

GAYTON PARISH COUNCIL

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Minutes of the Parish Council Meeting

Thursday 26th March 2026, held in the Village Hall, 7.30 pm.

Present: **Mr A Anderson Chairman**
 Mr R Clarke
 Mr L Hollin
 Mrs A Goddard
 Mr R Goddard

2 members of the public

1. APOLOGIES RECEIVED AND APROVED – Cllrs C Hamilton, R Billing

2. DECLARATIONS OF INTERESTS – To receive declarations made under the Council’s Code of Conduct related to business on the agenda - none

3. PUBLIC VOICE

- i) A resident asked about the scaffolding left in Blisworth Road near Brittain Cottages which is still there. Clerk had emailed Planning Officer but had no response. She will pursue again. There was a question that the land belongs to the St Mary’s Church Charity so contact may be made to the Parochial Church Council.
- ii) A resident asked about the collapse in Dean’s Row opposite number 3 – this will be dealt with under item 17 below - Highways

4. MINUTES OF THE PREVIOUS MEETING 29.1.26 – received, and were approved for signature.

5. WNC REPORT FROM CLLR TARBUN NOT AVAILABLE

6. CLERK’S REPORT – Any issues raised since agenda sent out - none

7. PLAY AREA –

- Any issues arising from 2 weekly inspections – no issues
- Annual Inspection due – order has been made (lag time is 8 -10 weeks which is about now so should be imminent).

8. SPINNEY

- Any issues arising from 2 weekly inspections – No issues raised
- Update from Working Group – Report from Sue Simmonds for activities in 2025 circulated to councillors.

Signed-----

Date-----

- Cllr Anderson to do sign requesting that dog waste is removed for children's health and dogs are kept on leads.

9. NOTABLE CORRESPONDENCE - IN AND CIRCULATED including NCALC – Updates

- A request had been received from the East Anglian Air Ambulance for a donation. It receives no regular government funding. This was discussed and it was agreed a proposal to donate £250 would go on the next agenda.

10. Update if any on proposed Solar Farm application - Cllr Clarke reported that the application will go to Statutory Committee, it is not being delegated. Date probably in April /May 2026. Annesco have the option on the land until the end of 2026.

11. PLANNING – items on register below and the following items were discussed:

- Consultation - Street naming of land to rear of 17 Bugbrooke Road – Chestnut Rise – no objections by the Parish Council – **Clerk** to submit response
- PROPOSED DEVELOPMENT: (WNC/25/00029/WASVOC) Variation of condition 8 of planning permission SN/01/316C to retain the Leachate Treatment
LOCATION: Gayton Landfill Site, Milton Road, Gayton, NN7 3HE
– no objections by the Parish Council – **Clerk** to submit response
- Application 2025/2838/FULL at Agricultural Barn at Gayton Manor Farm Wrights Lane Gayton NN7 3HE – for conversion to 5 dwellings
– no objections by the Parish Council – **Clerk** to submit response
- Application 2026/1172/FULL – variation to plot 4 to be a self build plot as part of development to “025/297/573 land at rear of 17 Bugbrooke Road
– no objections by the Parish Council – **Clerk** to submit response
- 2026/0530/FULL - Land adjacent to Hillside House Blisworth Road Gayton NN7 3HL Proposed assisted holiday let (cabin) 29/01/2026
Council objected on following grounds:
 - i) This would constitute ribbon development
 - ii) Development of green space outside the village
 - iii) Not in keeping with surrounding area
 - iv) There are potential parking and access issues on to a road with a gradient and near to a bend where speed limit is 40 mph but many vehicles exceed this.
- 2026/0984/FULL and 2026/0985/LBC (listed building consent) for
- Beech House 17 Deans Row Gayton NN7 3HA Replace asbestos slates with natural slates, remove leaking parapets, remove render from west wall and re-render, add waterproof delta
- membrane internally to walls below outside ground levels and make good with new lime plaster, and alter existing kitchen window to form doorway (part retrospective)
– no objections by the Parish Council to either application – **Clerk** to submit response

Signed-----

Date-----

12. COUNCIL TO TRY TO RESOLVE INCONSIDERATE PARKING AROUND THE VILLAGE – PARTICULARLY BAKER STREET WHERE PEDESTRIANS, MOBILITY SCOOTERS AND BUGGIES ARE FORCED INTO THE ROAD TO PASS – This problem was discussed at length. It seems that the cars parked on Baker Street are rotated and from different residences. It was agreed that the problem would be posted on the Gayton Facebook page and an entry made in the next issue of Gayton news. (Cars are legally allowed to park on pavements but not permanently).

13. UPDATE ON LATEST STAGE OF NEIGHBOURHOOD PLAN - Cllr Clarke reported that progress is being made on the plan and information is still being gathered. Plan will have to go to WNC for their comments. Once complete the Neighbourhood Plan would sit alongside the Local Plan which is currently being formed by WNC. It is preferable for the village to take some housing and have more say rather than it being imposed upon it by WNC.

14. MAINTENANCE OF PHONE BOX BOOKS – Council to decide on arrangements for storing/accepting books.
After discussion it was agreed that Cllr Hollin will remove the damp books and tidy the kiosk. A suggestion that it should be made an ‘exchange’ whereby participants donate books and take them away as well so that it doesn’t become a dumping ground.

15. FINANCE - The following payments were agreed – Total of £4940.78

Details	Ref	Gross £p	Net £p	VAT
Barbara Osborne – pay roll	39	73.50	-	-
Bank charges – 3 months	DD	12.75		
Mobile – 3 months Nov Dec Jan	DD	28.53	-	-
ICO – Data Protection	DD	47.00		
V Hartley–Salary Jan – Mar	40	1537.00	-	-
HMRC – Tax for Jan – Mar	41	9.20	-	-
Parish Council Websites	42	309.60	258.00	51.60
Marcus Young Landscapes – dog bins	43	1310.40	1092.00	218.40
Smith of Derby – annual maintenance of church clock	44	412.80	344.00	68.80
Parochial Church Council – Churchyard grass maintenance	45	1200.00	1200.00	

Signed-----

Date-----

- **Bank Reconciliation**

Bal at 19.3.26 - £ 41,059.77

Calculated Bank bal at 26.3.26 after above payments **£36118.99**

- **Internal Control report from Cllr A Goddard** – the amounts for bank charges need checking against the statements and including in the cash book. Everything else in order.
- Internal and External Audit to take place at year end. Section one and Two of Annual Return to be approved at May meeting.

16. STREET LIGHTING - Reports of any faults

- To note correspondence on lighting regarding Manor House where lights are still being obscured by foliage. It was agreed that **Clerk** write again with photos and request removal.

17. HIGHWAYS and RIGHTS OF WAY

- Report from site visit by Helen Howard from WNC Highways on 3rd February – to include Blisworth Road pavement to Brittain Cottages.
The reinstatement of this pavement is very unlikely to get the considerable funding required.
- Dean's Row – sinkage of road outside No3, reported to Anglian Water, Ref 28933311- nothing is evident of any work on this – **Clerk** to follow up and report to Fix My Street as well.
- Baker Street – incorrect signage reported – Ref 9035701 Fix my Street – response from WNC that this will be acted upon
- Eastcote Road fire extinguishers reported Ref 8930935 Fix My Street.

18. COUNCIL TO CONSIDER PURCHASING A BUS SHELTER FOR THE

CAMPION CHILDREN – this item was discussed. A brochure had been circulated. It was suggested that developers could be asked to help fund a shelter and it was agreed a rural style was required not an urban one. Cllr R Goddard will write to see what can be purchased for a limit of £5000.

19. COUNCILLORS' COMMENTS, including items for a future agenda – no comments

20. DATE AND TIME OF NEXT MEETING – Thursday May 14th – Annual Meeting which will be preceded by the Annual Parish Assembly at 7 pm

Signed-----

Date-----

**Planning Register at 19.3.26 (does not contain all the items raised at this meeting
– see Planning item 11**

[2026/0984/FULL](#)

<u>Beech House 17 Deans Row Gayton NN7 3HA</u>	<u>Replace asbestos slates with natural slates, remove leaking parapets, remove render from west wall and re-render, add waterproof delta membrane internally to walls below outside ground levels and make good with new lime plaster, and alter existing kitchen window to form doorway (part retrospective)</u>	<u>12/03/2026</u>
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[2026/0985/LBC](#)

<u>Beech House 17 Deans Row Gayton NN7 3HA</u>	<u>Listed building consent to replace asbestos slates with natural slates, remove leaking parapets, remove render from west wall and re-render, add waterproof delta membrane internally to walls below outside ground levels and make good with new lime plaster, and alter existing kitchen window to form doorway (part retrospective)</u>	<u>12/03/2026</u>
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[2026/1057/NMA](#)

<u>Land to rear 17 Bugbrooke Road Gayton NN7 3EU</u>	<u>Change of vehicular site entrance from a bellmouth to a standard crossover, Amendment of approved 2025/2978/S73 [Variation of conditions 1 [Plans] and 2 (Materials Schedule) amendments to each plot and changes to Materials Schedule to application 2024/0554/RM [Reserved Matters Application pursuant to WNS/2021/1998/OUT [Demolition of existing agricultural buildings and use of land for residential development of seven dwellings] to provide details of layout, scale, appearance and landscaping.]</u>	<u>09/03/2026</u>
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[2026/0711/COND](#)

<u>The Paddocks Baker Street Gayton NN7 3EZ</u>	<u>Discharge of Condition 10 [CEMP] of Planning Permission 2024/4192/OUT [Outline with all matters reserved for demolition of existing dwelling and erection of two dwellings]</u>	<u>12/02/2026</u>
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[2026/0530/FULL](#)

<u>Land adjacent to Hillside House Blisworth Road Gayton NN7 3HL</u>	<u>Proposed assisted holiday let (cabin)</u>	<u>29/01/2026</u>
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Signed-----

Date-----