



MINUTES of the Full Council Meeting held on Thursday 11 September 2025
7 pm, in the Parish Hall

PRESENT: Cllr B. Evans, Chairman (BE) Cllr D Hodges, Vice-Chairman (DH)
Cllr J Russell (JR) Cllr S Raper (SR)
Cllr I Illingworth (II) Cllr P Marsh (PM)

In the Chair, Mr Barry Evans, Chairman, welcomed everyone to the meeting, and reminded everyone that Parish Council meetings can now be recorded by the public as long as this did not disrupt the running of the meeting.

A 15-minute slot had been set aside at agenda item Parishioners Points for village residents to raise matters with the Council. The 'invitation' to attend the meeting can be found on the Facebook page & PC website.

50	Apologies – Cllr N Banister, Cllr M Mitton, Cllr D Keeble	
51	<p>(a) Declaration of Interest (on Agenda items only) – Cllr Marsh declared an interest in item 54, the planning application for Fourways (2025/2365/FULL and 2025/2333/FULL).</p> <p>(b) Resolved to accept the minutes of the Full Council meeting held on 10th July 2025 with amendments as follows:</p> <ul style="list-style-type: none"> • Planning section (37) – Mews Court: minutes state Cllr Hodges met with WNC representation however it was a representative from EM Pells to discuss the trees in Butchers Lane • Planning section (37) – Astcote High Street: Cllr Illingworth confirmed she had drawn Cllr Keeble's attention to Plot 6 and Plot 7 of the High Street, believing he had them in the wrong order however he confirmed to her that the minutes were correct and there was no amendment to be made. • Planning section (37) – Other Matters: Land at Fosters Booth Road: additional comment to be inserted to clarify that "<i>Following a request from Savills...</i>" Cllr Keble thinks a meeting should be arranged...." <p>(c) The minutes will be recirculated ahead of the next Full Council Meeting to be proposed, seconded and signed by the Chairman as a true and accurate record of the meetings along with the draft minutes of the meeting for September 2025.</p>	CLERK
52	<p>Public Open Forum Session – Parishioner Points All parishioner's points have been raised under each individual Planning application below.</p>	
53	<p>Planning: Land off Foster's Booth Road, Pattishall – Savills Presentation David Bainbridge speaking on behalf of Savills</p> <ul style="list-style-type: none"> • Mr Bainbridge advised he is a Chartered Town Planner; he provides planning advice to land owners and developers to assist them through the planning system. Mr Bainbridge lives in Northants and works in Oxford and is currently providing planning advice to R O Land, who are a strategic land promotion business and part of the RO Group which is a family run 	

business, primarily in real estate. They currently have planning permission at Stony Stratford and if parishioners/Councillors are interested in looking at a planning application they have been involved in then that would be one to look at.

- They are currently in agreement with the owner of the land off Fosters Booth Road to progress it through the planning system, which means an outline planning application will be prepared with the intention to submit that to WNC for their consideration as the Local Planning Authority.
- Mr Bainbridge is aware that the Land at Fosters Booth Road has planning history and a different company progressed it through a planning application in 2016 for roughly half of the site off Fosters Booth Road but that company did not control the entire land area, the land area was just over 1 hectare and the planning application at the time was for up to 24 dwellings. Mr Bainbridge confirmed this predated WNC before they became a Unitary Authority in 2021 so this application was with the old South Northants District Council. The full site area which is now under control is 2.3 hectares, in terms of the acreage this is 5.7 acres with potential for vehicle and pedestrian access off Fosters Booth Road, also potential for pedestrian access off Orchard Court and also potential to access the land off the play area which is accessed off Booth Close. The one vehicle access which is proposed is off Fosters Booth Road, there is field access off the A5 for agriculture use but the plan would be to close that so only one point of vehicle access off Fosters Booth Road.
- The proposal for Outline Planning Application will be for a residential development with no commercial use, but associated development uses for residential development, called green and blue infrastructure, such as children's equipment play area or an extension to the existing play area, it could have landscaping or habitat and a sustainable urban drainage system. There may be a need for an electrical substation and they are also looking into foul drainage so there will be green and blue infrastructure across the entire site area.
- Mr Bainbridge advised that WNC requires 50% of the required number of dwellings to be affordable homes, typically WNC would seek, out of those affordable homes, for the majority to be rented, sometimes 70% and 30% of the affordable homes (i.e. shared homes or low-cost market sale purchase) up to 50% of the entire development.
- Mr Bainbridge and colleagues, acting on behalf of RO Land submitted a pre application request in the summer of last year, July, and were assigned a Planning Case Officer and have been engaging with that Officer and others at WNC regarding the development.
- WNC's advice is that there is sufficient housing land in WNC and at this point in time they are not looking to support planning applications for housing on green fields on the edges of villages. WNC are not in support, and are not encouraging, a planning application on this land. The position in terms of the 5-year land supply for housing is that WNC consider that they have 5.5 years' worth of housing land supply, the Government requires local authorities to have a minimum of 5 years' housing supply and they have 6 months over and above the minimum. The situation is different from 2016 as housing land supply is measured across the former authority areas, back in 2016, working on the basis of the Joint Core Strategy which was adopted towards the end of 2014, had a housing requirement for the old South Northants area from 2011-2029, it was the intention that the West Northants Joint Core strategy to have adopted a new Strategic Plan by now.
- WNC is undertaking consultation on different versions of the Local Plan and this may take forward a strategy for growth and development in the entire WNC area possibly until 2041. WNC may consult on that new Local Plan before the end of the calendar year, they may identify an amount of housing requirement, and may identify a housing requirement until the end of 2041 or beyond and they may identify housing within urban areas and rural areas. Mr Bainbridge is unsure if they will identify land on the edges on villages or not, the focus to date is to focus on Northampton and other larger towns such as Northampton, Towcester and Brackley. Details of the nuance of the situation, WNC has accepted a proposal for housing in Brackley and are not looking to defend an appeal on green fields but this village doesn't have the scale of housing and facilities that Brackley has, it is relevant that Case Officers are open to the prospect of some settlements on the edges of villages in WNC. It may be that the 5.5 year supply claim be assessed and may be considered at the end of next month, Savills on behalf of RO Land are unlikely to have submitted an application before the end of the next month as there are environment matters to be considered, and also the need to gauge the appetite from the community and allow them to view public plans and see the appetite for it from the village and he understands that prior to the application in 2016 an event like that was held.

	<ul style="list-style-type: none"> • The planning application by RO Land is not likely to be determined any time soon as not yet submitted, but an Outline Planning Application may be considered before the end of this year or the beginning of 2026 and WNC will look to determine it by next year. • One of the considerations you may have in mind is what are the number of houses that may be on this site, Master Planners are looking at the scheme and it could be for up to 40 homes, we welcome feedback and will take that on board. • Mr Bainbridge confirmed that Savills reached out to the Parish Council, which he believes others did back in 2016, to ask for the opportunity to do this and discuss up front an application. He accepts that some don't want this to happen but they wish to introduce and explain the part of the planning process. The Government introduced the National Policy Framework in 2012 which encourages engagement with Local Planning and Town and Parish Councils so he is grateful parishioners have taken time to come out and have a say. <p><u>Questions from Parishioners</u></p> <ul style="list-style-type: none"> • In 2016 it wasn't for 25 houses it was for 60, after complaints they decided to only do 25 and that was eventually withdrawn as there was a high level of opposition. Cllr Hodges believes it was originally 50 houses not 60, parishioner disagreed. • Cllr Thomas Manning, Cabinet Member for Planning & Communities (Reform) stated that in the Parish Council's July minutes it was agreed to hold a meeting with Savills and agreed to take minutes of the minutes, he asked if there were copies of those minutes. Cllr Evans agreed to share those with Cllr Manning. • Cllr Manning asked where engagement is at with WNC as he is in the midst of creating the new Local Plan and not heard about it, the first he heard was from the village Facebook group. • Mr Bainbridge stated that a pre application submission was made in July last year and went through a series of engagements with Officers at WNC, that is Highways and Planning and Landscape Officers, the Planning Case Officer is Shamal London, who has a substantial case load and the Head of the Section is Simon Ellis. This is an outline in principle, Officers are not supportive of the principle but on a non-prejudicial basis they are able to say if an application is to come forward in any event what would need to be considered, evidence of a need for housing in location and sometimes this can be complicated because there is a need for entire of WNC area, that is the Government standard method, it doesn't cascade to individual villages so it can be decided by local survey to identify local needs. We welcome any feedback, that may be that up to 40 houses is too much, or not needed, and it may be a specific type of house is needed, i.e. bungalows, the policy is 50% of affordable housing and 50% of market housing. Sometimes land promoters used to get on board a registered provider of affordable homes, a social landlord, and work with them and bring forward a scheme which could be entirely affordable homes of different tenures and sizes. The email sent to the Clerk of the Parish Council was us introducing ourselves to ask if they were willing for us to view the site, as it is a locked-up site, and walk though and have a look and for us to explain we would like to come and explain our proposals prior to progressing further through the application. The feedback received was that the Parish Council would want us to present to residents and see whether a public exhibition of plans was felt to be appropriate, they would want us to be clear as to the size of development and not hide from that and give thought, if we do bring through a planning application, what benefits could be brought forward for the village. Mr Bainbridge agreed it may not be accepted that there will be benefits but it is a request for us to consider the dynamics of the village and which aspects could be covered by the emerging planning application. He advised he does meet with Planning and Town Councils every week and in Leicester last week, whilst a village was resistant, if the application was to go ahead what they wanted was affordable homes and as small as possible, and a need for bungalows, alongside habitat provision and allotments etc. There are also Section 106 Planning Obligations, financial obligations, through a legal agreement and some will be will be aware that WNC has a Community Infrastructure Levy, which is a standard charge applied to new housing and is a source of financial contributions that comes forward from residential development. • Cllr Russell asked Mr Bainbridge if there was a reference number for the pre-application. Mr Bainbridge confirmed there was but he didn't have it, he will provide this to the Clerk by email. • A Parishioner raised the issue that companies always plan to build but they don't increase the infrastructure for transport, doctors etc. Mr Bainbridge confirmed that the Planning system doesn't always adequately deal with concerns about infrastructure. 	<p>BE</p> <p>DB</p>
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- A Parishioner asked if there is no support from WNC for such an application why would they promote it. Mr Bainbridge responded that the 5-year land supply position is based on 1st April each year, 6 months doesn't stand still in terms of determining planning applications. He cannot make the case for the 5.5 years' supply published by WNC is correct or not but the very real prospect is that as we get closer to 5 years or under 5 years, we tend to find that planning applications can take years, may have optimistically said that it could be late spring/ early summer earlier for determination but even if there is approval of the planning application it will still need to go further forward through subsequent applications, it could be a 2-3 year process even if successful at local level. If it is not successful, if it is refused, there will be consideration to buy time and wait for another occasion or submit a planning appeal or take it to the Planning Inspector for planning appeal.
- Parishioner asked what the Parish Council's view is. Cllr Evans advised he has listened tonight and has heard what the parishioners have heard. His first opinion is that we did have this in 2016 and he had just joined the council then, he wants to hear and see what they offer, he wouldn't comment until he sees what is going to be provided then he is sure we will all have a thought. He confirmed if a proposal or plan is put forward that he as an individual would look to see what that entails.
- A Parishioner asked if the village boundary remains the same. Cllr Evans confirmed that there had been no changes but WNC may ask them to re-look at them but they haven't done that yet. Cllr Evans confirmed that in the past WNC asked for a committee to put input in, the committee would be made up of people in the parish.
- Cllr Manning asked the Parish Council if they have submitted their new draft Neighbourhood Plan yet. Cllr Illingworth confirmed it has been discussed and will be on the agenda and discussed for the coming year. Cllr Manning confirmed that what can happen is if there is a vote in the village and they voted for it, then it can be submitted with the Neighbourhood Plan with what they consider to be development land in the village and can decide with the council whether they consider that to be adoptable land. If the Parish does not submit a Neighbourhood Plan, then officers of the Council will determine what they consider to be the village boundaries. Some parishes don't bother with a Neighbourhood Plan and that is when WNC decide what the boundaries are, if the Parish Council decide to update their Neighbourhood Plan, they can put forward whether they wish this to be adoptable land or not or leave it as it is.
- Cllr Manning confirmed he lived in the Parish and this was new to him but he has been to multiple Parish Councils who do this, many developers attend meetings and be polite about it and some will come straight in and put in an application so he gives Savills their due, they are consulting with the Parish, but as it stands at the moment there is no policy support for it unless it is allocated in the Neighbourhood Plan and then it will go forward and be adopted into the new Local Plan, the new Local Plan should be drafted by Spring 2026 and should be out of consultation by the end of next year but at present there is no policy support and he would not predetermine any application in any shape or form. He confirmed one village did put forward they wanted new bungalows, as this helped locals who wanted to downsize, so that has been put forward as one village's wish but no one really wants larger houses as that doesn't help with downsizing or reallocating houses to young families.
- Cllr Evans advised that when the Parish Council submitted the confines of the village to South Northants Council after consultation, they changed it and added and took things away.
- Cllr Illingworth confirmed that the boundaries are all on the Parish Council website.
- A Parishioner asked if RO Land own the land off Fosters Booth Road and Mr Bainbridge advised they do not own it but have a legal interest in it to take it through planning, they are a strategic land promotion business so they work with the land owner, through a legal agreement, and if successful they take it to market and then a house builder will buy it.
- Cllr Marsh asked who the legal landowner is and Mr Bainbridge advised that the land has a registered title which is accessible on the Land Register
- Cllr Evans thanked Savills for attending and thanked parishioners who attended and have shown an interest in this matter.

In answer to a parishioner's statement about the school being oversubscribed, Cllr Evans advised he is aware the school is not oversubscribed as they currently only have 19 children in reception and less than 50% of their intake comes for the parish so they are currently 40 under their total number.

2025/3010/FULL - Land off Banbury Lane Pattishall - Change of use of land and building to scaffolding storage place (Class B8) (retrospective)

Cllr Evans confirmed that in Cllr Keeble's absence Cllr Illingworth will report on the above.

Cllr Illingworth confirmed that Cllr Keeble had done an extensive appraisal of the change of use and she highlighted his conclusion in the objection letter prepared as follows:

- The site and building in this Change of Use Planning Application are in a lovely rural setting and very close to several houses who have enjoyed the tranquillity of the local countryside for many years.
- This all changed in January 2025 when a Northampton based scaffolding company started to use the site for Class B8 storage and distribution operations in breach of Planning Control.
- Since that time many local residents have been frequently disturbed by the unacceptable noise associated with this operation between 6:15 am and 10:15pm, and also on Saturdays, Sundays and Bank Holidays.
- This has resulted in significant distress, an unacceptable loss of residential amenity, and the destruction of the tranquillity of the countryside in the proximity of this site.
- The scaffolding business which has operated on the site for over 8 months now is not a local company, nor do they directly benefit our local economy given the wide distribution area they service.
- It is therefore very clear that this type of operation should be based on an appropriate industrial site rather than in our tranquil rural environment.
- Pattishall Parish Council objects most strongly to this Change of Use Planning Application and urges the Planning Committee to Refuse it.

Cllr Illingworth was aware the company are keeping 4 flatbed lorries at site overnight so there is storage of large vehicles on site and a parishioner confirmed that the employees are not local as they live in Kingsthorpe.

Cllr Illingworth confirmed Cllr Keeble's response to the Change of Use application had been extensive and the Parish Council need to decide if they want to be represented at the Strategic Meeting which will hopefully be held in October. Cllr Illingworth advised she is happy to represent the PC and will attend on their behalf if Cllr Keeble is unable to, this was **AGREED BY ALL**, a slot will need to be booked for her to speak and two residents will also need to book a slot if they wish to speak.

II/CLERK

Cllr Russell asked those in attendance to confirm if they were happy for Cllr Keeble's objection letter to be sent to WNC in its current form. **AGREED BY ALL** and Clerk will send on Friday 12th September 2025.

CLERK

Questions from Parishioners

A resident from Malus Fields wanted to give context to the application and the objections so people can understand and provide support: She stated the following:

The scaffolding company came in January without planning permission and complaints were raised in March. The reason for the delay is that scaffolding is quite seasonable and didn't hear them as much initially as it was wet, they started to hear it from February/March.

The issues are unacceptable noise levels within the home from early morning to late evenings, her 9-year-old daughter is regularly woken up before her alarm goes off, there is a back room with an ensuite which she cannot move her daughter into due to the noise. It is not just children being affected by the noise, there are others in the street who are working adults, retirees and minors disturbed by this unreasonable activity starting at 6am and finishing as late as 10pm at night. There can be up to 5 vehicles working continuously causing disruption along with light and dust pollution causing stress and disturbance and impacting on their psychological safety on a daily basis.

They have to keep windows closed during evenings and overnight, however even with them shut they can hear the scaffolding clanging waking them up. The family have had to change things in

their home to accommodate the noise such as shutting windows and closing doors to bedrooms and bathrooms to try and limit the noise. Meal times are regularly disrupted by noise at breakfast and evening, both herself and her husband work full time and don't have the opportunity to relax in their own home. Also, because there are no toilet facilities in the barn, they have been unable to put up a pool in their garden this year as they don't want their daughter to see individuals going for a wee outside whilst she is in the garden, or her to hear individuals from the company arguing and using bad language loudly, therefore her daughter cannot go in the back garden on her own. The resident was recently unable to have an elderly relative stay with her for a prolonged period of time due to the noise causing her anxiety and distress and so she had to go home early. The parishioner confirmed all of this means that they don't have any basic level of concern for sleep and relaxation in their own home.

Another parishioner advised a comment from scaffolders was overhead talking about the objections to them working there so they have started being even noisier and more disruptive than before.

Cllr Illingworth advised them that this matter will go to a committee and 2 parishioners can speak so they will need to tailor their response as they will only get 3 minutes each.

Cllr David Tarbun, WNC, advised that he is on the non-strategic planning committee so attended purely to listen as he has a vote. He confirmed his colleague Cllr Stuart Tolley has called in this application along with 2 others discussed tonight and he will speak on their behalf.

A parishioner advised she had been told by the Planning team that the business can continue pending the planning application, it was confirmed they can continue to operate but not outside working hours.

A parishioner raised the issue as to whether the scaffolding company have an operator's licence to leave lorries there overnight, Cllr Hodges advised that there may be an exception for scaffolding companies but we don't have the technical knowledge to know that.

2025/2365/FULL - Fourways 2 School Road Pattishall NN12 8NE - Demolition of existing dwelling and garage and construction of two new self- build dwellings (**Amended Plans**) and **2025/2333/FULL** - Fourways 2 School Road Pattishall NN12 8NE - New self- build dwelling (**Amended Plans**)

Cllr Illingworth confirmed:

- Cllr Keeble has done extensive objections to both planning applications. She confirmed that planning permission was given for 2 houses originally, the new application is for 2 houses under one application and a further application for 1 house.
- The Parish Council would be attending the committee meeting in relation to Fourways and are hopeful that this will be heard at the October meeting.

A parishioner asked how many people can attend and speak at the meeting. Cllr Illingworth advised that 2 persons can speak for 3 minutes each and one member of the Parish Council and the speakers need to register ahead of the meeting.

Cllr Tarbun confirmed that there is no agenda published yet for the meeting in October but once it is then we will need to submit an application to speak. Cllr Tarbun agreed to check who we submit an application to but this cannot be done until the agenda is published. Cllr Tarbun also advised that this meeting will be held at Angel Square in Northampton.

Cllr Manning said he has spoken to Highways about the delineation for the crossing as it is not painted so that is the reason for not being denied by Highways, if both painted then they deem the footfall traffic high enough, the Highways rule is from where the bell mouth splays out distance to the entrance. If the crossing was painted rather than block paved, they would measure from the crossing then this wouldn't be allowed, unsure why the other one is not painted, he also confirmed there is no indication of the level of footfall in term time, the application was made during the summer so not relevant to the level of footfall during term times.

	<p>A resident questioned how many cars could be in the driveway and safely get out of that turning, it was felt it only works if every car fitted in their bay and modern cars don't fit in standard bays. Cllr Manning also stated that the Council are hot on self-build applications at the moment so they will look at that.</p> <p>Festal Grange – Update on building and development works.</p> <ul style="list-style-type: none"> • Cllr Illingworth confirmed that Cllr Keeble has continued to try and make contact with the Case Officer and we also passed our concerns to the Ward Councillor but have not had any response. We are still waiting for a planning application to be lodged as the one lodged 6 months ago was withdrawn. • A parishioner confirmed that the development is ongoing including the erection of a large retaining wall without planning permission and building has been continuing for a while. • Cllr Thomas Manning advised that he is aware of this and looking into it, he confirmed that there are currently 386 enforcement cases outstanding that he is currently dealing with, the most dangerous ones are being dealt with first and the retaining wall and other works, digging and subsistence issue is being looked at by enforcement. <p>Mews Court Development - Boundary Landscaping (in particular the boundary with Festal Grange and the steep verge/bank on Butchers Lane that runs down to the Boundary of the development). Cllr Illingworth shared the update from Cllr Keeble as follows:</p> <p><i>Cllr Marsh and Cllr Keeble have had dialogue with Mews Court residents and they have explained that the land and boundaries around the 5 houses is owned by Mews Court Pattishall Management Ltd, and that the ownership of this limited company is expected to pass to the Mews Court residents in the future. Cllr Keeble explained that the key remaining issue for the PC is the ownership / ongoing maintenance of the large trees which currently stand outside the Mews Court boundary fence but which WNC Highways advise are in fact the landowners responsibility. We continue to have dialogue with Georgian House Developments who say the Deeds prove the trees belong to WNC Highways. The residents are also working to clarify this matter before they take on the Limited company. Cllr Keeble noted: We have now received copies of the Deeds from Georgian House Developments and he propose Cllr Banister picks this up with WNC when he returns from holiday. In parallel the residents are unhappy with the boundary retaining wall and fencing on the eastern boundary (with Festal Grange) and are discussing this with the developer. Cllr Keeble recommends we leave this to the residents to resolve but have asked that they keep us updated with progress.</i></p> <p>A parishioner stated that she felt that the landscaping needs to be completed regardless of whether Festal Grange build a driveway and landscape it or not. Cllr Evans advised that a way forward needs to be found in relation to the steep boundary and the residents need to resolve the issue with ownership of the trees and the Parish Council will support them in any way we can.</p> <p>Birds Hill - Hardstanding – Cllr Illingworth shared Cllr Keeble's report stating that the condition attached to 2019/1969 v/v hardstanding in the 5m back from Birds Hill Road has been raised with Planning Enforcement. The officer (Lorna Loveridge) has now met the owners of the new property to which the Condition was applied and advised them that this work still needs to be completed. She has left them to get quotes, there is no further update at this time.</p>	
54	<p>Finance</p> <p>(a) Allotment Rents – The Clerk provided an update from PPAA, they have agreed to collect rents from allotment holders and pay it directly to the PC in one bank transfer and manage all plot holders' fees. In relation to the request for signage for the allotment to say "allotment holders only" it was requested that a member of the PPAA attend the next meeting and explain their reasoning for this. Clerk to advise them to attend future meeting.</p> <p>(b) Defibrillator pads – Adult replacement pads costings – The Clerk confirmed that the pads are currently out of stock everywhere, Cllr Illingworth advised that we can keep trying to obtain some but the pads will continue to function and be fit for use.</p>	<p>CLERK</p> <p>CLERK</p>

	<p>(c) Budget Re-Forecast – The new budget forecast circulated by Cllr Keeble was reviewed and AGREED BY ALL to be adopted as the new budget. The Clerk agreed to update Scribe with the new figures so accurate forecast reports can be provided.</p> <p>(d) NALC announcement of pay increase for all Clerks from £17.79 to £18.35 back dated to 01.04.25 for the year 25-26, approval to this increase is required from Council. This was AGREED BY ALL.</p> <p>(e) To Approve Payment Schedule dated 11 September 2025. The Payment Schedule dated 11th September 2025 was approved and proposed for agreement by Cllr Raper and seconded by Cllr Marsh and will now be authorised on UTB by Cllr Hodges.</p> <p>(f) To Receive Income & Expenditure Reports for July and August 2025 – Approved and AGREED BY ALL.</p> <p>(g) To Approve and Sign the Bank Reconciliation for All Accounts as at 30-07-25. These were approved and AGREED BY ALL and signed by Cllr Hodges as a member of the Finance Committee.</p>	<p>CLERK</p> <p>CLERK/ DH</p> <p>DH</p>
55	<p>Policy: Insurance Policy review 3-year agreement. The Clerk explained the increase in cost from last year due to Clear Councils moving from their previous insurer to Ecclesiastical Insurance and the cost-of-living increase. The Policy pricing was discussed for 1 year versus a 3-year LTA and it was AGREED BY ALL that the 3-year long term agreement would be entered into with Clear Councils. Clerk to confirm acceptance to Clear Councils and make payment as agreed.</p>	CLERK
56	<p>Grants: Village Hall Hire for Café x 15 sessions – Cllr Illingworth made a request for £100 donation towards the village hall café hire. She advised £100 has been received from the Café at Picnic in the Park funding and so another £100 will enable the café to run for another year. Cllr Russell proposed agreement with this request and this was seconded by Cllr Marsh and AGREED BY ALL.</p> <p>Cllr Illingworth advised that payment would be made directly from the Parish Council so Clerk agreed to set up a cost code to keep this matter separate from general income and outgoings of the Parish Council. Cllr Illingworth will arrange for the £100 from the Café at the Picnic in the Park to be deposited with the Parish Council.</p>	CLERK/ II
57	<p>Footpath Warden Scheme – Request from Kier received for Warden, Cllr Russell advised he has taken on role in interim and this was AGREED BY ALL.</p>	JR
58	<p>The Clerk advised that NALC had requested the PC appoint a Climate & Nature (CAN) Champion to represent the council in matters relating to the climate, nature, and the environment. After discussion it was agreed that Cllr Evans would take on this role in the interim and the Clerk would inform NALC.</p> <p>The Clerk agreed to send the role description to Cllr Evans and to Cllr Banister and Cllr Raper so the role could be advertised on Facebook in case a member of the parish wished to take it on.</p>	<p>CLERK</p> <p>CLERK/ SR</p>

59		Key Matters for Discussion	
(a)	Allotments BE	Cllr Evans confirmed that the water posts have been put in and the taps done, no invoice has yet been received from Mr Horton	
(b)	Community Engagement NB/II/MM/SR	<ul style="list-style-type: none"> Cllr Marsh confirmed there is a quiz being held on Friday 19th September at the Village Hall with the Chair cooking curry and pasta dishes and vegetarian ragu vegetarian for teams of 6-8. This is to raise money for the Village Hall and all are welcome. Cllr Evans confirmed that the Produce Show is being held on Sunday 14th September. Cllr Raper confirmed that the Community Cafe supported by the PC and run by Pattishall WI starts back on 24th October and runs fortnightly until Good Friday. Cllr Illingworth as School Liaison confirmed that the school had a new playground fort delivered, they raised over £8000 which was pleasing as they thought they would have to do it in two stages but they did the fort and the layout for cycling and roads. 	
(c)	Churchyard & Burial Ground II/DH	<ul style="list-style-type: none"> The Clerk had shared two applications, one for the Garden of Remembrance and one for the Burial Ground, both applications were approved and Clerk to advise the stonemasons and send an invoice. Cllr Russell advised that Subsite Surveys have not yet carried out a Ground Penetrating Radar survey of what land is available at the Old Burial Ground (OBG), but when they do so it will be on a <i>no win no fee</i> basis as previously discussed. Cllr Hodges confirmed he has not yet been able to make contact with anyone at Sands Farm who may be able to deal with any finds, which would have to be carried out in strict accordance with instructions from the Church regarding the reburial of the remains as noted in July's minutes. Cllr Hodges will try and make contact again but in the interim it was confirmed that the survey needs to go ahead. Cllr Russell will advise the surveyors what areas they think are available and mark out where there are remains. 	CLERK
(d)			DH/JR
(e)	Grass cutting, trees, hedges, churchyard, and burial ground maintenance DH	<p>Cllr Hodges advised:</p> <ul style="list-style-type: none"> Grass cutting has just commenced again, less cuts in the summer which saved the PC a lot of money, trimmed once in August when the weeds were too high and did a grass cut at the beginning of last week. Up to date with all the tree work that was commissioned last autumn, only one bit not completed at the end of the old burial ground, they took out a tree that was dangerous and it partially fell into a neighbour's garden, this still needs to be tidied up. Hopefully this will get done fairly soon. The hedge around the Booth Close play area needs trimming out and hedging, Cllr Hodges agreed to contact them to get this work carried out. Burial ground is looking neat and tidy, there is no need for more bedding plants this year, Councillors will wait and see if spring bulbs come up and some more can be put in next year if necessary. Cllr Evans and Cllr Hodges will collect the bench from Ann next week. 	DH
(f)	Highways NB	Cllr Banister is on holiday but has provided a comprehensive report which has been seen by all Councillors.	
	Lighting	<p>Cllr Marsh confirmed:</p> <ul style="list-style-type: none"> We have finally received Q1 and Q2 invoices from Npower since lodged a formal complaint, this is lower due to LED upgrades and all MPANS have now been consolidated into 1. Access to the Npower dashboard has been reinstated and we have had a response to the formal complaint as to why it took so long to issue invoices 	

(g)		<ul style="list-style-type: none"> • Eon have issued £116 credit against our next invoice after Rachel Casey looked through our historical invoices, we have approved Q2, Q3 will have credit and Q\$ should be correct going forwards. • Electrical testing of street lights: Some are coming up for testing at the end of the year. Cllr Marsh is putting a schedule together so they are done in batches of 10-20, it costs £27 for each to be tested by Eon so more cost effective for us given there are 104 x £27 to be factored into budget. • SIDS: Asked National Grid to do an energy analysis and then we can set up a separate MPAN for SID usage to street lighting. Cllr Marsh will speak to Cllr Banister on his return to make sure he is happy that the cost should come under Highways. • National Highways closed the top of Butcher's Lane to put in a new power cable to fix lights on the A5, this is planned to be finished by next Sunday. • The LED lighting is a separate project to follow later in the year. • Streetlighting issues: The end of Church Street by the crossroads was not working, reported and fixed the next day, no cost due to manufacturing defect. • Butchers Lane zebra crossing light was repaired last week by WNC. • Informal request from resident in Mews Court in relation to the potential for an additional streetlight on Butchers Lane by Festal Grange and by the play area. The estimated cost is around £1800 plus VAT, advised they will need to put in a formal request to council to consider that. It was confirmed that there are no street lights in Mews Court. Cllr Illingworth advised that on the walk down from the top it is not possible to see the streetlight due to the overhang of trees, if these were cutback then there will be a better idea of how far can be seen as the one at the top doesn't spill light down, both trees are the responsibility of WNC. AGREED BY ALL for the Clerk to contact WNC to ask them to cut back the foliage around the street lights as currently hazardous. 	CLERK
(h)	Footpaths JR	Cllr Russell confirmed: <ul style="list-style-type: none"> • He has issued a report and in that you will see he has instructed EM Pells to proceed with a weighted gate opposite the light discussed above. • He has started inputting footpath information on the parish mapping system with help from Bob and is making progress, he is giving each stile a reference number to the footpath it is on so we can keep record of when repaired or replaced 	
(i)	Playgrounds JR	Cllr Russell confirmed: <ul style="list-style-type: none"> • AVA Recreation carried out an inspection, the zip wire passed but there was a fault with the work done last year on the snail rocker and it is moving on its base so they will come back and re-do this. • New bench for Butchers Lane: The Parish Council needs to agree a location and then we can obtain a cost to bury the plastic feet in the ground. • The GRP footrest for the roundabout is now finished and complete. • Monthly reports are done and are now showing on Parish Mapping. 	
	Village maintenance JR	Cllr Russell confirmed: <ul style="list-style-type: none"> • He has re-submitted the revised drawing for the Church St Boundary Wall which shows coping detail and the next meeting is early October. He has obtained a copy of the JCT formal contract for free. • In relation to the dog waste bin on Leys Road/Fosters Booth Road, he has fixed rubber buffers under the lid to absorb noise from the lid falling onto the plastic surround, it was agreed not to move any of the dog waste bins at this time. • Parish mapping: Cllr Russell, Bob Illingworth and Cllr Illingworth have carried out a substantial amount of work with the parish mapping system, adding benches, dog waste bins, cemeteries and playground equipment, 	

		they have also attached the monthly playground inspection reports to each of the playground areas. They are currently working on public rights of way and stiles and he and Bob will look at how to record outdoor property, streetlights, war memorials etc. The mapping is progressing well and they have created a "how to do it" document and would propose a teaching session in October to explain how it all works.	
60	Report from the Clerk and Key Items for next agenda: Email received from resident in relation to a skate park in Pattishall, he has been invited to the October Full Council Meeting to supply more information.		
61	Correspondence <ul style="list-style-type: none"> • Contact form from Parishioner in relation to neighbour's hedge in High Street, Cllr Evans agreed to deal with directly as he knows the parishioner. • Contact from Parishioner regarding unlawful activity taking place in Red Lion premises. Clerk provided information in relation to noise nuisance reporting. • Email received in relation to the relocation of the dog waste bin in Leys Road. Cllr Russell put on a rubber apron but it was decided not to move the bin at this time. • A parishioner reported that the branches cut at edge of the Green have been cut with a flayer so original branches sticking out still an issue. It was confirmed this is a private matter as the property is privately owned and the branches are no longer affecting passing traffic. • A parishioner reported the dragons' teeth on the Green have been damaged and run over, it was confirmed these have now been removed pending replacements. It was agreed that all the dragon's teeth in the parish need to be looked at in the near future but should be held off for the time being. • Clerk received a letter from Sara Bool MP providing her details for reporting any issues and asking for information in relation to Around Pattishall so she could send over information and updates. • A parishioner advised that she had tripped on the uneven road at Leys Road and was injured and had asked when the road would be finished, the Clerk confirmed she had provided Cllr Banisters update that it is hoped that work will start in October and requested she also reports this matter to WNC and she was provided with information on how to do so. • Email received from Kim Attenborough at Cold Higham PC in relation to costs of citing dog waste bins, information was provided to her with the support of Cllr Russell. 		
62	Report from West Northants Councillors Cllr Hodges confirmed to the 3 WNC Councillors in attendance he wished to clarify that in the July Full Council meeting it was discussed about a group of Councillors meeting with Savills and taking minutes. Savills made contacted and wanted to look at the piece of land off Fosters Booth Road and the Parish Council wanted to see what it looked like from the other side. Cllr Evans and Cllr Hodges met two representatives from Savills and one from RO Land. He confirmed they walked in and up the field and discussed the view and the grass most of the way but the only questions they asked was would plans include the whole site or part of it and was there going to commercial or residential buildings. It was felt that if Savills were going to put in a plan, then it was important to know if there was consideration for the parish and he suggested to them it would be a good idea to speak to parishioners. Cllr Hodges stated they were with them for 15-20 minutes and both councillors advised they didn't want to know anything at that stage as they wished to hear it at the same time as parishioners. Cllr Hodges advised he was concerned that they have seen a lot of commercial developments locally and now the one at Upper Heyford, a quarry for the next 12 years which has been approved and he is aware that under the field is sand. Cllr Evans confirmed that he advised that the Parish Council have no view until they see the plans and talk as a Council so they have been neutral.		

63	<p>Cllr Illingworth asked if it was possible to see the pre planning application on the planning portal but Cllr Manning confirmed pre-planning applications are not on the planning portal, there will just be discussion between Savills and WNC. He also confirmed that there is no policy support for this application, he also confirmed that if the Parish Council don't update the Plan, they will continue with the current Plan but there is still a year to update it. He confirmed that many developers are currently trying to contact Parish Councils without updated Plans.</p> <p><u>Other Matters</u></p> <p>Cllr Manning spoke about the closed road/bridge at Bugbrooke. He advised that large curbs were put in at the edge of the bridge under Network Rail instruction to stop people driving onto the tracks. In 1962 the bridge was lifted to sort the lines but they didn't sort the banking which was not an issue until the kerbs were installed, they are now falling down the banking due to the increased use of the road by lorries and buses. The school bus went down a gap so it was decided to close the road, Kier designed a repair but Network Rail didn't agree with it, Kier have been in consultation with Network Rail to get something sorted for the bridge but nothing has happened. Network Rail originally agreed to go 50/50 on the cost with Kier as it says the kerbs could have been put in better, Kier responded that it would take £1.2 million to fix the bridge, Network rail offered £200k which Kier have not agreed to so nothing has happened. WNC Councillors are going back through the contract with Kier to see how Kier have come to this figure, no one can tender until Network Rail approve the design. Cllr Manning had a meeting and left it with Cllr Phil Bignell to deal with Sara Bool MP so she can put pressure on Network Rail and WNC Councillors can look at Kier. Hopefully there will be news soon and hopefully once resolved there will be 7.5 weight limit on it so can't happen again.</p> <p>Cllr Tarbun raised an issue about maintenance of the path between Fosters Booth and Cold Higham which was raised by a resident but was advised that this comes under Cold Higham Parish Council.</p> <p>Cllr Tarbun also confirmed he had provided letters of support for grant funding for Pattishall's Picnic in the Park between himself and Stuart Tolley.</p> <p><u>Report from Parish Councillors</u></p> <ul style="list-style-type: none"> • Cllr Illingworth confirmed the bus survey closing date is 19 September, it was agreed that this will go on the Facebook page so Cllr Raper will add it once provided with the information. • Cllr Illingworth confirmed that the village confines to go on the website and she will do the map with the boundary. • Cllr Illingworth confirmed she has finished the tree survey and there are 174 trees in the Parish in total. • Cllr Hodges advised that he believes Cllr Banister has already taken this up with Highways but a new gully has been installed at the end of Suttons Walk and water doesn't go into it, it used to have metal bars but a dustcart broke it, they came out to fix it and left open hole which was dangerous so Kier came back and fitted a new bit but the gaps are narrow so it blocks quicker, Cllr Hodges will follow this up with Cllr Banister on his return from holiday. • Cllr Evans gave his apologies for the next Full Council Meeting as he is on holiday. • Cllr Illingworth or Cllr Keeble and Cllr Marsh may be at the Non-Strategic Planning meeting on the next Full Council date but will advise near the time. 	<p>II/SR</p> <p>II</p> <p>DH/NB</p>
63	Date of next meeting – 9 th October 2025	

End of Meeting: 21.31