

Mawsley Parish Council

Minutes of the Parish Council Meeting held on 6 September 2010

Present: Cllr Littler (Chair); Cllr Holland; Cllr. Cope; Cllr Thomas; Cllr Barnwell; Cllr Redman; Diana MacCarthy (clerk);

Members of the public present: Jenny Flynn; Pat Ellis; Rev Richard Priestly; Andrew Mould; Romy Grimwood; PCSO Jayne Breeze

09.10.1 Apologies for Absence:

Cllr Moreton

09.10.2 Declaration of Interests

Cllr. Littler declared his position as a Director of Mawsley Villagers Association Ltd. (MVA) and as a Director of The Centre at Mawsley CIC, and as a member of the Allotment Association.

09.10.3 Allotted time for members of the public

Rev Priestly confirmed that he was mainly at the meeting to listen and help with any discussions on TCAM and its importance within the community.

BL said that MPC was the Landlord of TCAM and that it was actually the MVA's responsibility to run the Centre. He went on to say, in his capacity as a Director of MVA, that Rev Priestly would be more than welcome to come along to their meetings.

BH added that it was relevant to note MPC involvement in TCAM due to our financial investment.

Ms Grimwood raised the issue of children playing football on the playing field. She said that her 14 year old had been told off by parents with young children, which she felt was unfair as there is no where else to go.

BL said that her son had as much right as anyone else to play football on the field, as long as the cricket square was not used.

Ms Grimwood asked if we could put temporary football posts up.

BL said it was really a MVA issue. He went on to explain that an area had been reserved for older children but that we needed to raise funds for this. He had asked the community to attend two open sessions at The Centre, where they could choose what equipment they would like but that no-one attended, or showed any interest and that Councillor Thomas was now undertaking the task of raising interest/funds.

Ms Grimwood went on to say that she was happy to donate an FA goal which she has, but that it would need to be kept secure at night.

VC added that if we got goal posts we would have no where to put them and no-one to get them out each time they were required.

RB asked if the playing area belonged to Taylor Wimpey but BL confirmed it was Kettering Borough Council.

RB then went on to say that whilst it is in Kettering Borough Council ownership, they may be hesitant to assist because of liability issues.

JR said that a fence should be put around the play area.

BL said that this had been looked in to but the cost was an estimated £10,000. The matter is now on hold until the former pub site is dealt with due to boundary issues.

09.10.4 Minutes of the previous meeting

The minutes of the meeting held 9 August 2010 were proposed by Cllr. Thomas and seconded by Cllr. Holland, save for amendments as per attached copy.

09.10.5 Matters arising from the previous meeting

03.09.07.1	BL	Determine costs of path to play area	On hold due to possible new houses
04.09.15	Cllr. Cope	Emergency planning	Ongoing
12.09.6.1	VC	To prepare list of properties which may have encroached on land outside their boundary	In progress
03.10.5	Councillors	Prepare letter for Trish Dewar re grant requirements	Still awaited
6.10.3.1	BL	Chase TB re consultation letter for bus stops/shelters	BL confirming wording with TB
6.10.12.1	BH & BL	Chase response re our proposal for open space	Awaited
7.10.3.2	BL	Speak to KBC re enforcement notice relating to pond fill	BL to ascertain whether pond is in Article 4 area
7.10.3.3	Clerk & VC	To investigate speed laws	Ongoing

In respect of point 7.10.3.3, BL asked whether all councillors were in agreement that Mawsley should be 20mph throughout, all councillors agreed that this should be pursued.

In respect of the pond (7.10.3.2) it was agreed that the Clerk would write to Victoria Perry and Jim Harker requesting their assistance in ensuring the pond would not be filled in. ACTION 9.10.5.1

09.10.6 Mawsley Interface to Kettering Borough Council

BL asked the Clerk to request a monthly report from Tim Bellamy on all outstanding issues to bring to the meeting. ACTION 9.10.6.1

09.10.7 Taylor Wimpey

Nothing to report

09.10.8 Mawsley Community Fund

No applications

09.10.9 The Centre at Mawsley

Mood Lighting – VC said that safety lighting had taken precedence.

RB asked what had been agreed in relation to mood lighting, BH confirmed nothing as of yet. VC added that money had been raised via Barclaycard and was in the MVA account (estimated over £1k).

BL said that this was also for stage lighting.

VC said that the old sports lights have been replaced, and to clarify the hall, mood and stage lighting were all separate things and that safety lighting was a new subject that had arisen.

RB asked what aspects were MPC actually concerned with.

VC said hall, mood and safety and that the refractors in the hall were being completed on Wednesday.

BH added that safety lighting was now our biggest priority.

Safety Lighting

PT asked for clarification of the issue.

VC said that he had over 60 emails on this but in brief Top Notch have reviewed the whole safety system. The main drawings had been signed off even though there were some items that had never been installed and some that have never worked, and that this needs to be discussed with TW, as some matters appear to be latent defects. The immediate issue was to deal with items that may invalidate our insurance policy.

BH added that many of these items were actually legal requirements.

BL said that the lights that were required for the outside of the building have never been there.

VC said that although they have not been there, someone has signed them off, and that switches had been tampered with and will need to be changed to comply.

BL said we need to make sure we don't duplicate the issues we refer to Taylor Wimpey.

VC said that once the report has been done, a full detailed explanation will be reported to the parish council.

RB said he was shocked by this news. He felt that the lights should be tested each month and therefore did not understand how it had not come to light earlier.

BL re-iterated that the main issue he felt was the external lighting and the main hall test switch both of which are not there.

VC said that some of the switches that are there have not been wired up correctly, and because of this the batteries are now rotting.

RB said it was essential that this work is done as soon as possible as it is our premises, and that we should use our pre-cept money and then claim it back from Taylor Wimpey.

PT and JR agreed with this.

VC said he had spoken to BL about using the £500 that we have in the pot and that the rest will run through the Parish Council.

RB said that we should give authority at this meeting to pay any required monies out of the community fund as our insurance may be invalid.

BL added that we can not wait for the next meeting, but raised the issue of competitive quotes.

VC said that he felt if we agreed a spend of £3000 maximum that this would be over and above what would be required.

Proposed RB seconded JR.

Tri-Partite meeting

RB said that he felt Simon Wisdom did an excellent job at the meeting and PT agreed.

BH said that we needed to discuss further funding.

BL suggested this be done at the end of the meeting.

All councillors agreed.

BH said that Chris Winter and Simon were going to forward contacts for an independent assessment? A letter from an independent assessor was produced for review later.

Storage Loft

VC said he had made it clear at the last meeting that as it was a storage loft and not a mezzanine, the loft ladder was sufficient. However he had been informed that a guard rail was now required following the H&S inspection. The second point he added was that in respect of the slope in the roof it was what it was and therefore further discussion was not needed, and finally that although the wiring for the safety light was uncovered it was hidden and that you would have to hit it very hard for it to cause any harm.

BL said that the guard rail remains an issue.

VC said that if TCAM want a guard rail they should put it in.

BL said that if someone falls and is injured TCAM could face corporate manslaughter charges.

RB said he has mezzanine on his farm and this has required a rail. If it is in a H&S report we should not be fighting the report we should just carry out the required works. He then went on to propose that MPC pay for the rail.

PT said that the report was their initial findings and that the report states that it is their job to find faults. He felt the best way forward was to carry out a risk assessment and that this would at least then mean we had covered our legal obligations.

RB agreed.

PT said he would be happy to do this but would need assistance.
ACTION 9.10.9.1

BL said Caroline (who had carried out report) could help.

PT agreed,

RB said can MPC agree to pay for the rail at this meeting if it is found to be required as opposed to waiting for the next meeting to approve it.

PT proposed a sum of £300.

RB seconded this.

BL then went on to thank VC for all his work on this matter.

Football netting

VC then discussed football netting. He said he and BH had carried out a trial run and unfortunately the plastic caps had broken. He spoke to the company who sold the caps and had managed to get the correct type for £24 each, instead of £48. He then ordered some covers so that the holes were not filled in, he ordered 30 not realising the cost but then again managed to re-negotiate with the company to have 30 for the price of 15. VC asked if we could agree the costs being approximately £187.53.

Proposed VC, seconded BH

VC said that these would be going up on Saturday 11th at 1pm. He had also spoken to Richard Priestly about the socket for a flag pole which would cost £12.60 plus VAT.

Rev Priestly said the church would be happy to pay and asked MPC to invoice them.

BL again thanked VC for all his work. ACTION 9.10.9.2 Clerk to invoice Church for socket

09.10.9 Items for the Newsletter

PT agreed to write further articles for the newsletter, and asked for input from the Councillors.

09.10.10 Bus Route and Shelter

TS absent from meeting so Clerk read an update, which he had forwarded.

He had asked whether we could contact NCC re the grass verges following adoption work. ACTION Clerk to contact 9.10.10.1

He also asked whether we had received any feedback on the proposed dialog with Taylor Wimpeys head office following the village tour. ACTION 9.10.10.2 BL to prepare joint letter with Jim Hakewill and Jim Harker. Finally he noted his frustration on villagers attitude to the pond.

09.10.11 Police Matters

Jayne Breeze reported that in August 2 gates were stolen from Birch Spinney.

1st/2nd August – Interference with a car in Chambers Hill

8th August Taking without consent (related to domestic incident)

20th August Theft of a phone

26th August Domestic

27th August Assault with injury(Road rage incident)

She went on to confirm that she had been in contact with Heather Mallinson in relation to Neighbourhood watch, and also had maintained good contact with the shop and BPHA (with whom she has a meeting tomorrow).

RB asked once again if we could receive more detailed crime information as promised as reading brief notes can be alarming if no detail is provided.

VC then produced an email regarding an incident outside of Mawsley which Jayne said she would look at, although it was felt it may be a hoax.

9.10.12 Villager issues

Play area.

BL confirmed he had met with a company who had given him the most competitive quote in relation to 6 pieces of play equipment. The cost estimate was £32,000. PT is assisting in fundraising.

Litter pick

PT asked for an up to date map of Mawsley so that he can arrange litter picking allocation. VC said he would drop a copy in and BL said he would speak to Pat Rowley about an updated copy being placed on the website. ACTION 9.10.11.1 BL to arrange updated map. ACTION 9.10.11.2 VC to provide PT with copy plan

9.10.12 Accounts and Budgets

Risk Assessment and Code of Conduct approved by all councillors and incorporated.

In respect of the income and expenditure and budget requirements it was agreed this would be detailed at the next meeting. ACTION BL and Clerk to meet to prepare draft budget 9.10.12.1

08.10.14 Correspondence and Clerks update

General correspondence shown to Council

09.10.15 Planning matters

KET/2010/0253 – Former pub site Mawsley; Councillors discussed the resubmission of the plans for the former pub site by Taylor Wimpey. The committee date is 14 September, which the Councillors felt was too soon. BL bought plans to show the amendments but due to the date printed on the plans the councillors felt they could not be sure the correct plans had been placed on the Borough council website. PT said he would speak to Kettering Borough Council to ascertain what amendments had been made and to query the dating of the plans. ACTION 9.10.15.1 PT to speak to Kettering Borough Council re amended plans

A number of suggestions were put forward to ensure residents of Mawsley were aware of the meeting as it was felt the more people that attended the meeting the better. JR suggested a petition, which BL agreed with but stressed that the petition needs to relate to material planning objectives and not public views. JR also suggested putting signs up near to the site to make the public aware. ACTION JR to prepare and distribute petition 9.10.15.2

RB wondered whether the value of the land being marketed could be a material planning objective as Taylor Wimpey had marketed the land at a high price. He went on to suggest that maybe as it was so important to the village that we should hire a planning lawyer to assist.

It was agreed to contact a planning consultant to advise us. Cllr Littler said he knew of one, who is the husband of his daughters work colleague. Cllr Littler has never worked with the consultant and has any other arrangement with him. As there is no financial prejudice or interest, and as a response is required urgently, he was authorised to contract work from him, rather than the Council seek three independent quotes. ACTION 9.10.15.3 BL to speak to planning specialist. PT proposed a maximum spend of £1000 for this. VC seconded this.

09.10.16 Items for newsletter

PT to prepare article for next newsletter and to refer to pub site ACTION 9.10.16.1

09.10.17 Any Other Business

Football storage unit

VC confirmed cost of moving the unit would be £174 and that a full planning application would be required. Mark of Amber FC had agreed to supply paint free of charge, and Kettering Borough Council had agreed to confirm in writing that they would have no objection to the move.

RB said he would want the Borough Councils confirmation in writing and that if the weight is less than two tonnes he would be happy to assist in moving it.

Propose the payment and application – PT, seconded by BH.

Flag pole

VC confirmed that the labour for the flag poles had been set at £350 but had actually cost £452.26 due to the amount of time it had taken. VC requested the extra cost be paid. The councillors all agreed – proposed RB, seconded BH.

TCAM

VC asked BL in his TCAM capacity if he could look at the books. BL agreed. ACTION BL to provide books to VC 9.10.17.1

Village surgery

PT suggested an open surgery for villagers to drop in and speak to the councillors. All councillors agreed it may be worth giving it ago.

Post Box

BH suggested writing back to the post office to say we do need another box but that maybe it could be put somewhere else. ACTION BH to put note on the forum informing people of what we intend to do.9.10.17.2

10.35 BL left the meeting and BH took over as chair.

Tri-partite meeting

A request was made at the meeting to obtain an appraisal of the business. TCAM want to know whether the parish council will assist with funding until the appraisal is complete.

PT said it was hard to agree when we don't know all the figures.

RB said that as we had funded it for so long, for the sake of a few months we should not pull the plug prior to the appraisal.

BH said that personally he did not believe TCAM was in imminent danger and that as the appraisal would be as soon as possible we should not give further funding, until we see the full audited figures. He is nervous about funding from the precept and as there seems to be no limit on when the funding will end, he felt they were just relying on us.

RB thought they were doing their best in a tough situation.

BH said we need to decide on the benefit to the village if further money is provided.

PT said we should go for an appraisal, as it is not a question of should we assist but by how much.

BH said a lot of groups are self running and it has been a waste of money having staff here when these clubs are on.

PT said he could not see how they could save £20,000 in a year

BH said that admin staff was another expense which could be reduced and also suggested again that having staff here from 9am – 11pm was too much.

RB said that the problem here was that the centre had more than one room and so if someone is in one room they cant be in control or oversee the other rooms, and they would be the one's responsible for the building if there is no additional staff.

VC added that we should not let the directors of TCAM down as if we do it may affect their personal life in view of holding directorships. He felt Simon Wisdom had presented a good argument, and that we were duty bound to assist but maybe not to the full £25,000 as MVA could provide some funding and then this could be reviewed after the assessment.

PT said the figure for the report would be approximately £1000.

JR added that she thought we should give the money until after the appraisal.

BH reiterated he would rather give the money after the appraisal and not before.

PT said that they are worried that we would take too long to agree and decide anything as we only meet once a month.

BH They would still be liquid at the end of the year without our money according to their figures.

VC said without any assistance they would have to start winding down prior to Christmas.

BH proposed no upfront funding until appraisal.

RB could not believe we would do this and risk them winding down as if it does wind down it would be handed back to us and we would have to precept to run it anyway.

PT and RB said we should offer them comfort until the appraisal.

VC said not to put a figure on it but BH felt this was dangerous, as they had misled us before by diverting funds to salary. He added that they had only drawn down £146,000 of the £150,000 they had.

RB proposed we make £15,000 available either until the end of the year or until the report is available.

BH said if we offered it they would use it regardless of whether it is needed.

PT proposed £10,000 until we receive appraisal and we will then decide how to go forward.

RB seconded.

JR said this should be subject to MVA agreeing equal funding.

For 4-1 (BH against)

In respect of the appraisal RB proposed BH instructs someone by the end of the week, if not CMI are to be instructed. He also suggested we ask advice on how we would proceed if it is handed back. ACTION 9.10.17.3 BH to instruct assessor

PT proposed with a maximum figure for costs of £1250.00, RB seconded

ACTION POINTS

9.10.5.1	Clerk	Write to Victoria Perry and Jim Harker regarding the pond	
9.10.6.1	Clerk	Speak to Tim Bellamy and request monthly update	
9.10.9.1	PT	Carry out risk assessment of TCAM	
9.10.9.2	Clerk	Invoice church for pole upon receipt	
9.10.10.1	Clerk	Contact NCC re	

		grass verges	
9.10.10.2	BL	To prepare draft letter to TW regarding the roads for bus use	
9.10.11.1	BL	Update plan on website	
9.10.11.2	VC	Provide PT with village plan prior to litter pick	
9.10.12.1	Clerk & BL	Prepare draft budget	
9.10.15.1	PT	Speak to planning department re amended plans for pub site	
9.10.15.2	JR	Prepare petition and distribute	
9.10.15.3	BL	To meet with planning specialist prior to committee meeting	
9.10.16.1	PT	Prepare article for newsletter	
9.10.17.1	BL	To provide VC with TCAM books	
9.10.17.2	BH	Put note on forum re post box	
9.10.17.3	BH	Instruct assessor for TCAM	

The meeting ended at 11.30

Signed:

Date: