

	<p>new main with a stop cock, this will save £200 per year in lost water and will be cheaper than finding the existing fault, he has carried out costings. They are currently looking for someone with a digger to help them put in the new pipework prior to reconnection. Cllr Evans asked if they are seeking funding from the Parish Council for this, Mr Smith confirmed not at this time but they are aware the Parish Council is the landlord and they are the tenant, they will come back to the Parish Council with final costings and a plan before any action is taken.</p>	
82	<p>Planning: Fairfield Butchers Lane Pattishall NN12 8LE: 2025/4175/FULL - Erection of three dwellings, detached garages and associated external works</p> <ul style="list-style-type: none"> • Cllr Keeble advised councillors are aware the site had an outlying planning application in 2020 for 4 dwellings, whereas this new application is for 3 dwellings and there is an explanation in the report about why they didn't proceed with the initial 4 proposed and their concerns about potential overdevelopment of the site. A resident questioned issues around drainage at the site and it was advised that this will be dealt with as part of the application process. After discussion it was AGREED BY ALL – No Objection. <p>Festal Grange 20 Church Street NN12 8NB - 2025/3297/FULL - Two story rear extension and rebuilding gable end wall, extend basement, new roof dormer to rear elevation and new highway cross over and driveway. Construction of retaining walls and landscaping (part retrospective)</p> <ul style="list-style-type: none"> • Cllr Keeble confirmed that the-application made previously in 2024 contained all these elements but with a larger extension on the eastern side which doesn't feature on the new application. In 2024 there was a large swimming pool on southern side of the house which is not part of the new application. It is agreed that the property is in need of repair, some of the work proposed to put this right will enable the scaffolding, which has blocked the pavement for well over 15 months, to be corrected. The extension included is 4.5 metres which is not out of scale or keeping, the cellar extension on the eastern side of the house was in the previous application and remains. The cross over from Butchers Lane to the large driveway is largely in line with 2024 application. In 2024 there was an objection from WNC Heritage Team as it closed the 12-13metre gap to the grade 2 listed building next door and they also objected to the swimming pool with concern it is not in keeping with its surrounds and this is not included in the new application. This may be because the owner has decided not to proceed or reverted to permitted development however, we could request a condition in relation to the swimming pool not be allowed within any response. The other element is the new access way from Butchers Lane, this is the busiest road in the Parish and the access is very close to the one for Mews Court, this new application leaves a gap of 4-5 metres to the access for Mews Court and would cause a steep drop from public pavement into Festal Grange development. It would have to ensure the new driveway was stable and suitable, the gap between the boundary for Mews Court and the new roadway for Festal Grange is an issue, there is no suitable wall to separate the boundary so there is the question about the principal of coming onto Butchers Lane. • Cllr Banister queried if Highways have been involved in relation to the access, Cllr Keeble confirmed that they will be but there is no response from them yet. Cllr Mitton stated that now we have more data from cameras we should raise concerns about that and ask if this can be raised with Highways to see if our concerns are valid. • A parishioner stated that the building plans mention a 2-metre wall, many walls have been built already but look higher than 2 metres and also the application is light on details around landscaping, there was concern raised that if they build further, absorption land for rainfall could cause issues. The owner of the neighbouring property, Kirkholme shared his concerns that the extension will be overbearing on the front of his property. • The owner of Festal Grange was at the meeting and stated that there will be revised plans submitted for the highways access. It was AGREED by All that Cllr Keeble would draft a response on behalf of the Parish Council incorporating everyone's views. <p>Update on 2025/3145/LDP - Application by PPC for the Lawful Development certificate for the perimeter Church St Boundary Wall works – nothing further to add at this stage.</p> <p>Update on 2025/3010/FULL - Land off Banbury Lane Pattishall - Change of use of land and building to scaffolding storage place (Class B8) (retrospective)</p>	<p>Clerk</p> <p>DK</p>

	<ul style="list-style-type: none"> • Cllr Keeble confirmed this has been discussed at numerous meetings and more recently he has had some dialogue with Case Officer but we don't yet have a timeline for a response as the Case Officer has not responded. Cllr Tom Manning, WNC, advised that he has spoken to the case officer who confirmed he has taken everything on board and he believes there will be resolution in the next week. Cllr Keeble confirmed that new objections and concerns continue to be raised and not all of them are on the portal yet, the new ecology report was only added in the last couple of days, still unsure if this will be a delegated decision. Cllr Manning confirmed that it will be going to Committee anyway, we just need to see the Case Officer's recommendation first, if he refuses the application then it won't go to Committee. He also confirmed that if it is refused and they appeal they don't need to leave immediately but enforcement will become involved as they are currently working outside their remit without planning. <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</p> <p>Update on 2025/2333/FULL - Fourways 2 School Road Pattishall NN12 8NE - New self- build dwelling</p> <ul style="list-style-type: none"> • Cllr Keeble confirmed this was discussed at the last council meeting and there was a requirement for an ecology survey which we viewed would delay the proceedings quite significantly so nothing likely to happen but in the meantime. However, it has been noted there has since been extensive clearance of the grounds, shrub removal etc and 3 residents have brought that to the attention of WNC and Case Officer, therefore the Parish Council haven't taken any action given residents have put in a complaint. It was confirmed that someone has been on the roof and sealed it which could affect any bats living in the roof and that has also been brought to the attention of WNC by local residents but this is not yet on the portal. 	
83	<p>WNC Councillor Thomas Manning – WNC Local Plan</p> <ul style="list-style-type: none"> • Cllr Manning advised that this is now moving along and given the Government have new housing targets they are going out for consultation in January where everyone can go along and give their opinions. Will hopefully receive this for comment in the middle of January and the latest they can submit is March 2027 but WNC hope to get it done before then, the Parish Council can make comments in the new year as Cllr Manning will have a copy in the first week of January and will take it to the Planning Committee later in January 2026. • Cllr Manning also confirmed that in relation to the Savills presentation on the land off Fosters Booth Road, this is happening all over WNC as most parishes have not submitted their Neighbourhood plan so developers are casting a wide net to see if any success in different areas. A parishioner asked if there is any sanction on developers as they know what the local plan is but was advised that there is not as this is their business model and how they work, Cllr Manning advised that WNC will agree some and refuse others but the developers pay a fee to get the comments and consultation and at present WNC have made clear there needs to be a local desire. • Cllr Evans advised that we have a Parish Plan which we will be looking to revise and decide if we go down the Neighbourhood Plan route, which we know is more costly but presumably we should tie this in with the WNC Plan. Cllr Manning advised that the earlier the decision is reached the better so there is more say about where housing goes, he confirmed that the Government has pulled funding grants for Neighbourhood Plans, but the Planning Policy team at WNC will give legal and planning guidance for free. Cllr Keeble confirmed he would reach out to Margaret Howe, case officer for support. 	DK
84	<p>Finance</p> <p>(a) Budget Review –</p> <ul style="list-style-type: none"> • Cllr Keeble advised we usually set out to approve next year's budget in December each year and the Clerk will apply for the Precept in January. He confirmed that he has put together the predicted costs for the next financial year with support from councillors as to expected costs, this is an increase of between 5-7-% on our budget for this year which is largely due to change of clerk and extras including NI 	

	<p>and pension but most of the others are in line with expectation. Cllr Keeble confirmed that playground equipment needs to be increased as the zip wire needs to be replaced. He confirmed that with the 5-year plan expenditure it is more difficult to predict due to the boundary wall in the church as we are unsure yet of any potential funding. The amount quoted is in line with Cllr Russell's calculation and the other increase is for the new playground equipment at Butchers Lane, it looks higher for 2026 but the correct current expenditure on church wall will not be spent. Cllr Russell's figure for the boundary wall includes archaeology and road closure costs, the predicted figure for last year was £30K but there will be a cost for archaeology support while the dig is carried out and for the road closure and that is the reason for the uplift. The other tabs on the budget spreadsheet include 27-28 etc and other areas of income from potential grants and CIL monies. Cllr Keeble confirmed the expected opening balance for 2026 and we should hold a steady position until 2030 so it looks affordable. Cllr Keeble called on other Councillors to let him know if they have any concerns or wish to make amendments to the draft budget figures for 26-27 otherwise what is there will be brought to the Council for ratification in December. Cllr Marsh advised he will update on streetlighting maintenance costs in relation to future testing and increased costs Cllr Russell advised he has also made provision for the refurbishing of the millennium sign and work is underway and committed. Cllr Illingworth advised there is nothing in the budget yet for the prospect of having to redevelop the burial ground, the survey suggested there is space but the cost in converting that to plots is unknown at present.</p> <ul style="list-style-type: none"> • Cllr Mitton stated WNC's report shows it looks like the Council Tax will be raised by the full amount next year, he is concerned about the impact of a parish expenditure increase alongside a Council tax increase and whether, in the current climate, we are spending too much, he is unsure where we can save money but it feels tricky. • WNC Councillor Stuart Tolley advised that it isn't confirmed that the Council Tax will be increased by the full amount yet but it is likely, this is because the shortfall is much worse than they thought it would be, they are unable to balance everything and the numbers are not looking very good at the moment. Cllr Keeble advised that in relation to the Precept he has suggested an increase of 3% from last year but this needs to be agreed in December. • Cllr Evans advised the Parish Council are committed to certain projects that in some respects we wish we weren't, i.e. the boundary wall, this information needs to be shared with parishioners, we cannot have the precept too low as if we do, we would have to put in a big increase in future years. • Cllr Hodges advised that the auditors have said in the past that the Parish Council should keep up with inflation in relation to increases in the precept to ensure they are covering costs for the future. • Cllr Keeble requested comments are sent back to him by December to enable the budget to be finalised. Cllr Evans stated information will need to be published to go along with the budget by way of explanation, if the current budget is approved in December it will result in a 3% increase in the Precept up to £67,500. <p>(b) Burial Ground payment update: Clerk updated who has been in contact to pay for outstanding reserved plots. There are 3 plots allocated to one person who is unsure which is the correct price to pay. It was Agreed that Cllr Evans will speak with plot holder directly. Cllr Illingworth requested that we add to the Burial Policy that we are no longer able to reserve any more plots, the reason for this is that we only have 6 plots left. AGREED BY ALL that the Clerk will add this to the Burial Policy. Cllr Mark Mitton will add to Around Pattishall that burial plots can't be reserved but plots in the Garden of Remembrance can.</p> <p>(c) To Approve Payment Schedule dated 13th November 2025. There was discussion around whether the Parish Council have an obligation to pay towards the cost of repairs for the church clock, Clerk to check this with NCalc and bring this information back to the next meeting in December. It was agreed not to pay the church clock costs until a response is received. Cllr Marsh also stated he has challenged the late payment charge from Npower so this can be removed from the payment sheet pending that decision. The remaining Payment Schedule dated 13th November 2025 was approved and proposed for agreement by Cllr Keeble and seconded by Cllr Banister and will now be authorised on UTB by Cllr Hodges – AGREED BY ALL.</p>	<p>ALL</p> <p>BE</p> <p>CLERK/ MM</p> <p>CLERK</p> <p>CLERK/ MM</p>
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	<p>(d) To Receive Income & Expenditure Reports for October 2025 – Approved and AGREED BY ALL.</p> <p>(e) To Approve and Sign the Bank Reconciliation for All Accounts as at 31-10-25. These were approved and AGREED BY ALL and signed by Cllr Hodges as a member of the Finance Committee.</p>	<p>DH</p> <p>DH</p>
85	<p>Policy:</p> <p>(a) Email Review & gov.uk addresses for All Councillors – Bob Illingworth confirmed because we bought the service from Parish Online we have also bought email addresses for all councillors but currently only the Clerk is using it. It is understood there is no legal requirement that everyone should have gov.uk email address and there are advantages and disadvantages however it will keep coming up at audit until all councillors have it. It is more secure than personal email addresses and data is held on the Parish Online secure server, it looks more professional and is recognisable as the first tier of local government. It would also be helpful when councillors leave as the email address and all their folder of information can be passed to another councillor enabling continuity securely. Mr Illingworth confirmed there is the issue that the councillors have to run another email address from a different mail server, zoho, but it can be learnt and will be beneficial for councillors as they can set up distribution lists etc but it only makes sense if all councillors do it. It was advised that zoho is a web-based portal on a separate server and is not recommended to be used on Outlook or other domains. Cllr Keeble felt councillors should do this and WNC Councillor Manning stated that with the potential of devolution of powers councillors could then request materials from Highways and would have link to forum, this would help when powers can be devolved to streamline service to WNC. After discussion it was AGREED BY ALL that gov.uk addresses will go ahead from 1st April 2026 and Mr Illingworth will prepare training materials and both he and the Clerk will support with the changeover.</p> <p>(b) Councillor Reports for the website. Cllr Evans advised that all councillors currently send their reports to each other so everyone knows what has happened in each portfolio and then can ask at the meeting if there are uncertainties or if there are certain things that need to be discussed or brought to people’s attention. Cllr Evans advised that councillors do a tremendous amount of work that parishioners are not aware of and feels this should be in the public domain, however the reports need to be condensed. He therefore requested the Clerk to condense two reports to see how they would look and to bring to this meeting to discuss a way forward. Cllr Evans confirmed councillors will present their report as they do currently but there will also be a link to the parish website showing our parishioners what councillors do as portfolio holders do. Mr Illingworth confirmed that on another website he runs they use AI to summarise the clips which will produce a summary for you in bullet point format. After discussion it was AGREED BY ALL to start with Planning in December and look at others after that.</p> <p>(c) Review of the following:</p> <p>(i) Policy Tracker – Clerk advised that this is not yet up to date, it will be brought to the December meeting</p> <p>(ii) New Social Media Policy – AGREED BY ALL but all decisions about what goes on Facebook will be agreed on a case by case basis</p> <p>(iii) New IT Policy – AGREED BY ALL</p> <p>(iv) Code of Conduct (to be signed by all Councillors) Clerk to send around again .</p>	<p>BI/ CLERK</p> <p>DK/ CLERK</p> <p>CLERK</p> <p>CLERK</p>
86	<p>Parish Mapping Update–</p> <p>Cllr Russell confirmed that a teaching session had been carried out which he felt was successful, he requested if those that could not attend the last one wished to have a training session. Cllr Raper, Cllr Evans and Cllr Keeble all confirmed they would wish to attend a Parish Online Mapping training session so Cllr Russell will come up with some dates and book the Parish Hall once agreed. Cllr Russell advised that at present they are trying to sort out the types of streetlights showing on the mapping system and the next push will be to get streetlights done and input on the map. Cllr Marsh confirmed he found the topology section useful. Clerk confirmed that the annual invoice needs to be paid for the service and this has been listed on the payment schedule ready for when the invoice is received in the next few weeks.</p>	<p>JR/SR BE/DK</p> <p>CLERK</p>

		<p>with the old ones. It was AGREED BY ALL that the signs would be kept and placed in Cllr Evans' store and they will be auctioned for charity to raise money or find another use for them.</p> <ul style="list-style-type: none"> • Cllr Banister noted that the Gayton and Tiffield Community bus are taking more from Pattishall now than from own parishes but they are desperate for volunteer drivers, they will provide training and licence information. It as agreed by all that this can go on Facebook to try and find volunteers. • Cllr Banister confirmed that it has taken 3 years but the spelling mistake on the memorial outside the school is now fixed. 	BE
(f)	Lighting	<ul style="list-style-type: none"> • Cllr Marsh advised he has shared his report and the only point for discussion is the flag and whether we need a Policy around that which could then be communicated via Facebook and Around Pattishall. He confirmed a flag had been put up twice on the same street light bracket just outside Eastcote which is a National Grid post. He requested information from WNC who advised that it is up to Parish Council if they wish to have them removed. Cllr Russell suggested that it is not lawful to do this and now the flag has been removed we could post on the Facebook page to see if the owner would like the flag back and if they do we could explain why it is dangerous to put flags on the posts that may end up obscuring the light. Cllr Manning advised that if it is windy the flag can wrap around the lamp and damage the screws within the lamp itself and then cause litter. Cllr Evans suggested we draft something to say people are welcome to do it on their own land but not on Parish Council assets. Cllr Illingworth agrees this should go on Facebook once something is drafted. Cllr Manning advised that • Cllr Marsh also noted there is a pole in Festival Road, which is an old street light and not on any inventory which has wires attached to it. Cllr Hodges advised he had also checked this and it looks like someone has suspended a wire on it from one house to another so not sure why it is there but the wire has now snapped and is hanging down. Cllr Marsh has concerns it could catch on something so has reported this on Fix My Street. 	NB
(g)	Footpaths JR	<p>Cllr Russell advised he had received an application for the role of Footpath Warden from someone keen on walking and reporting, he met with him and had a long chat and showed him the Parish Mapping site so there will be a lot of information to hand over. His name is Chris Bulleid and Cllr Russell recommended that we ratify his appointment with Cllr Russell supporting him for a while but he is happy for this to be approved. This was AGREED BY ALL. The Clerk to let Chris know and forward his contact details to Kier/WNC so they have his name as their main contact.</p>	CLERK
(h)	Playgrounds JR	<p>Cllr Russell advised the grass matting to the zipwire and carrousel is finished and the invoice has been approved. There is some grass matting mats left over which will be sufficient to do the hexagonal swing which is quite baldly worn under swing seats. It will cost £148 for using up the mats so he suggested this was acceptable. AGREED BY ALL so Cllr Russell will proceed.</p> <p>Cllr Russell advised that Inspections are up to date and reports have been uploaded on to Parish Mapping.</p> <p>He is currently trying to get something fixed to the gate at Booth Close, he fitted a new spring but as he started to fit a catch it was pointed out this is not suitable for small children so he has ordered some magnets.</p> <p>The hexagonal junior swing is squeaking and will cost £237.50 plus VAT to be fixed by Reids Playground Maintenance from Kettering, the alternative cost was over £500, this was voted on and AGREED BY ALL so Cllr Russell will proceed.</p> <p>In Butchers Lane there is a part constructed tree house made of scaffold posts and bars, Cllr Russell has taken it down but it is still by the fence, Cllr Illingworth will get them moved.</p>	JR
(i)	Village maintenance JR	<p>Cllr Russell advised there is ongoing work in relation to the boundary wall maintenance, he advised the churchyard is closed but there should be a link between the Parish Council and the church, who own the churchyard. This was</p>	JR II

	<p>passed to South Northants Council for maintenance who then passed it back to the Parish Council for maintenance. Cllr Hodges confirmed the Parish Council need to look at who is responsible for the boundary wall and this information should be on the title deeds so we will need to check that before any more work is carried out.</p> <p>Cllr Russell advised that they have now taken down the Millenium sign and the rotten oak post has been removed but we need to start looking at foundations and how to put in a replacement oak post.</p> <p>He advised the lettering to the parish signs/noticeboards need re-doing and he obtained a quote from Green Barns which was supply only of £240.20 plus VAT and he has since spoken to Sign Logic and asked for a fix only cost for fixing the letters – he will report back once this is received.</p>	
88	<p>Report from the Clerk and Key Items for next agenda:</p> <ul style="list-style-type: none"> • Memorial approval Mr Bird – AGREED BY ALL • Footpath Warden Role – Cllr Russell to be replaced by local resident, Chris Bulleid AGREED BY ALL. Clerk to pass on contact details to Kier/WNC and Cllr Russell to pass on required information to Mr Bulleid. • Clock mechanism replacement cost – Agreed to hold off on this decision until the Clerk has investigated with NCALC • Councillor Reports for website – Discussion held in minutes above. • Mews Court – overhanging trees - the Clerk had reported this to WNC who stated no action to take so Cllr Marsh also reported it on Fix My Street who confirmed the tree branches are not overgrown enough at this time • Mr Illingworth confirmed there is an ash tree sapling by Mews Court which may have ash dieback and should be reported – Cllr Marsh will report this on Fix My Street. • Stagecoach – Active bus stops. Clerk confirmed she had checked with Stagecoach and there are currently no active bus stops in Pattishall. Cllr Illingworth confirmed she is going to use the bus and see if it does ad-hoc stops in Pattishall and report back at the December meeting. 	<p>CLERK</p> <p>CLERK/ JR</p> <p>PM</p> <p>II</p>
89	<p>Correspondence</p> <ul style="list-style-type: none"> • Email from Holy Cross Church in relation to clock • Email regarding damaged wall Simons Walk • Email regarding National Grid tree trimming at the top of Fosters Booth Rd • Email regarding National Grid tree works at tennis courts 	
90	<ul style="list-style-type: none"> • <u>Report from West Northants Councillors</u> • WNC Cllr Stuart Tolley confirmed the roundabout is ahead of schedule and the relief road in Towcester could be open in late Jan/ early Feb then the A5 highways safety improvements will start along with highways works on Watling Street. • He advised that a new models of care trial is starting at the Towcester Medical Centre in an attempt to reduce waiting times. He confirmed he has attended briefings about the budget and what they expect to happen there. • WNC Cllr Tarbun attended the Remembrance Service in Towcester. • There has been lots of correspondence with residents about the registration of the local recycling centres, he has pushed for a review as there has been no local consultation, there is a petition which can be shared for signing if residents wish to support this. Cllr Tolley will share the link with so that this can go in Around Pattishall. Cllr T Manning advised that he understands why they are setting up this new scheme for the recycling centres as other areas use our recycling centres but he does understand the communication was not good. • It was also confirmed that work has been going on in and around Towcester around speeding the Town Council has explored a statutory 20mph limit within the town as well. • <u>Report from Parish Councillors</u> • Cllr Illingworth attended the WNC Parish Meeting which was very useful and has shared a report, there was a lot of conversation around planning and communication issues which 	<p>ST</p>

	<p>they said they would take on board. The other item discussed would be if the Parish Council wish to take over some assets such as Eastcote green, this would obviously be a cost saving for WNC. Cllr Manning advised this is part of the devolution process, there would be a mowing schedule the Parish Council pays for.</p> <ul style="list-style-type: none"> • Cllr Illingworth asked if the Clerk can write again to the Letting Agents for 3 Sands Close as the garden bush has overgrown onto the pavement and the bins are still there, the letting agents need to advise the tenants to resolve this. Clerk to try and call as well as write to the Letting Agents. • Cllr Hodges advised that the money we donated to Asctote chapel for a stairlift has now been used and the lift has been installed so they have access now for everyone to go upstairs • Cllr Evans advised that he is not able to attend the Climate and Nature Champion Scheme kick-off event online at 7pm on 19 November and could anyone attend in his absence. Cllr Marsh agreed to attend in his place. • Cllr Evans, Cllr Raper, Cllr Illingworth and Cllr Marsh attended the Remembrance Sunday service which had a captivating address and the bugle played. Cllr Raper laid a wreath from the WI and Cllr Evans placed one from the Parish Council. • Cllr Illingworth asked when the poppies should be taken down and it was agreed by all that they could now be removed at any time and the soldiers would be placed back in the loft at the Parish Hall. Cllr Raper suggested that it would be nice to buy one more poppy each year so that we can increase over time and it will create a more striking effect, this was AGREED BY ALL • The Parish Council wished to pass thanks to Dale and Ruth Furniss for putting the poppies up in Asctote – Cllr Banister will send the Clerk their contact details to send thanks, • The Clerk confirmed that her main working hours are Tuesday to Thursday mornings with brief check ins for urgent emails on Mondays and possible Fridays. • Cllr Keeble confirmed he is unable to attend the December Full Council Meeting so sent his apologies. The Clerk confirmed she is also unable to attend the December Full Council Meeting but Cllr Illingworth has kindly agreed to take the minutes in her absence. 	<p>CLERK</p> <p>PM</p> <p>SR/II</p> <p>NB/ CLERK</p> <p>II</p>
91	Date of next meeting – 11 th December 2025	

End of Meeting: 9.25