

	<ul style="list-style-type: none"> • Cllr Russell advised he managed to get some clarification and feedback on some items he was unsure of but a couple of items need to be discussed as follows: • Cllr Russell suggested that the period of the contract (lead in and contract) is left to the contractors, this is usually stated, but as this work needs to be done urgently, we will let them state it. Tenders will be sent to 3 contractors who will be required to state what the lead in period and contract period is. In relation to the issue of liquidated and ascertained damaged, if they fail to finish by the date set there is a clause that says they cannot be charged but cannot be punitive, there needs to be an identified cost. Cllr Russell has taken advice and it was thought something needs to go in so put £100 per week or part thereof, if we issue instructions or have to take a tree down etc that would be an extension of time. • Cllr Russell advised there are 1 or 2 other items which are quite technical in terms of insurance, has to be a joint policy document in case there is a claim, the builders take out the insurance in joint names and we are named as well as the Parochial Parish Council, that means that if there is a claim the builders cannot make a claim against us of PPC. • Cllr Keeble asked if we should share this information with our insurance company. Cllr Russell advised there is a £2million requirement and that is within our insurance. He will need to see a record of that insurance before the Parish Council enter a contract. The contract will be signed under hand and not a legal deed. • Cllr Russell advised that when the wall started collapsing, he and Cllr Banister met with a local contractor who suggested we put sheet piling in behind the wall, he came back with a budget cost for doing those works. However, if we choose this route then the approvals applied for would be invalid as that is a different solution. The figures quoted for this work, although seem to be interesting in terms of overall cost, cannot be compared with what we are proposing as there would be no concrete structure, just a row of sheet piles, taking the wall down and rebuilding it with reinforced mesh joints, which we believe it may last a few years. Cllr Russell is not comfortable proceeding down the alternative route as all the approvals we are aiming for would not be suitable and it has taken from June 2025 to get this far. Cllr Keeble confirmed that the solution designed has been done by a very credible company and Cllr Russell agreed they have been used before and stood the test of time, also under that contract you can claim for failure of design for 12 years. • Cllr Mitton asked who is responsible for road closures and Cllr Russell confirmed that the company would be, the Parish Council would only be responsible for archaeologists, however Cllr Russell has designed the road closure to be sure of access for those opposite the works. Cllr Illingworth asked if we need to take legal advice on the contract and Cllr Russell confirmed that it is not necessary as the tender document and contract are standard documents. • Cllr Mitton asked what the budget is for this part of the wall and Cllr Russell confirmed approximately £50K but could be more, he won't know until the tenders are received back. Cllr Russell also confirmed that each individual contractor will tell us how long they will take to complete the works. • Cllr Russell confirmed he had drafted a tender letter inviting 3 x contractors to tender and asked for indication of review period and tender period. • Cllr Little, WNC, advised the Parish Council will need to have an acceptance criterion on how to mark the tenders, Cllr Russell advised that they would interview the contractors and decide based on that, as he has chosen only those well known in the stonework business and all know they need to get a subcontractor to do the civils work. AGREED BY ALL that Cllr Russell can proceed to go out to tender. • Cllr Keeble advised that regardless of going out to tender there is still no clear plan for how the Parish Council can fund these works and that will need to be thought about and discussed. He confirmed that the Parish Council have an obligation to keep a certain level of funding, which if spent on the wall, may leave ourselves at the limit, if existing funds are used then need to discuss how we recover those funds. • Cllr Little confirmed he will see what information he can obtain about funding. Cllr Illingworth advised that WNC used to have a historic building fund which we could apply for. The Parish Council have looked at ones from the Church and Diocese but they are more concentrated on the church buildings rather than the wall. 	<p>JR</p> <p>ALL</p> <p>AL(WNC)</p>
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	<p>Update on 2025/2333/FULL - Fourways 2 School Road Pattishall NN12 8NE - New self- build dwelling (Amended Plans) Cllr Illingworth confirmed she attended the Committee meeting, the first application was considered and has been deferred, the Committee decided to defer on grounds of the character of the area and Highways issues, they were concerned whether Highways have actually been out to look at the site, the Committee are going to look at the site in relation to character and view and requested Highways to come as well to look at it</p> <p>Update on 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) Cllr Illingworth confirmed as above, this matter has been deferred and will visit site and again asked Highways to come and look, they were concerned that there were two separate applications on one site and there was a concern about the self-build application on it, this matter was deferred until they visit the site then there will be another Committee meeting, so maybe another few months. Cllr Little confirmed that the site visit date is 30th March 2026 at 10am and we will be notified.</p> <p>Update on Refusal Decision on 2025/3010/FULL - Land off Banbury Lane Pattishall - Change of use of land and building to scaffolding storage place (Class B8) (retrospective)</p> <ul style="list-style-type: none"> • Cllr Keeble confirmed that there had been recent activity this week following his reaching out to Planning Enforcement. They advised that they have now negotiated a voluntary agreement where the landowner is not going to appeal against Refusal for Change of Use, and they will leave the site within 4 weeks. • Cllr Keeble confirmed that Malus Fields residents have been taking the case forward with Environment Health who had responded that there didn't have anything to take things further so the above has now been shared with lead residents in Malus Fields. 	
132	<p>Draft Local Plan Response Cllr Illingworth advised that WNC had put out a Call for Green Spaces and it is proposed the following be nominated. These are all local green spaces that are important to the Parish to be protected, if nominated and approved then will be in perpetuity. Cllr Illingworth advised there is a form for each one to be completed which needs landowners permission so can do all except Eastcote green however any other landowner who wishes to do this can also apply.</p> <p>In the Call for Green Spaces, it is Proposed the following be nominated:</p> <ul style="list-style-type: none"> • Booth Close Play Area • Butchers Lane Play Area • Astcote Green • Pattishall Green • Pattishall Playing Field • Small grass area on Butchers Lane <ul style="list-style-type: none"> • Eastcote green is owned by WNC but Cllr Illingworth will apply for it as it is unlikely to object <p>AGREED BY ALL– Cllr Illingworth confirmed the deadline date is 27th March 2026 and she will share the forms with the Clerk.</p> <p>■</p> <p>Cllr Evans noted that on the Facebook Community Page, this agenda item had been discussed and it had been interpreted that the green spaces were going to be built on which his not the case. It was requested that the Clerk write to the Chairman of PRADA and ask him to put a correction out –</p> <p>AGREED BY ALL</p> <p>Draft Local Plan</p> <ul style="list-style-type: none"> • Cllr Keeble confirmed this is currently ongoing and we have until 27th March 2026 to respond if we wish to do so as a Parish Council and anyone else is able to do so as well. Following discussion, we believe it is better to respond to the part that is relevant to us. Cllr Keeble has been through the Plan, there is an online response option and been through those that are most relevant, asking if we <i>agree with the policies, disagree or not interested or no opinion</i>. Cllr Keeble stated his thoughts are that overall, there is a lot of merit in the document, the overriding principals of the strategy I think we should support, it is urban focused but there are policies in there that are aimed at enhancing rural communities with 	II/ CLERK CLERK

	<p>lots of references to sustainability and decision and sports and leisure. The section most important to us, eg. no opinion on policies on Northampton, Brackley or Long Buckby. The first one relevant is Towcester, Cllr Keeble does not agree with any of the policies put forward as putting industrial developments on sites we have objected to previously and another 1400 houses, but possibility 2800, if we add that together with the AL1, AL2, AL3 and AL4 then we know there is no plan for mitigating the road network particularly at Tove roundabout. Planning is in place but residents of this Parish who want to visit Towcester will find it difficult to do so, therefore disagree with 6 Policies for Towcester.</p> <ul style="list-style-type: none"> • Cllr Little advised that the initial draft Local Plan added another 1400 houses on the other side of the relief road, which is a very busy road and there are Policies about walking and cycling infrastructure. Cllr Little confirmed he has met with Mr Hesketh and his team who are also trying to get 2800 houses on other side of the relief road and on the racecourse. The racecourse plans seem to be popular, not a huge amount of objection to that, although nothing formally submitted, the landowner has put this land forward. He confirmed that in the whole of West Northants it is just not the roads that is the issue, the power structure is unsustainable and then there is the need for schools and hospitals, there is just not enough. He confirmed the building requirements are driven by Central Government but no planning permissions have been given yet, everything is still in consultation. Cllr Little confirmed there are also discussions about building a new settlement which may take pressure off some of the towns and villages, he confirmed this is very much a consultation and at the end of this year this will be submitted to Central Government. • Cllr Keeble confirmed that Chapter 10 is in relation to making great places in rural communities, he confirmed Pattishall Parish is a secondary service village, there used to be secondary service village (a) and (b) but this has now been amalgamated into one which means we may get a slightly higher division of houses. Cllr Keeble confirmed Policy R6 housing requirement at the moment is a minimum of 69 homes from April 25 so this number could come down a bit. He confirmed that he thinks the Parish Council is minded to agree with the Policies in Chapter 10, particular in R6 as thought it was important for the vitality of the Parish and the future of the school so he will leave that as agreed unless anyone says otherwise. Parish Council had no disagreement with that. • Cllr Keeble confirmed there is a massive allocation for WNC, just over 47000 new homes, a lot of approvals exist for those, but more to come, the rural areas are only 3900 of that so he suggests we agree with the Policies in Chapter 11 • Cllr Keeble advised that Chapter 12 is Economic Growth, over 30000 jobs over Local Plan time period, some of the land allocations have already been made, still short of 500 hectares which would likely include warehousing, the thoughts about rural economy was sensible and balanced as long as fits in with landscape and character of the setting. Towcester industrial areas are not in that as within Towcester, but Shacks farm is, as that is in EC9, Cllr Keeble suggests disagreement with that Policy. • Cllr Keeble suggests that the last 3 chapters should be agreed with, natural environment, transport focus on sustainable transport methods and giving choice, impact on roads is recognised and under review. Chapter 15 is about infrastructure, utilities and services and we recognise the need to deliver solutions that are in line with developments with WNC so the -principal is fine. • The above was AGREED BY ALL – Cllr Keeble to complete and submit to WNC within the time period. • Cllr Keeble advised that separate to the above he wished to request that Astcote and Eastcote maps are included in the Confines maps. Cornhill is not included as a settlement or a hamlet so will also ask that to be included. • In relation to the discrepancy between the Pattishall Confines and Cold Higham boundaries, Cllr Evans to discuss further with Cllr Attenborough of Cold Higham. • It was AGREED BY ALL that Cllr Banister will share the information on the Draft Local Plan on Facebook. 	<p>DK</p> <p>DK</p>
<p>133</p>	<p>Finance</p> <p>(a) To Approve Payment Schedule dated 12th March 2026. The Payment Schedule dated 12th March 2026 was approved and proposed for agreement by Cllr Keeble and seconded by Cllr Marsh and will now be authorised on UTB by Cllr Hodges.</p> <p>(b) To Receive Income & Expenditure Reports for February 2026. Approved and AGREED BY ALL.</p>	<p>DH/ CLERK</p>

	(c) To Approve and Sign the Bank Reconciliation for All Accounts as at 28.02.2026. These were approved and AGREED BY ALL and signed by Cllr Hodges as a member of the Finance Committee.	DH
134	<p>Policy:</p> <p>(a) Biodiversity Policy Cllr Illingworth felt the above should be considered as it leads on from green spaces, biodiversity is included in Local Plan and it would be useful if we were going to do anything else in the Parish. The basic priorities are to preserve and restore habitats, e.g. designated areas of importance in Astcote would be the pond and the woodland, traditional orchard. This document was produced by a firm at Lucas Bridge in Towcester, Natural Capital Solutions, Cllr Illingworth suggests that she visits them and asks the Parish Council to agree and ask about areas to be nominated. Cllr Illingworth is happy to lead on the Biodiversity Policy in the next few months and maybe the WI would wish to be involve. Cllr Illingworth confirmed she had spoken to John Woollet about a list of birds in the Parish, and is aware there is roe deer and a lot of wildlife, she requested that maybe this could be added to the 5-year plan. AGREED BY ALL that a Biodiversity Policy should be created.</p> <p>(b) Review of Risk Assessment, the Clerk requested the updated Risk Assessment to be agreed and it was AGREED BY ALL subsequent to changes being made to include IT security, moving to gov.uk email addresses and website, training of Councillors and security on laptop and phone. Clerk to implement changes and add to website. Cllr Mitton requested that CPD Certificates are issued for training, Clerk Agreed to do.</p> <p>(c) Review of Asset Register – Reviewed and AGREED BY ALL with agreed changes, to be updated and published on the website.</p> <p>(d) Multi factor authentication for emails to be discussed. – Cllr Russell has this already but is unsure why he is the only one, Agreed to move this matter to the April agenda to be discussed further.</p> <p>(e) Parish Mapping. Cllr Russell said that the IT Policy should be updated as shared by Bob Illingworth who runs the website and this should be added to the agenda to be agreed in April. Cllr Russell also requested that the drafted style guide for Parish Mapping be shared by all, this explains how to approach Parish Mapping in terms of recording data, so all singing from same hymn sheet – AGREED BY ALL</p>	<p>II</p> <p>CLERK CLERK CLERK</p> <p>CLERK</p> <p>CLERK</p>
135	<p>Community & Environment:</p> <p>(a) Reminder of litter pick date on Saturday 14th March 2026. Cllr Mitton confirmed a few had already agreed to attend, meeting in Parish Hall foyer 930 to 1230 and refreshments will be available.</p> <p>(b) New Bus Shelter update – Clerk confirmed to WNC that we had accepted the offer for a new bus shelter and are now awaiting a date for installation.</p> <p>(c) Defibrillator – Fosters Booth update – Cllr Illingworth advised the Parish had been offered a free defibrillator from someone in Cold Higham, it is an inside defibrillator as was kept in an office. After discussion about where this could be kept it was AGREED BY ALL that Cllr Illingworth accept the defibrillator and the Parish Council will make enquiries about where it could be located in the future. Cllr Hodges confirmed he had spoken to Johns Motors who were in agreement with a defibrillator on their premises but this would need to be one that can be placed in a weatherproof box on the outside, they are investigating obtaining a phone box.</p> <p>(d) Intermittent Flooding - Butchers Lane – Cllr Marsh advised that the last update from Highways was 3 weeks ago, it is a Highways surface water drain issue, the clay pipe has dropped so when it comes under high pressure it pushes the manhole cover off and spills. Highways need to come and put cameras down but no time frame has been given for this work to be allocated. Cllr Banister advised that this matter was on Fix my Street and still not resolved so he will follow it up.</p> <p>(e) Red Lion Pub ownership update – Cllr Marsh confirmed the Police had ascertained one of the Directors contact details and emailed them but there had been no response yet, he asked if we wished to go through a FOI request to find out who owns it. After discussion it was AGREED that the Clerk would follow up with the PSCO's involved and see if they had received any further information and share that at the next meeting.</p> <p>(f) Kier email - Gayton Road, Eastcote - 30 mph Speed Limit Order 2026 - P/2079 – The Clerk received a copy of the sealed order by email and Cllr Banister advised that they had been made aware of this some time ago but had probably only just had the order sealed.</p>	<p>II</p> <p>PM</p> <p>CLERK</p>

136		Key Matters for Discussion				
(a)	Allotments BE	Cllr Evans confirmed he had met with two members of the Allotment Committee earlier and they had agreed they need to review their finances, it may be helpful for them to look at other Parishes to see what they are charging along with their income and outgoings. There was discussion around a pot of money that had been held by the Parish Council on behalf of the Allotment Committee but this seems to have been misplaced during the Clerk handover. The Allotment Committee will investigate further and respond the Clerk.	CLERK			
(b)						
(c)				The Allotment Committee had requested monthly water bills and the Clerk will ask Wave if that is possible and let them know. ACTION		
(d)	Community Engagement NB/II/MM/SR	<ul style="list-style-type: none"> • Cllr Raper raised the issue of the water leak at the Parish Hall and the request last month from the Chair of the Parish Hall for a contribution towards the cost of repairing the leak. The full cost of the repair is £1300 and after discussion about what was left in the grants pot it was AGREED BY ALL that the sum of £650 would be made by the Parish Council towards the pipe works. Cllr Raper will inform the Clerk whether this money should go to the Playing Fields Committee account or the Parish Hall account. • Cllr Raper advised work has begun on refurbishing the small hall garden so that the sleepers that were rotting are taken away and replaced by stone faced panels with picket fencing on the top. The Hall and Fields Committee need to decide on what types of gravel will be used, the store bin will be taken away and the fencing painted and they plan to put in picnic benches. • Cllr Raper confirmed that some of the posts around edge of car park area have been replaced with lockable ones, some stationary that were loose and some that are lockable and fold down. This will enable them to be folded to enable access for picnic in the park onto the grass area and for vehicles that may need to go up the bank. There are 3 keys, one will be given to Cllr Hodges for the grasscutters to gain access and one to Cllr Russell for the play equipment inspections and any work to be done. • Cllr Banister advised that Facebook interest had eased up since the recent planning applications. • Cllr Mitton confirmed that an article had been placed in Around Pattishall in relation to the litter pick. • Cllr Illingworth confirmed she had spoken to the school today and they are happy with enrolment figures for next year. 	SR/ CLERK			
(e)						
(f)						
(g)						
(h)						
(i)				Churchyard & Burial Ground II/DH	<p>Cllr Illingworth advised there has been a request for a double plot for Trevor Watts, family would like this to be by the wall, they have done up to No 18 along the back of the wall. They wish that spot as they used to walk there, the family will look again at other spaces when the larger family visits and let Cllr Illingworth know.</p> <p>Cllr Illingworth advised that the Church have asked if graves can be reserved, someone whose father is in the graveyard but who no longer lives in the village. Cllr Evans advised that we cannot offer this at present but to advise that we are looking to acquire additional space for more graves and will let her know if any found in future but at the present time, we cannot accept this request. Clerk to respond to the Church.</p>	CLERK

<p>maintenance DH</p>	<p>Cllr Marsh advised there is a tree down on Butchers Lane in the verge, after discussion it was confirmed, it is not our responsibility. Cllr Banister advised that on that side the trees are the responsibility of the landowner. Cllr Marsh to add this to Fix my Street to see if they pick it up and Cllr Banister will check ownership of the trees and if WNC by contacting Steve Dadswell.</p> <p>Cllr Russell advised that the grass at Booth Close is very long. Cllr Hodges stated he has asked the grasscutters to prioritise the play areas as soon as he starts but they cannot come too soon as it makes too much mess.</p>	<p>PM/NB</p>
<p>Highways NB</p>	<p>Cllr Banister advised:</p> <ul style="list-style-type: none"> • The drain had been fixed on A5 near Fosters Booth Road. • The Asset Register needs to be amended as only one SID left, he will check the price but it should only say £1000 for that 1 x SID at present. • The Pilot Group put the SIDS company into receivership and were offering a warranty, FCS struggling to get new management system to get the new reports off so testing it at the moment, will defer this until April FCM. • Cllr Illingworth advised that in relation to the Committee Meeting for Fourways it was noted that on the signs there is a Stop Sign on School Road on crossroads and a Give Way sign the other way, she asked if Highways could make it the other way around. Cllr Banister agreed to ask. • Cllr Illingworth requested if he could also ask about the crossing being upgraded to a zebra crossing, Cllr Banister stated a Pelican crossing would be better but they cost around £10,000 and are only used in urban areas. However, if Fourways goes ahead and the area developed the area will become more unsafe, Cllr Banister stated he is pleased Highways are coming out to look at it and he will ask about the Stop Sign and the crossing. • Cllr Banister will attend the meeting with Highways on the 30th March 2026 at 10am as confirmed by Cllr Little. • Cllr Illingworth suggested that now we have the SIDs we could possibly provide information on speeds and car numbers to the Committee meeting for Fourways. 	<p>CLERK</p> <p>NB</p> <p>NB</p> <p>NB</p>
<p>Lighting</p>	<p>Cllr Marsh advised:</p> <ul style="list-style-type: none"> • There are still ongoing issues with Npower and invoices not being received, the Clerk will make contact with them. • The SID invoice for February is on the payments sheet now. • Other energy suppliers have been contacted and he has spoken to another PC who got a good deal, still trying to speak energy supplier so work in progress. • One faulty street light reported top of Birds Hill, logged with EON repairs, need to check if under warranty if it is a photocell. • Electrical safety certificates now received, need to ascertain how to put Parish Mapping as 10 listed per certificate. • Electrical maintenance supplier is under review. • Parish Mapping - all our street lights on there. • National Highways on A5 not on there yet, waiting for a response. Cllr Keeble asked if we want them on Parish Mapping if not ours. Agreed yes, add them so we know who they belong to. • Received quotes back from EON for dark spots and new lamps. In relation to the prices for Butchers Lane, where ascertained there is a safety issue. It was noted by EON that there is a significant distance between the other two streetlamps and there is no low voltage cable between the two, therefore it will be approximately. £6000 to put a cable in. In relation to the street light at Church Street the total was £750 to put a light in. Cllr Evans advised that at present we don't have the funds to 	<p>CLERK</p>

		<p>spend unless absolutely necessary until we know what the wall is going to cost, Cllr Marsh to keep this under consideration for now.</p> <ul style="list-style-type: none"> • Festival road - low hanging wires. The cost to have the column removed and replaced is about £300, this needs to be confirmed by an official quotation, not yet received. However, Cllr Marsh advised that when inspectors came out to look at the column it was full of chunks of reinforced concrete inside it and cables • He confirmed he has done 5 x Fix My Street reports in relation to the low hanging wire, Highways referred to Open Reach who said it is not theirs. Cllr Little to take this matter up with WNC to find a solution as S173 of the Highways Act states Councils have to take responsibility for things hanging over the road. • Noted that the address on the EON quote was the old address, Clerk to contact EON and have amended. 	AL(WNC) CLERK
	Footpaths JR	Cllr Russell advised: The Footpath Warden, Chris. has provided a report which has been copied into Cllr Russell's report. One item needing to be discussed is about the West Farm and the footpath that goes out the back of the farmyard towards the fields. We need to make contact with West Farm to see if they can do something about the gate as it has dropped. Cllr Russell will go to West Farm and speak to them	JR
	Playgrounds JR	Cllr Russell advised still some items need to be dealt with including obtaining quotes for the new swing and seat for Butchers Lane, only had one quote at the moment.	JR/II
	Village maintenance JR	Cllr Russell advised that he has carried out play ground inspections and added these onto Parish Mapping for the month under the play area equipment section so anyone can view them He advised that he will come up with some dates for a second Parish Mapping training session for those that did not attend. He confirmed that the Millenium sign has not been collected yet, they still have a back log so don't know yet how long before it is collected.	
137	Report from the Clerk and Key Items for next agenda: Clerk advised the Annual Parish Meeting will be held next month and a Chairman's Report is required. Cllr Evans advised that there will need to be space in the next edition of Around Pattishall for the report to go into. Cllr Evans stated he will be asking for contributions but this will be an opportunity to mention the Boundary Wall repairs, Local Plan and Highways etc. The Clerk is to contact those who provided reports last year and ask them to provide for this year's APM.		CLERK
	The Clerk advised the IT Policy will be updated to include a paragraph on Parish Mapping and confirmed that the Asset Register will be moved over to Parish Online over the next year.		CLERK
138	Correspondence		
	<ul style="list-style-type: none"> • Email dated 18.02.26 regarding street light at T-junction with Leys Road, requesting should be on all night due to proximity with A5 and on safety grounds, shared with Cllr Marsh. Cllr Evans advised that we will look at this when we review the lighting in the Parish. Cllr Marsh noted that there are no lights at the Eastcote turning which is dangerous. • WNC Parish & Town Council Election Recharge Consultation with a deadline of 10th April 2026. AGREED BY ALL to go with Option C, Clerk to complete online. • NCALC - Northants CALC Strategic Plan - Engagement Sessions being held on 23 March 2026. It was AGREED BY ALL Clerk to attend and raise the issue of knowledge resources for grants and tendering processes, and contracts. Clerk to book onto the session. • Suspected abandoned vehicle, Butchers Lane, Cllr Marsh in touch with Police. Cllr Illingworth asked if Cllr Marsh could let Linda Hemming know in future as the Neighbourhood Watch Coordinator for Pattishall and he agreed to do so. • Resident reported concerns in relation to activity taking place on Festal Grange with a digger and dumper truck on site moving soil which it is believed to be in breach of planning and has been reported to WNC. • Mr Mooney in contact asking to be notified when works can start at Garden of Remembrance – agreed just before Easter and continue in a 3 weekly cycle. 		CLERK CLERK
			CLERK

