.

8.06.11 Correspondence and Clerk's Update

A number of letters received relating to the following subjects were read to the meeting:

Annual village tour by County Cllr Jim Harker – Cllr Littler and the Clerk will attend and the Clerk was requested to advise Cllr Harker accordingly and notify a change to the proposed meeting place given that the Parish Council does not yet have ownership of the Community Centre. **Action 8.06.11.1**

Grants for small projects – Councillors were requested to give consideration to small projects that could benefit from a grant from the County Council and advise the Clerk before the end of August. **Action 8.06.11.2.** It was noted that grants would amount to approximately £2 per elector.

Sustainable Transport Workshop – a request for funding was noted but given limited funds available to the Parish Council the request was declined, the Clerk was requested to respond accordingly. **Action 8.06.11.3**

Town and Parish Council Funding – the meeting was advised that the Borough Council were entering the next stage of their decision making process and had asked for copies of the last two years audited accounts of all Parish Councils.

NALC AGM – date of the meeting was noted, there will be no attendance from the Parish Council.

The meeting was advised that draft “Standing Orders” would be circulated prior to the next meeting for consideration by the Councillors. These would be discussed and adopted, or otherwise, at the next meeting. Clerk to ensure standing orders are circulated and that provision is made for discussion on the next agenda. **Action 8.06.11.4**

08.06.12 Planning Matters

KET/2006/0676, variation of condition 1 on outline planning permission KE/95/0016 to permit reserved matter applications to be made not later than 13 years beginning with the date of the outline permission for Nethertown Way, Phase 2 affordable housing site. After discussion it was **agreed** that the Parish Council had no objections to the variation and the Clerk was asked to advise the Borough Planning Department accordingly. **Action 8.06.12.1.**

KET/2006/0706, change of use from amenity land to garden for garage extension at 5 Rowan Avenue. After discussion it was **agreed** that the Parish Council would object to the application on the grounds that it was contrary to permission given in KE/2000/0183 and was a further diminution of amenity open space in Mawsley. The Clerk was requested to advise the Borough Planning Department accordingly. **Action 8.06.12.2**

Tim Bellamy was requested to raise the issue of diminution of amenity space in Mawsley with the Borough Council and establish what action could be taken to ensure compliance with previous permission given by Planning. **Action 8.06.12.3**

8.06.13 Mawsley Community Fund

There were no applications for consideration.

8.06.14 The Centre at Mawsley

No further developments since the previous meeting.

It was noted that “as built” drawings had been received and that the Parish Council should ensure landscaping requirements had been met before any transfer could take place.

8.06.15 Items for the Mawsley Newsletter.

Deferred to the next meeting.

8.06.16 Any Other Business

Cllr Quinn enquired as to the whereabouts of the notice boards. The Clerk advised that he was waiting permission from George Wimpey before they could be installed and that they were in storage at a location within the Parish.

Cllr Holland enquired as to whether the “Laings open space” could be made available as a play area given the closure of the playing field for development. Tim Bellamy undertook to arrange a site visit by a Borough Council expert to determine if the area was suitable before any improvement works were commenced. **Action 8.06.16.1**

Cllr Holland noted that the majority of storm water drains in Mawsley were blocked and inoperative. It was also noted by Cllr Barnwell that it was still unclear as to whether George Wimpey had undertaken all the drainage work required to connect storm drains to the “balancing lagoon”. Tim Bellamy undertook to see if this was something the Borough Council could action and advise the meeting of the outcome. **Action 8.06.16.2**

Cllr Holland advised that the “Give Way” sign at the junction of Main Street and Loddington Way was ignored by the majority of drivers and, as a result, there was great potential for accidents. The Clerk was requested to raise the issue of appropriate road markings with George Wimpey.

Cllr Moreton enquired as to whether there was anything further that could be reported with regard to completion of the cycle path around Mawsley and, in particular, the junction between Stoneyfield and Cransley Rise. Cllr Littler advised that the matter was in the hands of the Borough Planning Department.

Cllr Winter queried as to whether the Parish Council accounts would be placed on the Mawsley Village website. The Clerk advised that previous meetings had agreed to placing only meeting agenda and approved minutes on the website, accounts were available for inspection, on request, at the Parish Office.

8.06.17 Date of next meeting

The next meeting will be held on Monday, 4th September 2006, at a venue to be agreed.

There being no further business to discuss the meeting closed at 21.10.

Signed:

Date: