



Minutes of the Parish Meeting of BRINGTON PARISH COUNCIL
held on Wednesday 18 July 2024, Reading Room, Great Brington
www.bringtons-pc.gov.uk email:clerk@bringtons-pc.gov.uk

Present: Cllrs K White, (Chair), R Gardner, M Roach and N Tompkins.

Also Present: Clerk and 6 members of public.

Apologies: Cllrs J Milne (Vice-Chair) and S Beeusaert and Ward Cllrs P Bignell, D Lister and C Morton

Meeting Started at 7.45pm

49/2024	Welcome and Announcements	Action
	The Chair welcomed all to the meeting.	
50/2024	To receive and approve apologies for absence Apologies were received from Cllrs J Milne and S Beeusaert and Ward Cllrs Bignell, Morton and Lister were approved by acclamation.	Clerk
51/2024	Declarations of Interest Cllr K White (Chair) declared a personal interest in agenda item 9a Planning Application 2024/2852/FULL	Clerk
52/2024	Public Participation	
	i.) A resident advised that the Notice Board in Little Brington was very dilapidated and needed replacing. Cllr Gardner stated he would investigate and advise the Clerk if a new one was required or if it could be repaired. ii.) Cllr Roach had carried out a Risk Assessment in Kimbles Field and advised that picnic benches and loveseats unsafe and required replacing. He had researched prices and these were £250 approx. for a picnic bench and £100 approx. for a loveseat type. He was asked to forward details to the Clerk to order replacements as soon as possible. iii.) A resident enquired if the grass slope at the Church would be mown into October as in previous years and it was confirmed it would be. iv.) Councillors noted that the Pavilion Roof had been repaired although due to natural sagging it didn't look as good as it could have although the repair should last for about 10 years. v.) Cllr Roach indicated that he would need help installing the new combined Dog and Waste bin when it arrived. vi.) Cllr Tompkins indicated that a replacement dog waste bin was still required.	Cllr Gardner / Clerk Cllr Roach / Clerk All Clerk
52/2024	To approve and sign the minutes of the meetings held on 19 June 2024 Cllr Tompkins proposed and Cllr Gardner seconded that the Minutes be signed as true and correct records subject to Minute 48/2024 (b) being amended to include "It was noted that the Clerks Expenses included the cost of the new combined Waste and Dogbin of £855.18 plus VAT" and this was agreed by acclamation.	Clerk
53/2024	To Note Reports The Councillors noted Reports from: 1. The Chair who advised he was still chasing and update from H Frampton of Althorp Estates on the Reading Room Lease issues. 2. West Northamptonshire Council Long Buckby Ward – Cllr P Bignell (at appendix); 3. The Parish Clerk (at Appendix); 4. Item 3 Planning Application 2024/2777/Cond - To note the discharge of conditions Land At Glassthorpe Hill & Land Off Brington Road Flore Northamptonshire for Discharge of Condition 15 - The Chair indicated that the response from EDF	

	<p>Consumables was unclear and requested that EDF Consumables contact him to discuss it.</p> <ul style="list-style-type: none"> • Item 4 Miskin House - Cllr Tompkins stated that she would follow this up with Cllr Milne to contact the owners; • Item 8 Grass Cutting of Verges by WNC -The Clerk was asked to contact R&G Maintenance and ask them cut the verges that had been omitted. <p>5. Northamptonshire Police – No report had been received although it was noted there had been car thefts and burglaries in the Bringtons recently.</p>	<p>Clerk</p> <p>Cllr Tompkins</p> <p>Clerk</p>
<p>54/2024</p>	<p>Reading Room Lease Update</p> <ol style="list-style-type: none"> 1. To receive an update about the progress of the Lease from the Chair and Vice-Chair. Following Legal advice, the Chair indicated that with the exception of the Rent issue, as reported in Minute 40/2024 of 19/06/2024, the Parish Council was content with the draft Lease with the Reading Room Trustees (RRT) being constituted as previously. He referred to the original offer from Althorp Estates from the 1990's which required the Parish Council to take over the Lease and sublease to the RRT to take responsibility for the annual rent, maintenance and upkeep of the building. He offered to circulate copies to those who wished, to contact him or the Clerk. He confirmed that the new Lease had been drafted on this basis, however, 50% of the village clubs and societies who made up the Trustees at that time, were no longer in existence. 2. To receive concerns about the Lease from the Interim Chair of the Reading Room Trustees. The Interim Chair of the Reading Room Trustees referred to their Annual Reports that had detailed the maintenance issues such as rewiring, plumbing, redecoration and marketing the Reading Room to potential users and user groups. She indicated that the proposed increased Rent Charges indicated in the new Lease may lead to the demise of the Charity. The RRT requested that the Lease be changed to a Community Lease with a Peppercorn Rent and the Althorp Estates representative confirmed that this would not be possible. 3. To note the Parish Council's response to the Interim Chair of the Reading Room Trustees. The Parish Council recognised that the RRT were struggling due to changes in usage and that a basic refurbishment of the building was required to rectify the lack of maintenance over the years. The financial reports over the years evidenced the decline in usage. The Parish Council wanted to support the Reading Room as a viable community facility even if the Reading Room Management Committee structure changed; this could be by a mechanism for the Parish Council to finance a basic refurbishment with reimbursement from the RRT, or the Parish Council take over the Rent obligation and the RRT manage the building and bookings as currently, with an obligation to continue improving the building upkeep. Any such works would be by mutual agreement of PC and RRT. It was confirmed that there was break clause in the draft lease, should any arrangement be unsuccessful. The Chair advocated that the Parish Council and RRT jointly explore a mechanism for the Parish Council to take over responsibility for paying the Rent and the RRT raise money from bookings and events and continue with the maintenance and repair of the building responsibility. The RRMC has provided detailed financial information showing a balance of over £6000 in their bank account. This would seem to indicate a sound financial position at the moment with capital to deploy in maintenance of the property based upon the PC accepting ongoing liability for the annual rent charge. It would have to be checked if this would affect the new draft lease. 	

	<p>4. To note the comments from Althorp Estate. Sam Williams for Althorp Estates stated that the rent would be set at: A commencing rent of £800 per annum to increase 1st January 2024 to £900. Then to increase again 1st January 2026 to £1,000. Rent Review Date: Review date means the 1st January 2028 and every fifth anniversary of each preceding review date. Rent Review Provision: It had been agreed by Althorp a cap and collar arrangement whereby the rent cannot increase by more than 8% per annum but a minimal increase of 2% per annum The rent is now linked to CPI not RPI as agreed in the previous lease which is a lower denominator and reduces the costs to the community. He also confirmed that although there had been various revisions to the legislation since, Landlord and Tenant Act 1954 still applied. The Chair asked that Althorp Estates make a Capital contribution to the repairs of the heating, plumbing and basic maintenance issues as a gesture of goodwill. Sam Williams indicated that he would respond to the Council about this by Wednesday 25 July next.</p> <p>5. To consider approving and signing the Revised Reading Room Lease with Althorp Estates. It was resolved that until the Rent issue and Rent responsibility Option were agreed, it was not possible to sign the Revised Reading Room Lease with Althorp Estates.</p>	
<p>55/2024 (a)</p>	<p>Planning The Councillors considered the following Planning Applications: a. 2024/2852/FULL for a Proposal New detached carport/store. Raise ridge height and construct new dormers to create First floor extension over existing bungalow at Cornaway Main Street Great Brington NN7 4J – Deadline for Comments extended to 24 July 2024. Cllr White, having declared an interest did not take part in the item. Action: It was resolved to not object to this application, but requested that it be commented that the conditions about access of contractors and times of work remain as previous applications for this property. Cllr White rejoined the meeting b. 2024/3332/FULL Proposed detached storage building at Church Farm Barns Steeple Lane Little Brington – Deadline for Comments - 2 August 2024 Action: It was resolved to not object to this application. c. 2024/3265/FULL for windows and external door in existing openings at Orchard House 2 Fermoy Court Little Brington NN7 4JP- Deadline for Comments - 2 August 2024 Action: It was resolved to not object to this application d. 2024/3136/CON for Discharge of Condition 11-i (Archaeology - Approval of Written Scheme of Investigation and/or Construction and Decommissioning Management Plan) of Planning Permission WND/2022/0410. (Change of use from agricultural land to solar farm and construction and operation of a solar photovoltaic (PV) development with a capacity of up to 49.9MW with associated infrastructure and planting) at Land at Glassthorpe Hill & Land Off Brington Road Flore Northamptonshire Deadline for Comments – TBA Action: It was resolved to not object to this application</p>	<p>Clerk</p>
<p>56/2024</p>	<p>Environment 1. Sam Williams (Althorp Estate) reported that: i) Sheep had been moved to Grange Farm; ii) Cows had been moved into the Park (Following the meeting, Althorp advised they will email the Clerk with movement of animals) and iii) The Estates were progressing slowly with their Organic Policy and this had been held up by adverse weather conditions.</p>	

	2. The Clerk reported that there had been no written response from WNC to mow untidy verges following a request, although it was noted that some mowing had taken place. The Clerk was asked to request that R & G Maintenance to cut the omitted areas.	Clerk
57/2024	To consider supporting a request for a Christmas Event for Volunteers Councillors noted this had been discussed at the previous meeting. It was still not clear if funding from the Parish Council was being requested to run the event, who would be invited or if the Parish Council was be asked to organise it. It was resolved that the Parish Council would consider supporting an event should a formal proposal be received for discussion before the 18 September 2024 meeting.	Clerk
58/2024	To Review the Expenditure to Date of the Parish Council 2024-25 Budget Councillors noted the budget spend to date that included unforeseen repairs to the Cricket Pavilion Roof and the purchase of the general waste and dog waste bin. (at Annex). No changes were requested.	
59/2024	Finance	
(a)	Councillors noted the Bank Balance at 18 July 2024 of the Current Account at £3193.12 and Reserve Account at £36616.67.	
(b)	To Note the Bank Reconciliation and Approve Payments due in July 2024 (See Annex)	
	The Payments were approved and the receipts and Bank Reconciliation were noted. Proposed: Cllr N Tompkins Seconded: Cllr Gardner Approved: Unanimous	
60/2024	Play Area Equipment Project Update	
	Cllr Gardner summarised that most of the clearance work had been completed but due to illness, this had taken longer than expected and he would advise the Clerk when it was completed. Several quotes for play equipment had been received although some were unsuitable or too expensive. Cllrs White and Tompkins offered to help draft these into a document that included designs. to be presented to the September meeting and the School.	Cllrs White, Gardner and Tompkins

Meeting closed: 8.50 pm

The next meeting of the Parish Council is at 7.45 pm on Wednesday 18 September 2024

Please advise items for inclusion on the September Agenda to the Clerk by 5pm Friday 7 September 2024.

Clerks Report & Update

Minute 58/2024 (3)

1.	AGAR Audit Documents on website.
2.	Kimbells Field 'temporary' Dog Waste Bin – removed very quickly by West Northants Norse at no cost.
3.	Planning Application 2024/2777/Cond - To note the discharge of conditions Land At Glassthorpe Hill & Land Off Brington Road Flore Northamptonshire for Discharge of Condition 15 [Biodiversity CEMP] of planning permission WND/2022/0410 [Change of use from agricultural land to solar farm and construction and operation of a solar photovoltaic (PV) development with a capacity of up to 49.9MW with associated infrastructure and planting] 2024/2777/COND CIL Payment from EDF Consumables has been followed up and a response received that has been circulated to Councillors.
4.	Miskin House The Clerk has received 2 enquiries from members of the public wishing to purchase and renovate Miskin House and had responded that the property owners should be contacted; the Parish Council has no involvement.
5.	General / Dog Waste Bin - Bin Shop Sales have advised that the manufacturer is experiencing slight delays with production. They're advising that delivery will now take place mid-end of August.
6.	Bev Kelly - Executive Assistant to Earl & Countess Spencer Asked for copies of the Bringtons Parish Council Minutes that included discussions on the West Northamptonshire Community Governance Review with reference to Althorp Parish Meeting. These have been forwarded to her with a note that they are also on the Parish Council website.
7.	Amalgamating Althorp Parish Meeting with Brington Parish. – The Clerk has responded to Paul Hanson of Democratic Services WNC, that following an update from Althorp Village Meeting this will not be progressed.
8.	Grass Cutting of Verges by WNC - No response received so Ward Cllr Bignell has been asked to follow up. It was stated that some verges had been cut and the Clerk was asked to contact R&G accordingly.

1.	A public Consultation is about to commence on the Local Transport Plan (LTP) which is a statutory document that the Council is required to produce. It sets out the Council's transport vision to 2045, objectives, policies and goals in relation to future transport schemes, network management and how people will use the transport to work, socialise, access education and services. It considers how we plan to connect people to places by walking, wheeling (including mobility scooters) cycling, public transport and car. The draft LTP also considers freight and logistics, which play an important role in West Northamptonshire. The consultation opens Monday 22nd July for 12 weeks via various media as well as presentations in person and I would encourage you to respond.
2.	Sandy Lane is finally open to cars/vans but it will be the end of year before fully open for LGV's.
3.	West Northants is to host two major sporting events – firstly the Men's Tour of Britain Cycling event on Saturday 7th September. A stage of 97 miles will start and finish in Northampton. Secondly in August next year we will host one of England's Ladies Rugby World cup games at Franklins Gardens.

INCOME AND EXPENDITURE SUMMARY

	2024/25 ANNUAL BUDGET £	to 18 July 2024 Actual £	Notes
RECEIPTS			
Precept	23,210.00	11,605.00	1st Payment
Grants/Donations			
Bank interest		141.00	
VAT claims	1,000.00	1250.00	
Whilton DACT			
Other	500.00	0	Rent from Bookings
Total receipts	24,710.00	12,996.00	
PAYMENTS			
Audit Fees (int & ext)	250.00	-	
Subscriptions (NALC/CPRE/SLCC)	500.00	606.42	
Bank Charges		-	
PWLB Loan	-	-	
Insurance	500.00	457.28	
Clerk Salary & HMRC	6500.00	2,885.35	
Clerk Expenses	500.00	899.81	Inc Dog & Waste Bin
Phone / Office (incl Cllr training & IT)	500.00	427.00	Inc RR Rent
Election Expenses	0.00	-	
Electricity	2500.00	493.51	
Grass Cutting	3500.00	1,064.00	
Chairmans Allowance	0.00	-	
Newsletter	0.00	-	
LB Field	500.00	100.00	Rent Rent & Back
Kimbells Field	1000.00	924.30	Rent
Village events / groups	1000.00	30.00	DACT Bus
Parish Improvements	4000.00	825.00	Cricket Pav. Roof Repair
LBPf Improvements	18000.00	-	
IT & IT Improvements	1500.00	213.33	
	40750.00	8926.00	
		988.13	
VAT			
Total Payments	40750.00	9914.13	
Net Receipts/ (Payments)	-16040.00	3081.87	
Bank Balances			
Opening	32,587.11	32,587.11	
Net Receipts/ (Payments)	(16,040.00)	3,081.87	
Closing	16,547.11	35,668.98	

(a) Payments

Supplier	code	Detail	Invoice No	Invoice Total	VAT
S Muir	BT	Salary July		452.07	
S Muir	BT	HMRC July		113.00	
ICO	DD	Data Protection Fee due 04/08/24 DD	Letter	40.00	TBA
DM Payroll Services	BT	Payroll Admin	3666	60.00	
R&G Landscape	BT	Grass Mowing	120860	225.60	37.60
Yu Energy	DD	Street Lighting	01795163	96.87	4.61
Yu Energy	DD	Street Lighting	01795165	15.40	0.73
EON Energy Credit Note	DD	Kimbles Pavilion Electricity Invoice Amount £114.35	KCR- EA4D0588-0008	(57.39)	
Compete 366	DD	Azure NCE Plan Consumption for March 2024	INV-20704	£1.88	0.32
Compete 366	DD	Azure NCE Plan Consumption for March 2024	INV-21041	£1.81	0.31

(b) Receipts to Note

Income	Date	Detail	Invoice Total
No receipts			0
Total £			0

(c) Bank Balances & Reconciliation at 9 July 2024

Current Account £3305.39

Reserve A/C £ 36616.67

Bank Balance		At 9 July 2024	Cash Book	
Balance in Current Account YTD		3305.39	Opening Balance 31/3/24	35837.59
Value of payments yet to clear			Expenditure to date	-8911.59
Reserve Account Bank Balance YTD		36616.67	Income to date	12996.06
Total		39922.06	Total	39922.06