

Tiffield & Caldecote Parish Council

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From: Mr Andy Tennet, Clerk to Tiffield Parish Council to all Parish Councillors 17/07/2026:

MINUTES OF THE MEETING OF TIFFFIELD & CALDECOTE PARISH COUNCIL held in The School Hall on Mon 14/07/2026 at 7.30pm

Present: Cllr M Nicholls (Chair). Cllr J Beasley. Cllr B German. Cllr P Holdridge. Cllr Tapley. Cllr Wincott. Mr A Tennet (Clerk).

Ms J Barry, Mr A Wood, Mr C Askew (all from Caldecote), Ms L Croft (Duncote), Mr J Guthrie & Mr P Clews (Panattoni), Mr S Jowers, Cllr S Tolley (Ward Councillor)

	Standing Items	Action
2607.01	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.	
2607.02	Apologies for absence - Cllr P Chaplin (Holiday), Cllr J Taylor – apologies approved by all present.	
2607.03	Declarations of interest related to business on the agenda for this meeting – Cllr Beasley declared an interest in the application for a grant for the Gayton & Tiffield minibus as he is a trustee.	
2607.10	Panattoni, IM Properties and Bell Plantation developments – The Chair brought this item forward to allow Mr Guthrie and Mr Clews to present their information regarding the Panattoni development on the A5. This was in respect of plans to access the Panattoni construction site from the bottom end of Tiffield Lane. This was because of concerns regarding the safe and efficient access of the approved construction access on the A5.	

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	The new roundabout on the A5 to allow access to the Panattoni construction site could not be built until after the new roundabout on the A43 relating to IM Properties had been completed. As such, the approved access from the A5 would likely cause excessive delays on that road and Panattoni was seeking alternatives to reduce local disruption. Agreement has already been reached with the owner of the land over which access would be required. They confirmed that all vehicles entering or leaving the site would have to turn left from the A43 into Tiffield Lane and turn left onto the A43 when leaving. There would be a manned gatehouse to ensure that this was enforced. This should prevent a queue of lorries waiting to turn onto the A43. As a result of questions asked by those present, Mr Guthrie and Mr Clews suggested that the IM Properties development may not proceed in the near future, including the new roundabout on the A43 – pending pre-lets coming forward. If the IM Properties development does proceed then their entry to that construction site would be from their new A 43 roundabout and not from Tiffield Lane. If IM Properties relinquish their road booking slot, then the Panattoni A5 roundabout would be built earlier. Mr Guthrie displayed the transport note from the application that set out that there would be around 40 vehicle movements a day. Some of these would be 40 tonne HGV's but gave assurances that none would be turning towards Tiffield or Caldecote with clear signage and people in place to manage traffic. Access from Tiffield to the A43 via Tiffield Lane would remain open and there would be no requirement for traffic controls at the junction. Mr Guthrie confirmed that the access road to the construction site would allow for up to 10 lorries to be stacked off the road and that Panattoni would ensure that the road surface would be kept clean and once the construction had completed and would be returned to its current state. The access road would not be used for access to the new football pitches; this would be via the new roundabout on the A5 when completed (with the temporary access closed). Mr Clews concluded by acknowledging that this was a contentious development but that it would be going ahead and that this entry to the construction site was viewed as the best option for all parties. Cllr Nichols thanked Mr Guthrie and Mr Clews for their presentation and responses to the questions raised. Cllr Nichols asked that if there were any other matters to be discussed could they be to be taken outside of this meeting due to time constraints and other business on the agenda.	
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	Mr Guthrie and Mr Clews then left the meeting along with a number of attendees.	
2607.06	Public Participation session – The Chair brought this item forward and invited Mr Jowers to address the council. Mr Jowers explained that he was asking for a grant for the Gayton & Tiffield Minibus. He has also asked for grants from Pattishall and Gayton Parish Councils but all were waiting to see what each of the parish councils were going to offer. Mr Jowers outlined the current finances for the minibus and asked if the Parish Council would consider a grant of £1000.00. Mr Tennet gave his understanding of what the other parish councils were considering. Mr Jowers then left the meeting. Ms Robson was then invited to address the council. Ms Robson explained that she was resident of St Johns and the Safeguarding Governor for The Gateway School. Ms Robson informed the meeting that the landscape of St Johns had changed with the developing of the industrial estate, the expansion of The Gateway School and the opening of the Tiffield Academy. This has seen a significant increase in taxis, large minibuses and lorries. A report from the Road Safety Team has confirmed that there is only one school sign on at the junction with the A43. Whilst the road should be a 30mph limit this was not enforceable. Their survey had revealed that 40% of vehicles driving through St Johns were driving at 40 – 42mph. Ms Robson asked if the Parish Council would support the following: Vehicle Activated Speed signs, more school warning signs, painted school warning signs on the road and a pavement from St Johns to Tiffield village. Cllr Beasley also asked that the WNC Education/Legal department be notified of these matters and to remind them of the conditions placed on the Tiffield Academy in respect of contracted vehicles delivering pupils to and from the school. Cllr Tolley (Ward Councillors) then addressed the meeting with his report, a copy of which is now available on the parish website. At this point Cllr Tapley left the meeting.	Mr Tennet to contact the Road Safety Team and WNC Highways to see which of these options could be progressed. Mr Tennet to action this and to add these matters to the next agenda.

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2607.04	Matters arising from the previous minutes not included on the agenda for this meeting – Mr Tennet confirmed that all actions from the previous meeting had been discharged.	
2607.05	To receive and approve the minutes of the meeting held on 01/06/2026 – The minutes were proposed as being an accurate record by Cllr Holdridge and seconded by Cllr German. There were no objections and the minutes were signed by the Chair.	
2607.07	Finance report – this had been previously circulated by the Clerk and is attached as Appendix A (and available on the parish website). Of note was the proposed survey of the willow tree on the village green which had lost a very large branch/limb. Mr Tennet had arranged for a visit from a tree surgeon who had provided a quote to cut up the broken branch (£320.00) and to pollard the remaining tree (£490.00). The contractor had also recommended that a Tree Consultant conduct a survey as to what needed to be done to the remaining tree to ensure that it was safe. This quote had also been received and was £420 (Including VAT). Due to the potential safety issues with the remaining tree, Cllr Holdridge proposed that these costs be approved and should the tree survey reveal further work to be done incurring extra costs, then an extraordinary meeting be called to authorise further payments. This was seconded by Cllr Beasley. There were no objections. Purchase of waders – this matter was discharged as Cllr Tapley had left the meeting. Grant for Gayton & Tiffield Minibus – following Mr Jowers presentation and some discussion Cllr Holdridge proposed a grant of £550 with a recommendation that an application also be made to the Poors Account and that Mr Jowers can come back for a further grant in the second precept period. This was seconded by Cllr Wincott with no objections. Village name signs for Caldecote – Cllr German suggested that at this time, could the cost of these be included in any requests to Panattoni. Mr Tennet assured the meeting that this had already happened.	Mr Tennet to notify Mr Jowers of the agreed grant, options and arrange payment. Mr Tennet to ensure that the costs of new village signs for Caldecote be added to any list of items proposed to Panattoni for their community fund.

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	Mr Tennet then took the meeting through the rest of his financial report which concluded by showing that the bank balances at the time of the meeting are as follows: Unity Trust Current Account -£2941.30, Unity Trust Instant Access Account - £23938.71, Lloyds Bank Pocket Park Account - £2122.62, Total held by the Parish Council - £28574.65 Cllr Holdridge proposed that the finance report be approved and this was seconded by Cllr Bealsey. There were no objections.	
2607.08	Correspondence List – Mr Tennet had previously circulated this document. There were no matters arising	
2607.09	Planning applications – Mr Tennet had previously circulated the details for planning consultation/Information for application reference 2026/2316/HH at 35 Meadow Rise Tiffield NN12 8AP. There were no objections to this application	Mr Tennet to notify WNC Planning
2607.11	Tiffield 100 club draw – the numbers 67, 45 and 71 were randomly generated.	Cllr Chaplin to notify any winners.
	Business items	Action
2607.12	Co-option of new Councillor – The Chair reported that only one candidate had come forward but they had not resided or had a business in the parish for a minimum of 12 months. Neither were they on the electoral register. As such, they could not be co-opted. As such, if some other person came forward, they could be co-opted but if this did not happen then the matter would be raised again in November this year.	
2607.13	Village store & Stream maintenance – The Clerk asked that a working party be put together to clear out and tidy the village store and take action to clear the village stream. Cllr Wincott volunteered to lead on these matters.	Mr Tennet to contact the church wardens regarding the store clear out. Cllr Wincott to co-ordinate both projects.

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2607.14	ROSPA report – Calydon Field – The Clerk reported that this year’s inspection report was much better than previously and this was mainly due to the work completed by Mr Jones. Further work had been completed by the company that delivered and fitted the climbing wall. Cllr Holdridge reported that one of the goalpost struts had become detached.	Cllr Holdridge to see if he could affect a repair to the broken strut.
2607.15	Village green wild area – The Clerk reported that a small area of the village green opposite the school had been reseeded by Cadent following their work in the village. This had resulted in an ‘wildflower’ area growing and one or two residents had commented that due to the insects it was attracting, that it should be left to flourish or even expanded. Cllr Wincott would like to scatter some poppy seeds at this location and as such, it was agreed by all to leave the area at this stage with a possibility of expanding and fencing it off at a later stage.	Mr Tennet to notify the grass maintenance contractor of this decision.
2607.16	Traffic Concerns at St Johns – Sharon Robson – dealt with as at 2607.06 above.	
2607.17	Defibrillator for High Street North – The Clerk informed the meeting that he had spoken with the landlord and landlady of The George Inn and they would be happy to have a defibrillator attached to the wall of the pub in the car park.	Mr Tennet to research costs and add to the September agenda.
2607.18	Urgent Matters (for report only) Cllr Holdridge asked in WNC Highways could be contacted with regards to ‘wild deer’ road signs on Tiffield Lane due to the increase in these animals on or near the road. NCALC conference – Mr Tennet asked if anyone wished to attend this annual conference, to be held on 3rd October, Moulton Community Centre. 10am – 1.00pm. He would be on holiday and could not attend. Cllr Nichols will attend. Mr Tennet confirmed with Cllrs German and Holdridge that the quarterly internal audit would take place at The George Inn, at 7.15pm on 21st July.	Mr Tennet to contact WNC in this regard Mr Tennet to book Cllr Nichols into this event.

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	With no other business the meeting closed at 9.00pm	
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I certify that this is a true and accurate record of the transactions of Tiffield Parish Council in the above meeting:

Signed: _____ Date: _____