

## **Mawsley Parish Council**

### **Minutes of the Parish Council Meeting held on 30th April 2007**

**Present:**Cllr. Littler (chair); Cllr. C. Winter (Deputy Chair); Cllr. R. Holland; Cllr. R. Barnwell; Cllr. C. Moreton; Cllr. F. Quinn; E Cawthorne (Clerk); Tim Bellamy (KBC), Peter Chaplin (KBC), Cheryl Buckle (MVA)

**Members of the public present:** Richard Meredith; Mark Thurlow

#### **5.07.1 Apologies for Absence**

**Absent**

#### **5.07.2 Declaration of Interests**

Cllr. Littler and Cllr. Winter declared their positions as Honorary Officers of the Mawsley Villagers Association (MVA) and as directors of The Centre at Mawsley CIC.

#### **5.07.3 Allotted time for members of the public**

none

#### **5.07.13 The Centre at Mawsley (brought forward by agreement)**

Richard Meredith had previously circulated the most up-to-date copy of the proposed lease for The Centre. Cllr. Barnwell asked for clarification on several points and all Cllrs. were satisfied that they were covered in the lease. The only supplementary information needed to accompany the lease was a list of colours and decorative finishes to refer to when the Centre needs redecorating. Richard Meredith agreed to produce a schedule showing when maintenance checks need to be done on the premises.

Cllr. Barnwell proposed that the lease be signed, Cllr. Holland seconded it and it was carried unanimously.

Cllr. Littler thanked Richard Meredith for all his hard work. The new lease is much shorter, but still contains all the relevant points and is much easier to understand.

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

Cllr. Littler welcomed Peter Chaplin from KBC to the meeting. Mr Chaplin has been the Head of Development Control but as of 1<sup>st</sup> May he will head Enforcement and Environment.

Cllr. Littler began by asking Mr Chaplin about the issues that had been discussed with Cath Harvey in September 2006 and were still ongoing.

On the subject of the large signs that Wimpey had erected at the entrance to the village and around The Green. Mr Chaplin agreed to find out if consent had been given for Wimpey to erect those signs. **ACTION 5.07.4.1.**

Cllr. Littler explained that Peter Harris had advised the parish council that the landscaping around the village was not always in line with planning permission and that maintenance was not always carried out. The parish council did not have a copy of the landscaping plan for the village and could not therefore check what should be planted. Cllr Littler asked if KBC checked whether plans were being followed. The parish council felt that it was important that the Borough Council ensured that the landscaping complied with the plans before the developers moved off site. Cllr. Barnwell asked who would be responsible for these pieces of land once the roads had been adopted. If landscaping is part of the contractual obligation then the developers should be forced to carry it out to the correct standard. Cllr. Barnwell also added that it was not good enough just to plant trees, with the recent dry years, a watering regime needed to be established or all of the trees will die. Mr Chaplin agreed that these issues needed to be reviewed. **ACTION 5.07.4.2.**

Cllr. Littler asked what could be done about informing people about any building restrictions that may be on their property. Peter Chaplin had 2005 a list of plot numbers together with their restrictions. Cllr. Littler asked if KBC could tell house owners of the restrictions. Peter Chaplin agreed to look into this **ACTION 5.07.4.3.**

Cllr. Littler said the Peter Harris had been very helpful and knowledgeable regarding landscaping, since he had left KBC who should Wimpey liase with now? Peter Chaplin is to head Enforcement and Environment. Duncan Law will be responsible for landscaping and Alison Lowe will join him in July.

Peter Chaplin was asked about Open Spaces. A number of Open Spaces had been sold together with houses, the parish council is keen to protect the open spaces as they are a key feature of the village. Cllr. Littler showed Peter Chaplin the map that the parish council had filled which showed open spaces. The map highlighted where open spaces were adjacent to gardens and also showed incidences where homeowners had tried to incorporate the extra land into their property. These incidents had been reported to KBC some time ago but nothing had been done about it. Mr Chaplin said that the ownership of the land was irrelevant, even if someone owned the land, if it was designated as amenity area then they were not permitted to use it as a garden. There was an anomaly since as long as the and was not in an article 4 area then they could put up a fence but they could not then use the land as part of their garden.

Cllr. Barnwell said that it would be useful to have a schedule showing where the areas are that the borough is going to adopt. Peter Chaplin said that he would check the section 106 agreement to see if it contained any references to adoption of land. **ACTION 5.07.4.4.** Mr Chaplin also agreed to get a team to look investigate how the adoption of the land would take place **ACTION 5.07.4.5.**

Cllr. Moreton said that the parish council reviewed planning applications and then something different was built. Mr Chaplin said that this should not happen since as of a year ago developers were not allowed to put in 'minor amendments' to plans, any amendments needed to be on a new planning application. Enforcement would look into any incidents where this policy had not been adhered.

Cllr. Moreton brought up the subject of the cycle path. An error in building had resulted in the cycle path not being completed. Mr Chaplin was aware that Mr Stevenson had met with Martin Hammond was did not know any details.

On the subject of the Open Space opposite the school, Mr Chaplin confirmed that this was designated as open land on the original master plan of the village. This and should have been handed to KBC after 632 houses were occupied. This figure has been exceeded and the land has not been brought up to a suitable standard or handed over. Peter Chaplin will investigate as to who should be responsible for this happening **ACTION 5.07.4.6.**

Cllr. Littler thanks Peter Chaplin for his time and wished him luck in his new role.

#### **5.07.5 Minutes of Meeting**

The minutes of the meeting held March 26th were agreed. They were proposed by Cllr. Holland and seconded by Cllr. Winter.

#### **5.07.6 Matters Arising from the Minutes**

<b>Action</b>	<b>Actionee</b>	<b>Subject</b>	<b>Status</b>
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	John Stevenson met with Mark Harvey at KBC and is continuing to progress with this. Still trying to locate master village plan with map of cycle path
07.05.4.12	Tim Bellamy	To ensure landscaping contractors are completing work appropriately and replacing dead trees	Tim Bellamy and Clerk to walk round village. Matter closed
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. Bidwells now appointed to liase with Stock Land & Estates. Ongoing
SPCM1.06.6 .6	Cllr Holland	To review detailed Community Centre documents to establish access points for services.	Ongoing.
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 has marked map. This needs to be discussed with Cath Harvey.
9.06.4.2	Cath Harvey	To provide information relating to restrictions on advertising signage in Mawsley.	signage is too large and that permission does not exist for them. KBC will be contacting Wimpey. Ongoing.
9.06.4.3	Cath Harvey	To review planning permission and establish what requirements were placed on the developer	Maintenance of planting has condition that anything dying within five years is replaced.

		with regard to grounds and general maintenance.	Areas of concern should be marked on the map.
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.
12.06.4	Cllr Holland	Review Centre manuals and copy where necessary	Ongoing.
12.06.15	All Councillors	Email clerk with details of broken street lights	Ongoing.
1.07.6.1	Cllr. Quinn	Write risk assessment document for highways re speeds on C31	Complete, clerk to send to Peter Firth.
1.07.10.1.1	Clerk	Inform Police of parking outside cottages and ask for help	The fire service wrote an article for the newsletter, if there is no improvement then clerk to contact them again. Carry forward until May and then review. Matter closed
1.07.10.1.3	Clerk	Ask Wimpey for directional signs around village	Clerk to contact Wimpey again with advice from Police
2.07.11.2	Clerk	Investigate whether candidates can write 250 words about themselves to be circulated before elections	Clerk to find out if there is to be an election and advise if 250 words needed. Matter closed
2.07.13.2	Cllrs Barnwell, Quinn and Holland	Meet to discuss lease	Lease discusses, last few amendments being completed. Matter closed
3.07.4	Clerk	Write to developers to get agreement that dog fouling not allowed	Awaiting a map from Wimpey showing which developers are responsible for which areas
3.07.4.1	Clerk	Write to developers to get permission to put bins on their land	As above
3.07.15.1	Clerk	Forward options to the allotment association for their view	Action closed
3.07.15.3	Allotment	Rank options in order of	Matter closed see 5.07.14

	association	preference	
3.07.15.4	Allotment association	Get realistic estimate of amount of land required	Matter closed see 5.07.14
4.07.3	Clerk	Reply to Planning dept	Matter closed
4.07.15.1	Clerk	Write to KBC for advice re allotments	Matter closed see 5.07.14
4.07.14	Cllr Barnwell	Move basketball posts to a barn	Matter closed
4.07.16.1	Clerk	Report litter along C31 to KBC	Reported but heard nothing, clerk to chase
4.07.18	Clerk	Report Old Poors Gorse Badger Fence to Street Doctor	Street Doctor not helpful, clerk to contact Police to see if cars insurance can pay for it.

#### **5.07.7 Police matters**

The clerk read out the crime figures for March. Six thefts from motor vehicles occurred together with one theft of a motor vehicle.

#### **5.07.8 Messer's George Wimpey**

Wimpey have turfed 600m2 at the back of the centre. They also dug and levelled the area for the patio and provided all hardcore, sand and cement free of charge, thank you.

Bill Metcalf had asked that people be careful as to what is flushed down the toilets as the pumping station keeps getting damaged. Clerk to write something for the newsletter. **ACTION 4.07.8**

#### **4.07.9 Accounts and Budgets.**

##### **Expenditure to be agreed**

Clerk salary and expenses	£310
Insurance (£2245 to be invoiced to TCAM)	£2552.27
Solicitors fees for lease	£881.25

##### **Income**

Insurance from TCAM	£1216.66
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This was proposed by Cllr. Quinn and seconded by Cllr. Holland.

#### **5.07.10 Correspondence and clerks update**

1. An updated Local Government Model Code of conduct had been received and circulated to councillors. The council adopted the Code of conduct unanimously.

2. A letter had been received from Connect Law offering assistance in resolving the allotment situation should the land opposite the village not work out.
3. CPRE Summer Lunch Party to be held on Sunday 10<sup>th</sup> June at Sulgrave Manor. Tickets £25. Please contact the clerk if interested.

**5.07.11 Planning matters**

none

**5.07.12 Mawsley Community Fund**

No applications have been received

**5.07.13 The Centre at Mawsley (Continued)**

The Grand Opening of the Centre was on Saturday May 5<sup>th</sup>. Cllr. Barnwell had kindly agreed to open the building.

Cllr. Winter reported that the Centre broke even in March. Takings far exceeded expectations but unforeseen expenses were still occurring. All expenses would not be clear until a full year's trading. TCAM had made a large VAT claim, which had resulted in HMRC examining all paperwork thoroughly. Most of the claim had been paid but TCAM were still awaiting some.

**5.07.14 Allotments.**

The clerk had contacted Berry Brothers who had sold the land opposite the village. Berrys were acting as agents for the purchaser who was possibly willing to rent the land to the allotment association. Cllr. Littler and Tony Horne had met with Berrys at the site. A water meter was available at the site. The allotment association was progressing the matter with Berrys. Any rental agreement drawn up will be between the allotment association and the landowner, the parish council resolved not to be involved.

**5.07.15 Management of the playing fields**

Cllr. Littler had included this agenda item to clarify the situation of the playing fields. Wimpey would hand over the playing fields to KBC who would carry out maintenance. TCAM would manage the playing fields to enable them to be rented out in conjunction with the changing rooms. The parish council will have no involvement with the playing fields.

Cllr. Barnwell was concerned that the playing field was not secure and that travellers could easily gain access to it. Cllr Littler to ensure that the existing gates are locked at night **ACTION 5.07.15.1**. Clerk to ask Wimpey to erect a gate at the access point on Hawthorn Way **ACTION 5.07.15.2**. It is much more difficult to remove travellers from a site if they have not had to break through a locked gate to gain access.

**5.07.16 Items for the newsletter**

Clerk to put article suggesting that if people have an issue with a planning application and wish to talk to the Parish Council then they should give advance notice to the council so cllrs. can visit the site before the meeting.

Clerk to put something in newsletter re Wimpey complaint about people flushing unsuitable items down the toilet **ACTION 5.07.16**

**4.07.18 Any other business**

Tim Bellamy is now part of the safer community teams for Rural West, East and St Andrews. Police matters should be directed through him.

Tim also reported that there would be five weeks of Friday play schemes held in Mawsley during the summer holidays.

The litter pick was now being held on Sunday so that it did not clash with the open day. KBC was providing bags, hi-visibility jackets etc.

Cllr. Littler thanks Cllrs. Quinn and Winter for all their hard work on the parish council for the past three years.

**4.07.19 Date of next meeting**

The next meeting will be held on Tuesday, 12<sup>th</sup> June 2007, at The Centre.

There being no further business to discuss the meeting closed at 21.30.

**Signed:** .....

**Date:** .....