

1. **Non-Compliance with local Planning Policy**

This defines Pattishall (including Astcote and Eastcote) as a Secondary Service Village (B) and means that any new development should be within the settlement Confines.

This application is on land outside our settlement confines.

We do not believe that the sites meet an “exception test” which could make the proposed development acceptable nor is there any evidence of a local housing needs survey to support this application.

We also note that within the consultation for the South Northamptonshire Local Plan Part 2 our Parish was set a new housing target of 25 new homes by 2029. We have already exceeded this number.

2. **Highway Safety concerns:**

The majority of the extra traffic movements generated by this proposed development will use the Fosters Booth Road / A5 T junction. We believe that the additional traffic movements entering and exiting the A5 from this proposed development pose a significant highway safety risk.

3. **Impact on Amenity and Character:**

The site is located within the Bugbrooke Landscape Character Assessment area (LCA) and is part of the Northamptonshire Uplands with extensive views to the north. This proposed development will have a significant adverse impact on the character of this area.

Cllr Keeble proposes the Parish Council Object on this basis and ask councillors to Vote on this.

Questions from Parishioners:

- Cllr Evans advised parishioners that the points raised by Cllr Keeble were highlighted as key points and it is suggested that, if choosing to object, parishioners stick to key points and the objection will be more beneficial. Cllr Keeble agreed to work up a finished formal objection and put that on the Planning Portal and make available outside of that as well.
- Resident Mr Ian Taylor spoke on behalf of PRADA (Pattishall Residents Against Development Association) which he stated is a formally constituted associated, he said they agree absolutely with everything Cllr Keeble has said and will support the objection however they have a couple of other points to add as follows.
- Mr Taylor advised that on the notices received by himself and neighbours from WNC constituting a formal notification of the proposed development, it was stated the development is a minor development. He confirmed that as a Director of a Law Firm he is aware that a minor development is a term used for up to 9 houses, or up to half an acre, and this application is neither so the notice is procedurally flawed and potentially unlawful.
- Cllr Keeble asked if this had been highlighted to WNC and Mr Taylor confirmed that it had been and it had also been sent to Sarah Bool, MP.
- Mr Taylor also noted that the date on the letter shows a deadline date of 15th January 26 to comment but those who live locally will notice that there are no notices by the site, and these have to be up for 21 days before the comments close.
- Cllr Keeble confirmed that WNC are currently struggling to get any notices up in time but this does not make it right,
- Mr Taylor also noticed that the location point of the site is incorrect in the application stating that Pattishall is 4 miles south of Towcester and near Northampton train station. He states they also strongly argue that Policy R1 (the Rule book of where housing can be built in rural villages), is out of date and irrelevant but then use it as reason the exceptional application can be made.
- Mr Taylor also confirmed it is stated that, because there is an issue about 5-year land supply in WNC, that justifies planning here however the policy framework says the land supply does not apply to non-sustainable villages. He confirmed that there are a lot of people interested in this application and they are encouraging all to raise objections, he will be meeting with all 3 WNC Councillors this weekend and will meet Sarah Bool, MP next week.
- Cllr Keeble advised that the Parish Council actively encourage those who wish to object to object in person as 300 individual comments are better than one joint one.

	<ul style="list-style-type: none"> Mr Taylor stated he took the point that they only use the material points made; in principle they are attempting to build on a site that is not suitable. <p>Cllr Evans asked Councillors if they wish to propose the objection of this application, Cllr Banister proposed and Cllr Illingworth seconded, a vote was carried and AGREED by All to object to this application.</p> <ul style="list-style-type: none"> Cllr Keeble will compile the objection which will go to WNC, the draft is nearly complete it just needs to be fine-tuned. The Parish Council will formally lodge their objection and make sure it is in the public domain A member of the public stated that on the Planning Portal it says about amenities available in the village and noted church, garage, primary school, however there is no fuel sold at the garage and the church is useless unless you are CoE, so he does not know why this is viewed as an amenity. Another member of the public pointed out that the church is open to all faiths and for those that wish to use it will be made welcome. The parishioner felt that the statements regarding movements per house or property of 1.3 a day quoted in the planning application are ridiculous unless one person is living there and, if so, the houses need to be affordable and looking at someone on the average income/annual wage, no one would qualify to buy a house here so if a teacher or nurse cannot afford to buy a house on Simons Walk then how can they buy one of these new potential houses. Cllr Keeble stated it is up to individuals what they wish to include in their own objections and Cllr Illingworth advised that the Parish Council are aware that there are a lot of inconsistencies. A member of the public also raised the issue of numerous power cuts over the past year, sometimes for over an hour, and also a loss of water several times in the last few weeks, how are they expecting to power and provide water to the new properties if they cannot support the current population. A member of the public asked a question about the boundary line and that this had been mentioned at previous meetings. Cllr Evans advised that this is the village confines, which are for all the villages Pattishall Asctote and Eastcote and those are in place for this application there are no changes to those confines and there shouldn't be until a new local plan will be developed in the future. Cllr Keeble stated that in reference to the WNC local plan which is in draft at the moment, Cllr Tom Manning is at the meeting tonight where it is being reviewed, the earliest that could come into force is December 2027 as it needs to go through draft and external scrutiny and approval. Mr Taylor advised that it currently shows no change to the confines in the draft. 	<p>CLERK</p> <p>DK</p>
107	<p>Northants Local School Conference request for Grant – Presentation</p> <p>A representative from the above, Rosie Burt, presented a request for funding. Miss Burt advised she has lived in the Parish her whole life and Quinton House school run an annual conference for 15 schools covering relevant topics, this year it was around social media, she said the organisation started as a local boy was subjected to knife attack and thought it would help running conferences for students run by students. She confirmed they invite all sorts of speakers, those from BBC and journalists, cyber psychologists etc and has been really beneficial at a community level. They have invited Sponne School and Champion School this year and Miss Burt will be running it herself again this year. She does everything from organising the speakers and schools and the sponsorship, it has been a difficult year but we are hosting at Franklin Gardens on 11 March 2026 which is getting close and it would be helpful to have any sponsorship. There were questions from Councillors around whether it is possible to get Franklins Gardens for free but she advised they had declined and are charging £2500 just for the venue without refreshments or staff. They plan to have 300 delegates so it has been hard, the speakers are mostly doing it just for travel costs and she believes there should be no financial barrier to attendance for delegates. She confirmed there will be a limit of approximately 15 delegates per school with ages ranging from 13 to 18 years. Miss Burt brought a sponsorship pack with her containing all of the financial information, she has raised £5000 so far so anything other donations preferably from £250 to £1000 would be appreciated. Cllrs asked if she has contacted any other Parish Councils and she confirmed she hasn't but will do, she has approached WNC who donated £750. Cllr Banister agreed to speak to a contact at Franklins Gardens</p>	

	to see if they can influence a reduction in the cost. After discussion it was AGREED by all to support the application for a grant with the amount to be agreed later.	ALL
108	<p>Finance</p> <p>(a) To Approve Payment Schedule dated 8th January 2026. The Payment Schedule dated 8th January 2026 was approved and proposed for agreement by Cllr Illingworth and seconded by Cllr Marsh and will now be authorised on UTB by Cllr Hodges</p> <p>(b) To Receive Income & Expenditure Reports for December 2026 – The Clerk advised that these had been delayed as the bank statement for December 2025 had not yet been received and they will be presented next month.</p> <p>(c) To Approve and Sign the Bank Reconciliation for All Accounts as at 31.12.25. The Clerk advised that these had been delayed as the bank statements for December had not yet been received and they will be presented next month.</p>	<p>CLERK/ DH</p> <p>CLERK</p> <p>CLERK</p>
109	<p>Policy:</p> <p>Councillor Training Session Dates - Gov.uk email addresses – It was AGREED by all to book the Small Hall for the agreed dates of Tuesday 20th January 10-1130 and Friday 23rd January 5-630pm for Councillor Training.</p> <p>Parish Mapping – Cllr Russell advised that Parish noticeboards have now been added onto the mapping system onto a parish layer, all inspections have been added to the play area data together with any further maintenance work, he confirmed the streetlighting for Eastcote and Dalscote complete and understand from Cllr Marsh that Pattishall and Ascote is complete but need to go over that with him. The War memorial has been added and the Millenium sign is still to go on. Cllr Banister advised he has started adding the signs and the SIDS are on there.</p> <p>Parish Mapping Training Session Date – Cllr Russell advised that he had been waiting for the IT training to be arranged before he started trying to sort out Parish Mapping training for those that couldn't attend the last session. Cllr Illingworth advised that Councillors from Kislingbury mentioned to her that they were interested in learning about the system from Pattishall PC, it was AGREED by all to share information as they are a fellow Parish Council. Cllr Banister advised that Steve at Tiffield may also be a contact for them as they used the system first.</p>	<p>CLERK</p> <p>NB</p> <p>II/JR</p>
110	<p>Community & Environment:</p> <p>Litter Pick Date – Cllr Evans asked Cllr Mitton and the Clerk to contact WNC to book the equipment needed for the litter pick before other councils book it out. It was AGREED by all that the date for the litter pick would be Saturday 14th March 2026. Cllr Mitton to provide Clerk with the contact details for WNC to book the equipment.</p> <p>Around Pattishall items – Cllr Mitton advised that the last issue had been produced by him picking out items from the previous notes. Cllr Evans stated he felt the last issue had been more issue and it was agreed to continue in this vein for the next issue, due out after the next Full Council Meeting.</p> <p>Sale of village signs – Cllr Evans advised he has all the old village signs stored and a couple of people have been interested in buying them. There was discussion around the sale and/or auction of the signs for Parish Council funds or for charity. It was AGREED by all that a stall would be held at Picnic in the Park and maybe a silent auction, any left could be sold at the Produce Show. It was AGREED that photos could be taken of the signs and the Parish Council Facebook group could be used to bid on them. It was AGREED this information would be placed in Around Pattishall.</p> <p>Bus stops & timetable – Cllr Marsh stated that in the RO Land Planning Application they made reference to Pattishall to having more bus stops than it does; also, a new timetable went up on Monday however when you search the No 87 bus online this information is incorrect and there is also lots of discrepancy in data about where the bus stops, which needs to be aligned. Cllr Marsh suggested that it may be worth suggesting another bus stop near the school as it is a long walk up to John's Motors or Eastcote. Cllr Evans agreed it would be useful to have another bus stop as long as the two we have are not lost. There was discussion around how to resolve this situation, it was AGREED by all that Cllr Marsh, Cllr Illingworth and the Clerk will work together to decide on next steps and maybe write to Stagecoach. Cllr Marsh asked why all the bus stops don't have benches and it was advised that not all the benches belong to the Parish Council, some belong to the WNC.</p>	<p>MM/ CLERK</p> <p>ALL</p> <p>MM</p> <p>PM/II CLERK</p>

111		Key Matters for Discussion	
(a)	Allotments BE	Cllr Evans advised: <ul style="list-style-type: none"> In relation to the water issue, after a bill was received for £350, he contacted Laura Dark who advised that the tenant who had used the excess of water had calculated how much he had used and offered to pay £60 towards the bill but would like an invoice for that amount. Cllr Evans advised he had received a WhatsApp message on how this amount was worked out which will be shared with the Clerk and be discussed at the next Full Council Meeting along with how to stop this happening again. He confirmed there is some works going on at the allotments in relation to the shed which is being dealt with. He confirmed he checked the two fruit trees before Christmas are both are doing well. 	BE/ CLERK
(b)			
(c)			
(d)			
	Community Engagement NB/II/MM/SR	<ul style="list-style-type: none"> Cllr Banister advised nothing extra to report. Cllr Illingworth advised she has double checked with school the numbers of students following figures shown in the report from RO Land. The school confirmed that they currently have 155 children at school not 139 children and they have a maximum of 180. It was advised that RO Land probably took that data off the Government website site and not taken into account the census from last year. 	
(e)	Churchyard & Burial Ground II/DH	<ul style="list-style-type: none"> The Clerk advised that there has been a request from John White Funeral Directors for an interment of ashes on for 24 January 2026 1130am in the Garden of Remembrance. This was AGREED by all and the Clerk will confirm to the Funeral Directors. Cllr Hodges advised he had received a complaint about dog mess being found on graves, he confirmed he had witnessed someone let their dog off the lead in the graveyard just before Christmas so this is probably what is happening. Cllr Evans requested that something go on Facebook to request that dogs are kept on their lead in the churchyard. AGREED by all. 	CLERK NB
(f)			
(g)	Grass cutting, trees, hedges, churchyard, and burial ground maintenance DH	<ul style="list-style-type: none"> Cllr Hodges confirmed he has nothing to report. Cllr Russell stated that the grass at Booth Close is really long at the moment in the play area and there is a mole infestation so it will need sorted as soon as possible. Cllr Hodges stated he will look into that as they also need to do the hedge so will trim and cut at the same time. 	DH
(h)			
(i)	Highways NB	Cllr Banister advised that the only thing to be added to his report was the two extra signs expected on the 16 th January will now be received on the 23 rd January 2026.	
	Lighting	Cllr Marsh advised: <ul style="list-style-type: none"> He suggested a direct debit be set up for EON and Npower due to the issue about 14-day payment terms. After discussion it was AGREED by all that if the payment terms fell outside of approval for the next Full Council Meeting, then any payments made would be agreed and ratified at the following Full Council Meeting. It was agreed that when the timing was right the Parish Council would look at alternative suppliers for electricity and their payment terms. 	CLERK
	Footpaths JR	Cllr Russell advised: <ul style="list-style-type: none"> The laburnum tree has now been cut down by the owner and repairs to a bridge handrail have been carried out courtesy of WNC. We are now able to get way markers for free, one for each footpath and one for a bridleway. Chris Bulleid will ask if we can have 10 for standard way marks and 5 for bridleways because a lot have faded 	

	<ul style="list-style-type: none"> • Cllr Evans confirmed that he has 4 x bags of grit in his barn, Cllr Marsh has spread some on the pavements over the past week but if it is noticed that the grit bins need filling, please let him know and he will re-fill. • Cllr Illingworth suggested that some checks the Pattishall bins and some nearer Asctote looks at those bins, AGREED by all that each will be checked by Councillors. • Cllr Hodges advised that on one of the footpaths one of the sleepers has gone and one by the handrail has split and dropped. 	ALL
	Playgrounds JR Cllr Russell advised: All safety inspections have been carried out and everything is okay, still waiting for grass matting everything else is on the Report It was AGREED by all that Cllr Evans will send thanks to Alison for doing the safety checks on behalf of the Parish Council.	BE
	Village maintenance JR Cllr Russell confirmed: <ul style="list-style-type: none"> • He is waiting for the noticeboard lettering to be completed; the glue won't stick at the moment due to the low temperatures. • He has the arm rest for the bench at home and is trying to work out how to fix it - 	
112	Report from the Clerk and Key Items for next agenda: <ul style="list-style-type: none"> • Next agenda is Policy update will share all policies in advance for review • Email training dates now set as Tuesday 20th January 10-1130pm and Friday 23rd January 5-630pm. Clerk will book the small Parish Hall and send out invites to all. • Interment of ashes request for Saturday 24th January at 1130. AGREED by all. Clerk to inform the Funeral Directors. 	CLERK CLERK CLERK
113	Correspondence <ul style="list-style-type: none"> • Email from National Highways re A5 Towcester surveys 19-30 January 26 • Email From Linda Hemming, PLR – do we wish to receive “Crime Prevention in a Box” leaflets for dissemination on crime prevention. It was agreed that this would be useful and go be distributed with the next Around Pattishall edition. Clerk to inform Linda Hemming. 	CLERK
114	Report from West Northants Councillors Cllr S Tolley attended for part of the meeting and had shared his Report by email prior to the meeting starting. Report from Parish Councillors <ul style="list-style-type: none"> • Cllr Keeble had a question about budget and capital expenditure in the budget, there were some items in the budget for next year such as playground equipment, depending what may happen with the boundary wall on Church Street and if we are holding fire on that, should we be pushing ahead with other items. Cllr Russell advised we ought to get quotes and see how it sits with what we budgeted. He believes that changing the swing at Butchers Lane was the next one, relocate it and get a new seat. Cllr Russell also suggested that the Parish Council could try a request in Around Pattishall to see if anyone would like to donate towards the bench in Butchers Lane. • Cllr Keeble also advised that WNC Cllr Tom Manning suggested a meeting be arranged with Councillors to talk about the Local Plan, next steps consultation and other options around a Neighbourhood Development Plan, he had passed on his number to ask him to call to have a discussion but at the moment he is still in the middle of discussions and approvals to move to the next stage so may push that meeting until February/March. • Cllr Russell advised that in relation to the Boundary Wall at Church Street, he has now updated the report produced last month and shared it this afternoon. Apart from a couple of items we have reached a conclusion that we ought to move forward and put the costs to one side for now to get faculty agreed. He advised we have to apply for approval to the faculty for the diocese and then apply for planning permission. He has heard this afternoon from the Conservation Officer that we will also need Listed Building Approval as well but 	MM

	<p>both applications will run together, no additional fees. Cllr Russell believes it is imperative that we get going on these works and that planning should be started. It was proposed by Cllr Mitton and seconded by Cllr Marsh that planning should be started and AGREED by all. Cllr Russell advised that the 2 areas in the wall to the West of the arch gate could be repaired in the interim before they get much worse so he had spoken to the Diocese Secretary who responded that we have to apply for another faculty and each time we need to do another thing we have to apply again, Cllr Russell advised that each application for approval takes around 8 weeks but the process should get easier as we go through as we know what the sort of detail they will want. He requested approval to start another faculty application for the two repairs and he will need to get quotes and change the Structural Engineers Report to accept that they are interim repairs so he will speak to David Smith about which shouldn't be an issue. This was AGREED by all.</p> <ul style="list-style-type: none"> • Cllr Illingworth agreed that Cllr Russell needs to move forward with the boundary wall as they need to apply for grants and we cannot do that until we have all the evidence and then we can go to WNC for a Heritage Grant. She advised that because it is a border party wall we could ask WNC if they would like to contribute towards it as a party wall, Cllr Mitton advised that if both parties agree mutually then a surveyor will not be needed. • Cllr Mitton asked if Cllr Russell has spoken to Building Control and about the wall being dangerous to members of public walking past it, they may have already put a report together about immediacy and requirements to deal with it first as if it fell into the highway, they have more powers to deal with it quickly. Cllr Mitton will make an enquiry to see we can get something from Building Control to move things forward more quickly • Cllr Marsh stated he had finally had a response from Fix My Street in relation to the low hanging wire, they advised it is a Parish Council asset the wire is affixed to so it is up to us to remove it, it is an old street lamp post. Cllr Marsh suggested we write to the 2 householders the wire is strung between and ask them to move it as it is causing a hazard, the dustbin lorries are unable to get past it on one side. Cllr Marsh to send the Clerk the addresses so she can write to each householder. • Cllr Hodges advised that a member of the public brought up the issue of Towcester parking charges, believe we should lobby WNC on behalf of our parishioners as WNC are looking to implement charges for parking in Towcester, Daventry and Brackley. Cllr Evans advised that we are mostly affected as those in villages have to drive in. He requested that something was written and put on Facebook. Cllr Banister advised that he had already put the petition on Facebook from Sara Bool MP but he will bump it back up the page. • Cllr Hodges advised that the trees have now been done at the top of Fosters Booth Road on 12 December 25, it looks messy as they cut the middle out around the cable, he advised the Parish Council may have to look at them and see if we can tidy it up otherwise the tree may split out. • Cllr Keeble asked Cllr Banister if he replied to the email in relation to the signs and Cllr Banister advised that he has and pointed out there is no reference to WNC. • Cllr Banister passed his apologies for the next meeting as he will be in London. • Cllr Keeble passed his apologies for the next meeting as he will be in Florida. 	<p>JR</p> <p>JR</p> <p>MM</p> <p>PM/ CLERK</p> <p>NB</p>
115	Date of next meeting – 12 th February 2026	

End of Meeting: 20.21