

Tiffield Parish Council

E-mail: clerk@tiffieldparishcouncil.gov.uk

Website: <https://tiffieldparishcouncil.gov.uk/>

Parish Office Ashbury Barn, 9a High Street South, Tiffield NN12 8AB. Tel: 01327 323195

From: Mr Andy Tennet, Clerk to Tiffield Parish Council to all Parish Councillors 11/02/2026:

MINUTES OF THE MEETING OF TIFFFIELD & CALDECOTE PARISH COUNCIL **held in The School Hall on Mon 09/02/2026 at 7.30pm**

Present: Cllr M Nicholls (Chair of the Council). Cllr P Chaplin. Cllr B German. Cllr J Tyrrell. Cllr P Holdridge. Cllr Taylor. Cllr Tapley. Cllr Wincott.

Mr A Tennet (Clerk to the Council). Ms J Barrie (Caldecote resident). Ms M Hepplewhite - Assistant Emergency Planning Officer | Resources Directorate WNC

	Standing Items	Action
2602.01	The Chair read out the Opening Statement - In accordance with the Openness of Local Government Regulations 2014, this meeting may be recorded, filmed, broadcast or otherwise transmitted by any member of the public or press who may be present, without prior reference to the Parish Council. The Chairman shall ensure that such action does not interfere with the conduct or business of the meeting.	
2602.02	Apologies for absence - Cllr J Beasley (on holiday). Approved by all present	
2602.03	Declarations of interest related to business on the agenda for this meeting – none made	
2602.06	Public participation session – this item was brought forward. Ms Hepplewhite introduced herself to the meeting and described the Community Resilience Project 2025+. Ms Hepplewhite described the various stages of how the project can benefit the community and provided several documents to those present which helped to illustrate the five stages which make up community resilience. At	Ms Hepplewhite to provide Mr Tennet with the necessary forms to sign up for the project

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	<p>the end of her presentation Cllr Nichols asked for a vote from those present in favour of being part of this project. The vote was unanimous. Ms Hepplewhite then left the meeting.</p> <p>Ms Barrie was then asked to address the meeting. Ms Barrie raised the issue of the Reserved Matters 2026/0043/MAR – relating to Panattoni sites 2 and 3. Ms Barrie asked that the parish council consider making comment on these matters and referred to a report that she and several other Caldecote residents had produced and sent to the Clerk earlier today. In particular, Ms Barrie and the other residents are concerned in respect of the level and type of lighting that is being proposed for the site and what impact that might have on the residents of Caldecote.</p> <p>Ms Barrie also referred to a report submitted by the Save Towcester Now campaign (also sent to the Clerk earlier today). This refers to several other possible changes to be considered under these Reserved Matters. This includes changes to the Construction Management Plan and the Trees and Landscaping plan.</p> <p>Ms Barrie confirmed that the closing date for comments was the 9th January 2026 but asked if the Parish Council would consider sending comments to support the concerns raised in both reports, directly to Mr Callis at WNC Planning.</p> <p>After some discussion, Cllr Nicols proposed that in principle, the Parish Council would submit a response in support of the two reports produced by Ms Barrie once they had been shared with all members and they'd had a chance to read and comment on the content. This was agreed by all present. Ms Barrie then left the meeting.</p>	<p>All Councillors to read the two reports and make comment to the Clerk if they have any matters they wish to highlight by Wednesday evening (12th)</p> <p>Mr Tennet to submit comments in support of the two reports to Mr Callis by the end of the week.</p>
2602.04	<p>Matters arising from the previous minutes not included on the agenda for this meeting – Mr Tennet took the meeting through the actions from the last meeting, all of which had been discharged apart from the following:</p> <p>2601.14 - Cllr's Nichols, Holdridge and Tapley to form a parish council working group to explore how best to encourage others to use the app and how it could best benefit the community.</p> <p>2601.15 - Mr Tennet to publish the calendar in the next Thunderbolt and share with the school in respect of use of the school hall for meetings</p> <p>2601.17 - Cllr Chaplin to try to identify the housing association who may be responsible for the culvert in question.</p>	<p>An 'in person' meeting is to be arranged and this can feed into the Community Resilience Project as discussed at 2602.06 above</p> <p>Mr Tennet to add these dates to the village website and include the Open Gardens.</p>

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		<p>Mr Tennet to approach Grand Union Housing to see if the maintenance of the culvert can be addressed more often.</p> <p>Mr Tennet to ask WNC if there is any possibility of new village name signs for Caldecote</p>
2602.05	To receive and approve the minutes of the meeting held on 12/01/2026 – Cllr Nichols proposed that the minutes of the previous meeting be approved. This was agreed by all present.	
2602.07	Finance report – Mr Tennet presented the finance report for all income, expenditure and account balances for the year to date and for the period since the last meeting. The accounts will be published alongside these minutes. There were no questions. Cllr German proposed that the accounts be approved and this was agreed by all present.	
2602.08	Correspondence List – Mr Tennet took the meeting through the correspondence since the last meeting. There were no matters arising and no questions.	
2602.09	Planning applications – none received	
2602.10	DHL, IM Properties and Bell Plantation developments – no further updates other than discussed at item 2606.06 above	
2602.11	Tiffield 100 club draw – the number 2, 50 & 7 were randomly generated	Cllr Chaplin to notify the winners.
Business items		Action

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2602.12	<p>Hooks for dog waste bins – Cllr Holdridge reported that he had been approached by a resident asking if hooks could be attached to the dog waste bins to allow dog walkers to attach their dogs while dealing with the waste bags. The expenditure for the three hooks was approved by all in principle pending Cllr Tapley looking to see if this was feasible. There was some concern expressed that larger dogs might pull the bin over and Cllr Tapley agreed to consider this before fitting any hooks.</p>	<p>Cllr Tapley to explore this suggestion and report back at the next meeting.</p>
2602.13	<p>Flood defences – Cllr Chaplin had previously circulated some flood defence ideas for two of the houses backing onto Claydon Field and urged all Councillors to revisit the information that she circulated. There was a discussion as to who owns the field that is next to Claydon Field and Mr Tennet was able to share some information in that regard.</p> <p>It was anticipated that the cost would be around £240.00 for each set. Cllr Chaplin asked if funds would be available from the Pools Allotment account.</p> <p>Cllr Tapley agreed to visit the properties concerned to take measurements and once the size required is known, Mr Tennet will obtain a quote.</p>	<p>All Councillors to view the proposed flood defence items.</p> <p>Mr Tennet to send the map of landowners to Cllr Chaplin</p> <p>Mr Tennet will contact the Pools trustees to see if they would be willing to fund this work once the cost is known.</p> <p>Cllr Tapley to obtain measurements from the two properties concerned.</p>
2602.14	<p>New bench for Caldecote village – Cllr German updated the meeting that St Johns School had not responded to requests to repair the bench in Caldecote and as such proposed that he conduct research in respect of the cost of a new bench. It was agreed that it would need to be of good quality.</p>	<p>Cllr German to explore the costs of a new bench.</p> <p>Mr Tennet to find out who supplied the bench on the village green</p>
2602.15	<p>Fooding at Caldecote – Cllr German reported that he was going to write back to Highways as they had attended the flooding and cleaned out the tree roots in the drainage pipe. However, the tree was still present as were the</p>	<p>Cllr German to continue his discussions with WNC</p>

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	<p>root growth and as such, he anticipates that the same issue will occur again in the future. In addition, no repairs have been made to the road surface damaged by the flooding.</p> <p>Cllr German has taken photos of the damage and the state that the road has been left in by the WNC team that attended and he will be sending these to the Highways Department.</p> <p>Further flooding is now occurring on the road from Caldecote village down to the A5. This is due to water run-off from the adjacent field. Cllr Taylor knows the landowner concerned and will speak with them about what actions might be taken to alleviate this problem.</p>	<p>Highways regarding these matters.</p> <p>Cllr Taylor to speak to the landowner concerned.</p>
2602.16	<p>9 Month Internal check report – Cllrs German & Holdridge took the meeting through their report following their review of all financial matters held on the 13th January 2026. There were no questions and no matters arising. The report was approved by all present.</p>	
2602.17	<p>Local Plan Consultation 2026 – Mr Tennet had circulated the documents and response criteria along with the work already done by Cllr Beasley. He urged the Councillors to take time to view the documents and consider any response they would like to make. The closing date for feedback was the 27th March and as such this could be agreed at the next meeting. Mr Tennet felt that the green space nominations process should be applied to the village green, Claydon Field and the Pocket Park.</p> <p>Cllr German informed the meeting that he had been to the consultation event at The Forum in Towcester. He was able to inform the meeting that a Planning Officer had confirmed that the ‘green wedge’ between the Panattoni development and Caldecote is a buffer zone between the two. Whilst the building of a house might be allowed on that land, it could not be used to build an estate.</p> <p>Further to this Cllr German had been informed that there was no identified need to build any further houses in the village of Tiffield which had been classified as ‘other village’ by WNC.</p>	<p>Mr Tennet to add this matter to the March agenda.</p>
2602.18	<p>Local Nature Recovery Strategy – Cllrs Chaplin and Wincott had attended this event and reported that it was driven by good intentions. Cllr Chaplin had circulated a document of Frequently Asked Questions relating to this strategy. A consultation paper is due to be circulated. Much of the discussion is aimed at encouraging biodiversity</p>	<p>Mr Tennet to add to the March agenda</p>

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	<p>which may result in the need to talk to local landowners. Cllr Wincott suggested that this might all align to the Local Plan and our nominated green spaces.</p> <p>It was acknowledged that WNC are one of the worst councils in the country for identifying green spaces.</p>	
2602.19	<p>Urgent Matters (for report only)</p> <p>Cllr Taylor apologised for missing his training course and agreed to pay back the fee to the parish council. He also asked if he could be informed of future dates for the course in question.</p> <p>Cllr Chaplin informed the meeting of a music event at The George Inn and asked for permission to use Claydon Field for additional car parking. Mr Tennet informed the meeting that a similar request had been received in respect of the Open Gardens event. It was agreed by all present that this would be approved on the proviso that vehicle owners parked their cars on the field at their own risk and that the parish council takes no responsibility for the vehicles or their contents.</p> <p>Cllr Wincott asked who the editors of The Thunderbolt were as she has some items for the next edition.</p> <p>Cllr Tyrrell asked that people be encouraged to report potholes on Fix My Street/Street Doctor to get them repaired.</p> <p>Cllr Nichols informed the meeting that she would be submitting a paper setting out the costs for new picnic style benches on Claydon Field and at present there was just one metal bench near to the play equipment.</p>	<p>Mr Tennet to provide Cllr Taylor with the account details and dates of the training course.</p> <p>Mr Tennet to notify those concerned.</p> <p>Cllr Wincott to send her articles to Mr Tennet</p> <p>Mr Tennet to put a message on the parish FaceBook page to this effect</p>
	<p>With no other business the meeting closed at 9.10pm</p>	

I certify that this is a true and accurate record of the transactions of Tiffield Parish Council in the above meeting:

Signed: _____ Date: _____

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