 **HOLLOWELL & TEETON PARISH COUNCIL**

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**Minutes of the Meeting of Hollowell & Teeton Parish Council held in Hollowell Village Hall on Wednesday 16 July 2025 at 7.30pm.**

**Councillors: Cllr S Cooksley**

**Cllr A Crisp (Chairman)**

 **Cllr E Curtis**

 **Cllr G Leah**

 **Cllr S McCubbin**

 **Cllr H Oswin**

 **Cllr M Tomalin**

**Clerk to the Council: Gillian Greaves**

**7 Members of the Public**

**25/071 Receive and approve apologies for absence.** Apologies received from Unitary Councillor Ware.

**25/072 Receive declarations of interest under the Council’s Code of Conduct related to business on the agenda.** None given.

**25/073 Receive and approve for signature the minutes of the meetings held on 14 May 2025.** The Council **Resolved** to approve the minutes of the 14 May 2025 and the Chairman signed them as a correct record of the meeting.

**25/074 Note any matters arising from the minutes not included on the agenda for report only.** None raised.

**25/075 Public Participation.**

The meeting was attended by three Teeton residents including the occupants of the Old Stone House which adjoins the property subject of planning application **2025/220/FULL**. The residents of The Old Stone House submitted written comments to the Parish Council and made verbal representation at the meeting outlining their objection to the application.

Representatives of the applicant addressed the Council on planning applications 2025/2420/MAF & 2025/2414/FULL

**25/076 Neighbourhood Watch and Police Liaison – receive an update from the Chairman.** The Chairman reported on a recent Rural Crime Meeting and two planned County Policing Events to take place at Wicksteed Park, Kettering and Delapre, Northampton. The Chairman reported on the increase in incidents of crimes involving wind turbines.

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**25/077 78th Northants CALC Annual Conference. Council to nominate two delegates to represent the Council and attend.** The Council **Resolved** to nominate the Chairman and Vice Chairman to attend the conference. The Clerk to arrange the bookings.

**25/078 Village Planters – approve expenditure for replacement of composts and plants.**  The Council noted the village planters had been replanted and the compost replaced. V Benjamin had purchased the plants and compost and the Council **Resolved** to refund the amount of £56.90 and thanked all involved in the works.

**25/079 Correspondence – requiring a response or a decision.**

1. **Local Transport Plan Supporting Strategies Workshop (Active Travel Strategy, Rail Action Plan and Mobility Hub Action Plan)** The Council considered and noted the plan.

**25/080 Planning** – to consider any planning consultation papers, applications and completions received.

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| --- | --- | --- |
| **Application No** | **Location** | **Description** |
| 2025/2200/FULL | Hall Farm Creaton Road Teeton NN6 8LH | Conversion of agricultural buildings to 3no. dwellings for holiday lets & 1no. home office.**Council’s Response:** The Council considered the representation and determined that it Objected to the planning application on the grounds that: 1) Inappropriate location of windows overlooking neighbouring garden; 2) The proposed parking areas appeared inadequate to accommodate anticipated level of vehicles attending the site; 3) The proposed access point for vehicles entering or leaving the site posed a danger to other traffic 4) The proposal was an over development of the site which fails to take into account the Grade 2 star listed status of the adjacent property (The Old Stone House) and the highway visual splay which requires better access and layout   |
| 2025/2420/MAF | Hollowell Lodge Farm, Welford Road, Creaton, NN6 8NX | Proposed RedevelopmentDemolition of 13no. buildings (Classes C3, B2/B8 and Sui Generis); erection of 8no. Class B2 Units and 3no. Class B8 Units; provision of soft and hardlandscaping and sustainable drainage infrastructure.**Council’s Response:** The Council considered the representation from the Agents and determined that there are no objections.The Council supports the overall proposal of redevelopment but makes the following observations:1) That in regard to the installation of solar panels, consideration should be given to the style of panels to ensure they are in keeping with the rural location.2) The choice and colour of proposed roof tiles should reflect the rustic character of the site |
| 2025/2414/FULL | Hollowell Lodge Farm Welford Road Hollowell NN6 8NX | Conversion of 1no. redundant building to 3- bed dwellinghouse(Class C3) and conversion of 2no. further redundant buildings to ancillary residential accommodation**Council’s Response:** The Council considered the applications and had no objections or observations and were satisfied to support the applications.  |
| 2025/1843/FULL  | Home Farm Guilsborough Hill Hollowell NN6 8RN | Proposed oak frame orangery extension to existingdwelling – APPROVED (19/06/2025) **Council’s Response:** NOTED |

**25/081 Draft Statement of Community Involvement (SCI) for West Northamptonshire Council’s Planning Service.**  The Council noted the consultation and deadline for responses. Councillors agreed to make individual responses.

**25/082 Pocket Park**

 **25/082/1 HPPAC -** receive an update from Cllrs Curtis and approve any action. Nothing to report.

 **25/082/2 Monthly/Annual Report -** receive the monthly report on the Pocket Park from Cllr Tomalinand agree actions to address issues raised. Cllr Tomalin reported on the steam engine which requires remedial attention and advised that he will investigate repair options.

**25/083 Finance & Administration:**

**25/083/01 Bank reconciliation 30 June 2025 –** separate paper circulated prior to meeting.The Council **Resolved** to approve the bank reconciliations dated 30 June 2025

**25/083/02 Receipts &** **Payments -** To note receipts and approve payments. The Council **Resolved** to accept the receipts and approve the payments listed below.

 **Receipts 2 May 2025 WNC CiL £1,500.00**

 **30 June 2024 Unity Trust Bank Interest £90.45**

 **Payments –**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **MoP** | **Payee** | **Purpose** | **VAT** | **Amount** | **Powers** |
| BP | G Greaves | Clerks Salary June 2025 |  | £362.87 | LGA 1972 s112 |
| BP | HMRC | Clerks PAYE June 2025 & ENICS |  | £90.60 | LGA 1972 s112 |
| BP | Mark Hazle  | Grass Mowing Invoice ~ 2188 |  | £310.00 | Open Spaces Act 1906 ss 9&10 & Public Health Act 1987 s164 |
| BP | Mark Hazle  | Jetty maintenance invoice - 2207  |  | £150.00 | Open Spaces Act 1906 ss 9&10 & Public Health Act 1987 s164 |
| BP | Total Energies  | Electricity Supply June invoice 379794585/25 | £4.90 | £102.84 | Highways Act 1980 |
| BP | Unity Trust Bank  | Service Charge May 2025 |  | £6.00 | LGA 1972 s112 |
| BP | E-ON | Lighting upgrade invoice 6018805557 | £618.80 | £3,712.80 | Highways Act 1980 |
| BP | G Greaves | Clerks Salary July 2025 |  | £314.55 | LGA 1972 s112 |
| BP | HMRC | Clerks PAYE July 2025 |  | £78.60 | LGA 1972 s112 |
| BP | V Benjamin  | Village Planters – plants & compost  |  | £56.90 | Open Spaces Act 1906 ss 9&10 & Public Health Act 1987 s164 |
| BP | G Greaves | Clerks Travel Expenses July 2025 |  | £11.70  | LGA 1972 s112 |
| BP | Total Energy  | Electricity Supply July invoice  | £3.89 | £81.61 | Highways Act 1980 |
| BP | Mark Hazle  | Grass Mowing Invoice ~ 2224 |  | £310.00 | Open Spaces Act 1906 ss 9&10 & Public Health Act 1987 s164 |
| BP | Northants CALC | Training invoice 4696 | £10.60 | £63.60 | LGA 1972 s112 |
| BP | E-ON | Street Light Maintenance invoice 124363 | £28.90 | £173.40 | Highways Act 1980 |
| BP | Unity Trust Bank  | Service Charge June 2025 |  | £6.00 | LGA 1972 s112 |
| BP  | Unity Trust Bank | Service Charge July 2025 |  | £6.00 | LGA 1972 s112 |

**25/084 The Jetty – approve annual maintenance works.** The Council **Resolved** to approve the annual maintenance works to the Jetty at a cost of £150.00, works carried out by the Council’s mowing contractor Elm Tree Garden Services.

**25/085 To appoint a Climate & Nature Champion to represent the council in matters relating to the climate, nature, and the environment.** Cllr Cooksley agreed to look into the role further and report back to the September meeting.

**25/086 Hollowell Rally Field Trust Nomination of Councillor as Trustee.** The Chairman briefed the Council on recent developments in respect of the Hollowell Rally Field and moves to establish a Trust. The Trust will consist of representatives of the church, village hall and parish council. The Council **Resolved** to nominate Cllr Curtis as the Council’s representative on the Board of Trustees.

**25/087 WNC Highways (KIER) – Parish Walkabout.** The Chairman provided a report on a recent parish walkabout with a representative of WNC Highways (KIER).

**25/088 Update on Street Light upgrade. Chairman to report.** The Chairman reported on the recent upgrade of 8 street lights. One of the upgraded street lights had not required a new bracket as the existing one was in a satisfactory condition. The Council’s street lighting certificate has been updated by the National Grid and submitted to the Council’s energy provider. The Charman was pleased to report the upgraded street lights have resulted in a reduction in the Council’s energy bill.

**25/089 H&TPC Website & Email – Council to review cost of provision.** Cllr Oswin reported that she had obtained details of 3 packages together with prices and recommended to the Council that they consider the package offered by Parish Online which appears to offer the best value. Cllr Oswin will report back to the September meeting

**25/090 Date of Next Meeting Wednesday 3 September 2025 at 7.30 pm.** Noted.

**25/091 Close.** Meeting closed at 9.20pm.

**Signed Date 3 September 2025**

**Chairman**