

GUILSBOROUGH PARISH COUNCIL

Minutes of the Ordinary Meeting of Guilsborough Parish Council held at Guilsborough Village Hall, The Green, Guilsborough on Monday 9th February 2026 at 7.15p.m.

In Attendance:

Councillors: Cllr Anthony Hart (Chair of the meeting), Cllr David O'Neil, Cllr Lisa Phillips, Cllr Caroline Smith, Cllr Ian Miller, Cllr Sarah Harris and Cllr Sarah Edwards

Others: Cllr Christine Ware (Ward Cllr), 6 members of the public

Apologies: Ciara Wanstall (Clerk)

16.2026 – Public Forum

6 members of the public attended the meeting regarding planning application 2023/7665/FULL - Land off Ashby Court, Guilsborough. Previous issues were raised and in light of the latest reports submitted by the applicant, new concerns were outlined over drainage, surface water, stability and flooding. These concerns had been set out in letters sent to WNC and to Parish Councillors.

Ward Cllr Christine Ware noted:-

- WNC's public consultation on the draft Local Plan is open until 27th March.
- Hard copies are available at local libraries, a public event will be held at Long Buckby Library on 4th March 3pm to 7.30pm. She noted Chapter 10 as a section to pay particular attention to and offered to be present at any Guilsborough based consultation event.
- WNC's consultation on the budget ends on 26th February. The budget has been revised; it now proposes to increase council tax by 4.95% (as opposed to 4.99%); garden waste costs (green bins) to increase by 15% (as opposed to 33%) thus the annual cost would be £69 per bin; and parking charges are set to be introduced to Daventry, Towcester & Banbury.
- They are asking for cross party discussions regarding potholes as this is a significant issue.

17.2026 – Apologies for absence and acceptance of any apologies

Ciara Wanstall gave her apologies. These were accepted.

18.2026 - Declarations of Interest on agenda items only

There were no declarations of interest to report.

19.2026 – Resolution to consider written requests for dispensations on agenda items

None received.

20.2026 – Approve the Minutes of the Ordinary Meeting of the Parish Council held on Monday 12th January 2026

Resolved: to accept the minutes of the last ordinary meeting of the Council on 12th January 2026 as true and accurate records. The minutes were signed by the Chairman.

Action: Chairman

21.2026 – Matters arising (for information only)

Quotes for ongoing projects to be deferred to the March meeting: Tree works, cob barn repairs and a condition survey for the cob barn.

22.2026 – Planning Applications for comment:

2025/5136/FULL - Beech House, High Street, Guilsborough NN6 8PU. Rear Orangery.

Resolved: No Comment

2023/7665/FULL - Land off Ashby Court, Guilsborough. Three new bungalows with new access road and landscaping. Amendment details: Submission of drainage details, ground stability report, and minor amendments to site layout.

Resolved: *to comment the following “Guilsborough Parish Council considered the latest reports at its meeting held on the 9th February 2026. We remain supportive of the application for 3 bungalows on this site as it is in line with our Neighbourhood Development Plan housing policies, and we refer you back to previous Parish Council comments made. We note that: the building materials are now detailed; the additional cross-section has been provided as we requested (Drawing 2823/4C); the welcome reduction in height of the buildings as we requested; and we note the additional technical reports requested have been submitted.*

In addition to these comments we would like to stress the following points that have become clear from the new reports and also from the responses to them from Anglian Water, the WNC Surface Water Drainage Team, and other extensive representations from local objectors.

The Listers’ Geotec Investigation seems to say that no detailed ground analysis has been done on the slope although “it is possible that the proposed development at the site may impact on its stability”. We would welcome further consideration by WNC on this and others reports, as it seems they need to be more robust.

Objectors have raised issues around various mitigation matters that may be required in relation to bank stability, such as potential metal sheet piling, retaining walls and extra deep foundations. WNC’s technical appraisal of these would be needed. However, GPC is clear that the need (or not) for these should be explicit, and then drawings provided such that the design impact of these, including visual impact (and effect on vegetation) can be consulted on and considered as part of the application, given some of these will be highly visible from the highway.

Drainage is another concern raised by the statutory consultees and local people, particularly in relation to high rainfall events and the potential resultant overburdening of the current and proposed drains, sewers, and attenuation tanks. We note that two adjacent properties (Sunnyside and Tracey’s) are lower than the development’s proposed ground level. Anglian Water and WNC need to make fully informed judgements on drainage, and we note that WNC’s Surface Water Team have already raised 8 recommendations that need addressing and re-consulting upon. We ask that all the paperwork is publicly available and that the re-consultation includes the Parish Council.

Given the interplay between these issues, an integrated response with mitigation, agreed by WNC officers, is needed for site drainage, surface water flood risk, bank stability, affected utilities in/by the bank, vegetation changes (including on root systems); and the interaction between these factors”.

Note the withdrawal of planning application 2025/2349/FULL Play Area, Guilsborough Playing Fields, West Haddon, Guilsborough Temporary building to be used as a nursery.

6 members of the public left the meeting at 19.58pm

23.2026 – WNC’s public consultation on the draft Local Plan is open until 27th March 2026. The Council will consider their response.

The Clerk is attending a NCALC briefing tomorrow. Cllr O’Neil noted he will also attend and will be asking questions regarding boundary changes, rural targets, Special Landscape Areas – Windfarms and affordable housing.

24.2026 – Consider a quote of £1,454.70 + VAT from Playdale Limited for surface repairs under the swings (identified as a moderate risk by the recent annual inspection)

The Clerk awaits a quote from Wicksteed but has received a quote from Playdale. Under Financial Regulation 5.9 the Clerk should try to obtain 3 estimates. However, safety was paramount.

Resolved: *to suspend Financial Regulation 5.9 due to safety concerns and delegate authority to the Clerk to instruct Playdale or Wicksteed to carry out the surface repairs within an approved budget of £1,454.70 + VAT (in line with Playdale’s quote).* **Action: Clerk**

25.2026 – Council to agree a date to change website provider and email host

The Council noted several issues with the current provider Parish Online using Zoho mail. Outlook can be used but the provider will not support it i.e. configuration, access, security etc. The 26/27 Budget factored in the associated costs to move to “Parish Council websites” but the Council need to agree when to change providers.

Resolved: *to enter into a new contract with Parish Council websites to create a new website and host the emails going forward utilising Outlook. The current contract with Parish Online to be terminated, as soon as possible.* **Action: Clerk**

26.2026 – Consider grit bin provision in the village

Requests for grit bins must meet the criteria as set out WNC’s website, the requests are assessed each year between May and October. If the proposed location does not meet the criteria, the Parish Council can install their own private grit bin subject to approval from WNC.

Resolved: *to ask the Clerk to submit a request to Highways for two additional grit bins. 1 on the entrance to Neaton Lane - (Nortoft), 1 on Crow Hill heading to the A4199 – (Nortoft).* **Action: Clerk**

27.2026 – Consider electric charging points in the village, noting WNC’s LEVI project

WNC invited Parish Councils to be part of a new initiative to increase the number of electric vehicle chargers across West Northamptonshire, particularly in rural areas, by prioritising the deployment of lamppost chargers. Parish Councils can submit suitable locations within the parish.

Resolved: to take no action, at the moment, in regards to WNC's LEVI project.

28.2026 – Consider the Annual Parish Event for 2026

Resolved: to agree the event will be held on Sunday 19th April. Cllr Miller, Cllr Smith & Cllr Edwards would be available on the day. Cllr O'Neil to send an email out for help and suggestions for community engagement.

Action: Clerk & Cllr O'Neil

29.2026 – Finance/Legal

- a) Note income received and payments made since the last meeting:-

<u>Date</u>	<u>Description</u>	<u>Receipts (£)</u>	<u>Payments (£)</u>
08/01/2026	YU Energy – street light supply		£412.46

- b) Note and approve proposed payments for February 2026:-

<u>Payee</u>	<u>Description</u>	<u>Amount (£) – inc VAT if applicable</u>
Ciara Wanstall	February 26 salary & expenses	£596.20
Guilsborough Village Hall	Hall Hire January 26	£20.00
Citizen Advice	Donation	£50.00
Elm Tree Grounds Maintenance (Mark Hazel)	Hedge cutting services at children's play park	£800.00
Wicksteed Park	Annual inspection of the playground	£180.00
Sue Needham	Christmas Tree lights	£18.98

- c) Bank Reconciliation for period ending 31 January 2026

The Internal Control Councillor was satisfied the bank account reconciled with the approved payments.

30.2026 – Councillor Reports

- a) Playground – Chairman

The contractor reported the ground conditions at the playground are still sodden and holding surface water. They will continue to keep an eye on the site, but the likelihood of returning to site would be around 4-6 weeks, at the earliest.

Resolved: to delegate authority to the Clerk to sign off on a satisfactory installation of the play equipment and update the insurance policy accordingly.

Action: Clerk

- b) Highways – Cllr Phillips

- Pots Holes continue to be an issue, repairs are substandard.

- It was requested yellow lines are discussed at the March meeting.
- Information to be put on Guilsborough hub for residents to apply for and help with parking issues such as white lines for dropped kerbs etc.

c) Street Lights – Clerk / Cllr Miller

E.ON have confirmed no price increases planned for LED upgrades. This should allow the Council to consider the remaining upgrades in the 26/27 financial year.

d) Parish Assets including updates on Speed Awareness Devices – Cllr Miller

Quotes deferred to March.

Action: Clerk

e) Village Trees – Cllr Edwards

Approached a local company “Treeworks” for a quote.

f) Footpaths and Rights of Way – Cllr Edwards

Nothing to report.

g) Police Liaison – Cllr Harris

Nothing to report.

h) GPFA Liaison – Cllr O’Neil

The withdrawal of planning application 2025/2349/FULL - Temporary building to be used as a nursery at the Guilsborough Playing Fields will have a significant impact on funding.

i) School Liaison – Cllr Smith

Nothing to report.

31.2026 - Items for Village Link – Chairman

Nothing to report.

32.2026 – Correspondence received

Nothing to report.

33.2026 – Items for next Meeting – Monday 23rd March 2026

- Parish Assets – quotes for the cob barn repairs and condition survey and treeworks
- Highways – Double Yellow Lines
- CANS Champion – Bio Diversity Duty for Cllr Smith to report

The meeting closed at 21.23pm

Chairman

Date: