

Tiffield & Caldecote 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 14/05/2026:

MINUTES OF THE MEETING OF TIFFFIELD & CALDECOTE PARISH COUNCIL held in The School Hall on Mon 11/05/2026 at 7.30pm

Present: Cllr M Nicholls (Chair of the Council). Cllr P Chaplin. Cllr P Holdridge. Cllr Taylor. Cllr Tapley. Cllr Wincott. Mr A Tennet (Clerk to the Council)

Julian & Bruna Edwards, Julie Barrie, Louise Bramhill - residents

	Standing Items	Action
2605.01	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.	
2605.02	Apologies for absence – Cllrs Beasley & German (holiday). Accepted by all present	
2605.03	Declarations of interest related to business on the agenda for this meeting – none made	
2605.04	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 minutes all of which had been discharged except for the following: 2602.13 – Cllr Chaplin has identified the landowner concerned (next to Claydon Field). Information to be shared with Mr Tennet.	Cllr Chaplin to pass on contact details to Mr Tennet who will then endeavour to speak with the landowner.

Tiffield & Caldecote Parish Council

	<p>Mr Tennet had highlighted that the grass cutting contractor had been unable to cut the verge at the bottom of St Johns Road due to the poor state that it had been left in by Cadent. – This has been done and Mr Tennet was contacted by a surveyor who was coming out to inspect the verge. Since then, there has been no contact from Cadent and no responses to emails.</p>	<p>Mr Tennet to forward contact details to Cllr Nichols.</p>
2605.05	<p>To receive and approve the minutes of the meeting held on 13/04/2026 – Approved by all present and signed by the Chair.</p>	
2605.06	<p>Public participation session – Cllr Nichols invited Mr Edwards to address the council who set out plans that he and his partner had for events at their home at Upper Farm. This was now operating as a small boutique hotel with a capacity for around twelve guests. They have also started to host small supper clubs with around twenty guests. Mr Edwards demonstrated their current website.</p> <p>This year they are organising a garden party for the Wimbledon Final on the 12th July, and are hoping to attract between 150 & 250 guests and will be using local suppliers. Car parking is being arranged with local landowners. Mr Edwards explained how they would like to support the parish council and asked that consideration be given to any projects towards which they could contribute. Cllr Nicholls thanked Mr Edwards for his presentation and agreed that it sounded like a spectacular event. Mr Edwards and Bruna then left the meeting.</p> <p>Ms Julie Barrie was then invited to address the meeting and set out her concerns regarding the proposed lighting for the new Panattoni development on the A5. Several emails from Ms Barrie regarding this matter had been circulated to all Councillors prior to the meeting. Ms Barrie believed the lighting scheme proposed by the developers was a good one but her main concern was what type of surface would be laid down by the owners and what reflective qualities it may have. Ms Barrie referred to a similar development by this company at Junction 16 on the M1 which could be seen from miles around. She also referred to issues of this nature that had arisen at the Aston Martin development at Silverstone, although they had responded to concerns raised by the local community.</p>	<p>Mr Tennet to add consideration of projects to the next agenda.</p>

Tiffield & Caldecote Parish Council

	<p>Ms Barrie explained that she had been in touch with Mr James Guthrie who had represented DHL in this regard and was now representing Panattoni. She was waiting for his response. Ms Barrie has been supported in raising these issues by Cllr Manners who has been liaising with Dan Callis, Major Projects Officer at WNC.</p> <p>Mr Tennet informed the meeting that Mr Callis has arranged for a ZOOM meeting at midday on Wednesday 13th May to discuss these matters. Cllr Nichols proposed that after that meeting, Mr Tennet circulate the content on the Parish Council WhatsApp group and that any response be agreed for his to submit on behalf of the Parish Council. This was agreed by all present. Ms Barrie the left the meeting.</p> <p>Ms Bramhill was invited to address the meeting and set out her idea to organise a village/parish garage sale. Ms Bramhill stated that she had already had several expressions of interest from residents. Participants would pay a fee of £7.00 which would be donated to the Church roof fund. Money could also be raised from the sale of maps of the village highlighting which households were taking part. It was highlighted that the date for this event was the same as the Wimbledon Garden party being organised by Mr Edwards but after some discussion it was agreed that a time of 10.00am till 14.00pm for the Garage Sale would avert any clash. Claydon Field could be used for parking if necessary. Cllr Nichols proposed that the Parish Council would support this event in principle and this was agreed by all present. Ms Bramhill would start to explore support for the event on the village FaceBook page and would come back to the Parish Council should she need additional help with any organization.</p>	<p>Mr Tennet to attend the ZOOM meeting and circulate the content to Councillors via the WhatsApp group for a response to be agreed.</p>
2605.07	<p>Finance report – Mr Tennet took the meeting through the parish council accounts detailing all expenditure and income since the previous meeting. He confirmed that all balances had been checked and confirmed online. No matters were raised and the accounts were approved by all present.</p>	
2605.08	<p>Correspondence List – Mr Tennet took the meeting through the correspondence received since the last meeting. There were no matters arising.</p>	
2605.09	<p>Planning applications - Planning consultation/Information for application reference 2026/0925/COND at Land North of The Bell Plantation Watling Street Towcester – discussed as part of 2605.06</p>	

Tiffield & Caldecote Parish Council

2605.10	DHL, IM Properties and Bell Plantation developments – see 2605.06 above.	
2605.11	Tiffield 100 club draw – the numbers 67, 22, 24 were randomly generated.	Cllr Chaplin to notify any winners
	Business items	Action
2605.12	New village name signs for Caldecote – Cllr German was not present so this matter is adjourned to the next meeting	Mr Tennet to add to June agenda
2605.13	<p>Parish BBQ – Mr Tennet reminded the council that the village BBQ was to be held on the 27th June. This had already been circulated in the last Thunderbolt. As such he asked that the council consider how it wants to proceed with the event. Cllr Wincott suggested that Molly & Matt at The George Inn be asked if they would like to run a bar at the event?</p> <p>Cllr Holdridge agreed to co-ordinate a working party with Mr Tennet.</p> <p>Cllr Nichols had the action plan from last year and would circulate it again this year. Cllr Nichols suggested that the event be advertised on FaceBook, on posters around the village and with A5 leaflets delivered to all houses in the parish.</p> <p>The issue of electricity and the loan of the big round BBQ would need to be addressed along with ensuring that the grass was cut just prior to the event.</p>	<p>Cllr Wincott to liaise with Matt & Molly at The George Inn re an outside bar.</p> <p>Cllr Nichols to circulate the action plan for this event.</p> <p>Mr Tennet to look at sourcing an electricity supply and the large round BBQ</p>
2605.14	<p>Heylo App – Chair & Cllr Tapley & Holdridge – Cllr Holdridge confirmed that he had written a draft process which he is in the process of finishing. He will then share it with Cllrs Tapley and Nichols.</p> <p>Mr Tennet informed the meeting that he had asked Marie Hepplewhite (WNC Assistant Emergency Planning officer) for a template for the Emergency Action Plan but that this was currently under review.</p>	Mr Tennet to contact Ms Hepplewhite again.
2605.15	End of year internal review – Cllrs Tapley & Wincott took the meeting through their end of year internal review report which had been previously circulated. There were no matters arising.	

Tiffield & Caldecote Parish Council

2605.16	<p>Pocket Park lease – Mr Tennet informed the meeting that he had been in contact with Mr Mawby, owner of the Pocket Park, both by email and telephone. The following proposal was put forward for the renewal of the lease in November 2027 as agreed with Mr Mawby:</p> <ul style="list-style-type: none"> • Having checked the Bank of England comparison page, the current annual fee of £730.00 per annum, as set in 2002, would now equate to around £1400 to £1500. Whilst this was a significant increase, in effect it was the same value at the current value. This would need to be checked again at the point that the new lease was to be signed. • The fee would be linked to the Bank of Interest rate and as such would rise each year in line with that index. • Mr Mawby has offered to extend the length of the Pocket Park from it's current start down to the end of the land at Eastcote Road. He also wants to include the strip of land which runs across the entrance to Claydon Field on the Eastcote Road. These will be included in the same lease fee. He has asked that the bushes next to the entrance to Claydon Field be left to thrive and not be cut back. • Mr Mawby has agreed to split any legal fees incurred in the drawing up of the new lease 50/50 with the Parish Council. He has proposed that his part of these costs be deducted by the Parish Council from his first year's lease fee. <p>The above proposals were agreed by all present. Cllr Chaplin asked if it would be possible to put a new pond in on the new part of the Pocket Park to help with the flooding on Claydon Field.</p>	<p>Mr Tennet to confirm the agreement with Mr Mawby, look at revise the lease and seek the appropriate legal assistance.</p> <p>Mr Tennet to see if Mr Mawby would allow a new pond to be constructed in the lower part of the Pocket Park.</p>
2605.17	<p>Cost of benches for Claydon Field – Mr Tennet informed the meeting that he had researched several companies that supply round benches made from recycled plastics. The best deal he had found was with Picnic Benches UK at £718.80 (£599 without VAT).</p> <p>There was some discussion as to whether the benches should be fixed in place but it was agreed that to allow the grass to be cut, they should be moved every so often.</p>	<p>Mr Tennet to circulate Picnic Benches UK website to all Councillors and add to June agenda.</p>
2605.18	<p>Urgent Matters (for report only)</p>	

Tiffield & Caldecote Parish Council

	<p>Cllr Chaplin reminded the council of Simon Loake’s music event at The George Inn and confirmed that Claydon Field would be used for parking.</p> <p>Cllr Tapley stated that he and Cllr Wincott had discussed making sure that the village stream was free of debris to allow a free flow of water during heavy rains. He asked if it would be possible to purchase waders for this work.</p> <p>Cllr Holdridge asked that as the fireworks used in the annual display were being dispatched to the UK, could the event be added to the next agenda. He also mentioned that the speakers the council has borrowed for events would shortly be coming up for sale for around £150.00.</p> <p>Cllr Wincott asked if everyone had read her Local Nature Recovery paper that had been circulated previously. This was confirmed. Cllr Wincott will amend the paper once changes to the Pocket Park are confirmed.</p> <p>Cllr Tapley raised the issue of two cars which had been left/abandoned at the bottom of Meadow Rise recently.</p> <p>Cllr Chaplin asked if the issue of storage for equipment could be added to the June agenda.</p>	<p>Cllr Tapley to explore the cost of waders for the next meeting</p> <p>Mr Tennet to add the fireworks evening and the purchase of speakers to the June agenda.</p> <p>Cllr Tapley to speak with local resident regarding CCTV coverage of this location.</p> <p>Mr Tennet to add storage provision to the June agenda.</p>
	<p>With no other business the meeting closed at 9.40pm</p>	

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

Signed: _____ Date: _____