

Mawsley Parish Council

Minutes of the Parish Council Meeting held on 6th November 2006

Present: Cllr R. Littler (Chairman); Cllr C. Winter (Deputy Chair); Cllr R Barnwell; Cllr. R. Holland (Part Time, arrived at meeting 8.25pm); E Cawthorne (Clerk); Tim Bellamy (KBC).

Members of the public present: Mr John Stevenson; Mr Richard Meredith

11.06.1 Apologies for Absence

County Cllr. J Harker; Borough Cllr J. Hakewill,; Cllr G. Somerville; Cllr C. Moreton; Cllr F. Quinn

11.06.2 Declaration of Interests

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

11.06.13 The Centre at Mawsley (brought forward)

Mr Richard Meredith reported that The Centre had been transferred to the Parish Council on the 2nd November. The problem of the boundary had been resolved.

Mr Meredith had met with the solicitor and a few issues with the lease need to be resolved by the Parish Council. The issues concerned the length of the lease; it should be no more than seven years, this would change the dates of rent reviews to years three and six. Lease reviews would be held after years one, three and five. The Parish Council should meet the MVA annually to discuss maintenance issues. There are no terms in the lease as to how repairs will be funded. The conditions of use will be as a community centre only. Finally, clarification had been added as to what would happen to the rent if an increase was not agreed between the Parish Council and the MVA. If the two parties could not agree, the rent would remain the same. Cllr. Barnwell asked for a document highlighting the changes, Mr Meredith agreed to produce one. **Action 11.06.13**

Since a quorum was not present, it was agreed to hold a special meeting to discuss these issues in detail at The Centre on Wednesday November 15th at 7:30.

11.06.3 Allotted time for members of the public

Mr John Stevenson asked whether anything was going to be done after the discussion at the last meeting when he brought up the subject of the muddy entrance to the children's play area. After some discussion Tim Bellamy offered to see if KBC would be able to provide the bark to put in the area. **Action 11.06.3**

Mr Stevenson was concerned that the cycle path would never be finished and that many of the newer residents probably did not know that there was supposed to be one round the village. Mr Stevenson volunteered to do some research as to where the path was originally intended to go and to try to do an audit trail to find the changes that have taken place. The Chair said that he was happy for Mr Stevenson to do this and suggested that he enlist the help of the District Councillor. Cllr Barnwell also offered to help.

11.06.4 Minutes of Meeting

The following amendment were noted:

Section 10.6.3 should have read 'sewer' instead of drainage.

The minutes of the Parish Council meeting held on the 2nd October 2006 were proposed by Cllr. Barnwell and seconded by Cllr. Winter.

11.06.5 Matters Arising from the Minutes

Action	Actionee	Subject	Status
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	Parish council assume that potential liability risk was not significant. Clerk to ask Wimpey to provide bins and salt.
04.05.9.1	Clerk	To review SLCC/NALC guidance on Contracts of Employment for Clerks.	New clerk happy with standard contract. Action closed
07.05.4.3	B. Metcalf	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	B. Metcalf	To provide updated street maps for use by the emergency services	Ongoing. Chair to write after several incidents in last week where houses could not be found.
07.05.4.12	B. Metcalf	To ensure landscaping contractors are completing work appropriately and replacing dead trees	Chair spoken to Peter Harris. Improvements should be seen soon
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	Activity underway with Stock Land & Estates. Ongoing
SPCM1.06.6.6	Cllr Holland	To review detailed Community Centre documents to establish access points for services.	This would be completed by 4 th December. Ongoing.
3.06.6.2	Parish Council	To consider an appropriate opportunity to request the provision of the mobile police station	Ongoing.
3.06.7.5	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.
7.06.13.3	Clerk/Parish Council	To consider preparation of plans for maintenance of the Centre at Mawsley to ensure sufficient funds are available to the Parish Council.	Clerk to contact Ian White at KBC to find out about precept dates
9.06.4.1	Cllr Littler	To identify on plans of Mawsley areas of open space now deemed to be privately owned and those areas that are essential and of benefit to the Community.	Ongoing. Cllr Littler to mark map for Dec meeting
9.06.4.2	Cath Harvey	To provide information relating to restrictions on advertising signage in Mawsley.	Ongoing.
9.06.4.3	Cath Harvey	To review planning permission and establish what requirements were placed on the developer with regard to grounds and general maintenance.	Ongoing.
9.06.4.4	Cath Harvey	To establish if a process can be put in place to notify residents of planning requirements for their properties.	Ongoing.
9.06.4.5	Cath Harvey	To update information regarding the Article 4 area in Mawsley and those properties with permitted developments removed.	Ongoing.

9.06.10.2	Councillors	To provide the Clerk with any additional issues for KBC discussion with Wimpey.	Ongoing.
9.06.14.2	Clerk	To ensure clarity of what rights of way may be being established with regard to use of the Employment area car parking facilities.	The plans need to say that the access between the two buildings is not recognised as a right of way. Action closed.
9.06.16.1	Cllr Barnwell	To arrange a meeting with Martin Hammond (KBC) to progress general issues relating to land transfers	ongoing
10.06.3.1	Clerk	The establish whether drainage and sewerage plans are available for Mawsley	Plans are held in the parish Office. Action closed
10.06.4.1	Clerk	To notify Wimpey, copy to KBC, of H&S issues in Mawsley	All notified informally. Improvements made. Action closed
10.06.4.2	Chairman	To contact B. Metcalf of Wimpey to discuss H&S issues.	As previous action. Action closed
10.06.4.3	S. Draycott	To email evidential photographs and a summary list of H&S issues to the Clerk	Action closed
10.06.4.4	Clerk	To notify HSE if no action taken by Wimpey within seven days of letter advising of issues.	Action closed
10.06.6.1	Clerk	To advise Cllr Harker of the possibility of using funding from NCC to go towards provision of a hard surfaced car park at The Centre	Action closed
10.06.9.1	Tim Bellamy	To provide copies of invoices paid from the Community Fund to Marriot Construction	ongoing
10.06.12.1	Clerk	To notify Planning Department of Parish Council views with regard to application KET/2006/0845	Action closed
10.06.12.2	Clerk	To establish time limits with regard to change of use application for the pub site in Mawsley	Time limit three years from approval i.e. Dec 2008. Action closed
10.06.13.1	Clerk	To review definition of "significant" in the rules relating to the Management of the Community Fund and report at the next meeting	Ongoing
10.06.14.1	Cllrs Littler & Quinn	To complete a snagging list for The Centre at Mawsley as soon as possible	Action closed

10.06.15.1	Councillors	To provide proposals for changes to the draft Standing Orders to the Clerk by 15 th October.	No amendments received. Standing orders adopted. Action closed
10.06.17.1	Clerk	To provide a note to the Newsletter with regard to use of paths in the surrounding fields as crops become established and grow.	Action closed
10.06.16.1	Clerk	To write to Wimpey with regard to actions proposed for renewing the village pond.	Action closed (see 11.06.7)
10.06.18.1	Cllr Quinn	To establish what bark chips may be available for use at the entrance to the U7's Play Area.	Action closed (see 11.06.3)

11.06.6 Police Matters

In the absence of a representative of the Police there was no discussion.

11.06.7 Messer's George Wimpey

Cllr Littler and B. Metcalf had discussed the pond. B. Metcalf had said that if highways adopt the land it is likely that they will fill in the pond. He proposed that Wimpey retain the land. The Parish Council can then start work on the pond. There is a risk that this work could be a waste of effort if the land is subsequently adopted. The Parish Council felt that this was not a big risk. Cllr. Barnwell did not think that the highways would be able to fill in the pond since a farmer needs to apply for permission to fill in ponds on his own land. It was decided that the pond clearing could commence.

11.06.8 Mawsley interface to Kettering Borough Council

Tim Bellamy apologised for not bringing the accounts. He asked if there was going to be an official opening of The Centre. It has not been decided what will take place, KBC have offered to help financially with an opening. **Action 11.06.8 Tim Bellamy to liaise with Penny Feasey**

11.06.9 Accounts and Budgets

£7,500 had been received as the second instalment of the precept.

Items presented for expenditure.

Clerks Salary (2 weeks) 136.00 Cheque number 75

Mr R Meredith(expenses) 5.44 Cheque number 76

Cransley Village Hall Cheque number 77

These payments were proposed by Cllr. Holland and seconded by Cllr. Barnwell.

It was decided that the Parish Council should open a deposit account. A second deposit account would also be needed for the Community Fund. **Action 11.06.10**

11.06.10 Correspondence and Clerk's Update

The clerk had received an Action for all application for money towards a play area. This was passed to Tim Bellamy to see if KBC could support our application with any matched funding. **Action 11.06.11**

11.06.11 Planning Matters

1. KET/2006/0865, construction of conservatory to 6, Scholars Row. The residence in is the Article 4 area. The council had no objection to the application provided that it was build of a suitable material i.e. timber. The Clerk was requested to advise the Borough Planning Department accordingly. **Action 11.06.11.1**

2. KET/2006/0916(amended), Mixed use development consisting of retails units, take-away, residential flats, day nursery, offices and finance units. The council was impressed by the changes in the plans and felt that he area had been well designed. The council had no objection. Cllr Barnwell did ask whether additional section 106 money would be available since the number of residential properties was being increased by this development. The Clerk was requested to advise the Borough Planning Department accordingly. **Action 11.06.11.2**

3. KET/2006/0894 Residential development of 67 2 and 2 ½ storey dwellings. The council felt that the four storey apartment block was out of keeping with a rural village. There were concerns as to where residents would store bicycles, wheelie bins and recycling boxes. There were also concerns as to whether adequate parking spaces had been provided. The Clerk was requested to advise the Borough Planning Department accordingly. **Action 11.06.11.3**

4. KET/2006/0895 Residential development of 13 2 and 2 ½ storey dwellings. The council had no objections to the development but were concerned that the development would be part of the village but fell within the Parish of Cransley. The clerk was to ask the planning department for clarification. **Action 11.06.11.4**

11.06.12 Mawsley Community Fund

There were no applications for consideration.

The current number of occupied houses is 626, once this reaches 632 the next payment to the community fund will be paid.

11.06.13 The Centre at Mawsley – contd

Cllr. Littler asked if the Parish Council was happy for the MVA to go in to The Centre to start work before the lease had been finalised. The building is insured by the Parish Council and individual contractors will have their own insurance. There were no objections to this.

11.06.14 Standing Orders

No amendments were received to the standing orders document that had been circulated. Cllr. Barnwell proposed that the standing orders be adopted, this was seconded by Cllr. Holland.

10.06.15 Items for the Mawsley Newsletter.

Cllr. Littler said that an article would be written about The Centre.

10.06.18 Any Other Business

none

10.06.19 Date of next meeting

The next meeting will be held on Monday, 4th December 2006, at The Centre.

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

Signed:

Date: