

Cosgrove Parish Council

Minutes of the Ordinary Meeting of Cosgrove Parish Council held on **Wednesday 3 July 2025** at 7.30pm.

Present: Cllr D Smith (Chair), Cllr C Bird, Cllr A Bracey, Cllr S Comerford (Vice Chair),
Cllr J Proctor, Cllr P Roberts

Mrs J Evans (Clerk to the Council)

| | Action |
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| CPC/25/07/1 Ward Cllr McCord sent his apologies. | |
| CPC/25/07/2 Cllr Bracey declared an interest in item CPC/25/07/9 planning. | |
| CPC/25/07/3 The Minutes of the meeting of 4 June 2025 were approved unanimously. | |
| CPC/25/07/4 Matters arising from the Minutes not covered elsewhere in the Agenda were: The Housing Needs Survey, which is being carried out on behalf of the Parish Council by Midlands Rural Housing, will be arriving by post this week. It has been advertised on FaceBook and the website and it is hoped there will be a good response. | |
| CPC/25/7/5 Public speaking: It was reported a survey of trees in the village had recently been carried out over several days. It is believed it was on behalf of West Northamptonshire Council (WNC). Cllrs noted there is currently no tree management policy for trees on Parish Council (PC) land and resolved to adopt one as soon as possible and to budget for a tree survey by an arboriculturist in the 2025-2026 budget. It was noted the delivery of a swimming pool to a private address had caused consternation in the village on 3 July. Although there had been a delivery plan, the load arrived on an oversized truck which was unable to follow the plan. The company involved apologised for any disruption caused. The PC thanked the member of the public reporting this, for the assistance and expertise he had offered to those involved. The latest letter uploaded to the planning portal in WNS/2022/1741/EIA (proposed warehouse development) from the Canal and River Trust (CRT), dated 9 May 2025, confirms their request for further information. The proposal by the developer to the Buckingham Canal forming part of the reservoir is causing CRT concern owing to the implications for them (case law has been cited) of potentially being liable for the embankment. They also have concerns about the proposed widening of the culvert under the canal. It was felt the letter was a helpful (to those objecting) intervention. | Clerk to draft tree management policy |
| CPC/25/07/6 The Clerk's report had been circulated ahead of the meeting and is attached to these Minutes at Appendix A. It was noted Anglian Water (AW) have started a flow survey of drains in Cosgrove and surrounding villages. There have been issues around overflowing drains, particularly those that are combined (foul waste and run off) for some time, and it was felt this was a positive step by AW. All instances of overflowing drains should be recorded and reported to AW. | |
| CPC/25/07/7 a). The PC received the update on the current finances in comparison to the budget (Appendix B). The balance of all bank accounts as at 18 June was £62,029. b). The payment schedule, circulated ahead of the meeting, was approved (Appendix C). The July payments to be made by BACS transfer, debit card or direct debit will total £2,735.26. | |

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| <p>CPC/25/07/8 Councillor Updates:</p> <p>Cllr Bird noted the events marquee at Cosgrove Park will soon be in action again for the summer season. Noise levels in previous seasons had been intrusive to those living close to the Park. There was discussion about if the noise might count as a statutory nuisance and if it “unreasonably and substantially interfere(s) with the use or enjoyment of a home or other premises”. It was agreed to investigate how to monitor the noise levels and collect data.</p> <p>Cllr Comerford had investigated what, if anything, could be done about the noise and vibrations created and damage to the road surface by the tracked vehicle which had been moved through the village at least twice in June. Cllr Comerford contacted the Buckingham Canal Society, the Highways Liaison Officer and the PCSO but there had been no illegal behaviour and the damage to the road surface was no longer visible by the time the highway contractor, Kier, had carried out its inspection.</p> <p>Cllr Comerford noted the Buckingham Canal festival, 19/20 July, would be likely, as in previous years, cause issues with parking. Solomons Field would be open for parking (£3 for the day) and this might alleviate the problems.</p> <p>Cllr Smith noted the damage to the footpath near the bridge caused by a large vehicle.</p> <p>Cllr Proctor was following up with CRT, the raised grates at either side of the horse tunnel as they were a trip hazard.</p> | <p>Clerk to supply CRT contact details to Cllr Proctor who will follow up</p> |
| <p>CPC/25/07/9 Planning:</p> <p>It was agreed Cllr Bracey should remain in the meeting but take no part in any discussion. The PC received a short presentation from Mr Robert Bracey about Planning Application - 2025/2461/LDE Lawful development certificate (existing) for use of site to store more than 18 caravans at Lazy Acre 46 Stratford Road Cosgrove MK19 7BD. The PC noted this application was to legalise a situation which had been ongoing for many years. It was agreed the PC will comment that an upper limit of 50 caravans should be requested and that the permission should be extended to include motorhomes.</p> <p>Planning application: 2025/2587/FULL - First floor front/side extension at 52 Bridge Road, Cosgrove, MK19 7JH had been received on the day of the meeting, making the statutory three days' notice of matters to be considered impossible. It was decided, however, not to call an extraordinary meeting to consider this application. The PC viewed the plans in the meeting, and it was agreed Cllrs to email the Clerk any comments (likely to be asking for a condition over considerate parking of construction vehicles) so they could be uploaded to the planning portal ahead of the deadline of 23 July.</p> | <p>Clerk to draft response to both items</p> |
| <p>CPC/25/07/10 The PC noted the email from the External Auditor (EA) about the Annual Governance and Accounting Return 2024-2025 querying the “yes” response to Assertion 5 The correct answer should have been “no”. It was agreed this had been an error. The annual review of the risks facing the authority was carried out during the 2024-2025 financial year. It was not, however, brought to the Parish Council until the meeting held on 2 April 2025 and acceptance was minuted under CPC/25/04/12. The PC noted the comment will be included in the report from the EA.</p> | |

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| <p>CPC/25/07/11 Meadow View Cemetery The PC received a verbal report from the Clerk about the meeting with Dr Richard Earl of TGMS. Taking into consideration the recommendation of Roade Parish Council and the failure of the second quote sought to arrive, it was resolved to accept the quotation (circulated earlier) from TGMS of £2,675 plus VAT for:</p> <p>A). Detailed Geological Assessment report from the British Geological Survey B). Tier 1 hydrological risk assessment conducted in line with Environment Agency guidance to determine whether there are any major constraints to this development proposal.</p> <p>It was agreed the Clerk would, prior to instructing TGMS, have one more attempt to persuade WNC to reinstate the original planning permission.</p> | <p>Clerk to contact WNC planning and if unsuccessful to instruct TGMS</p> |
| <p>CPC/25/07/12 Village Gates to be painted by a working party led by Cllr Bird. It was resolved to set a budget for primer and paint of £75.</p> | <p>Cllr Bird to arrange</p> |
| <p>CPC/25/07/13 It was resolved to accept the quotation of £785.93 for renewal of the annual insurance as although higher than the previous year was still less than the quote from a previous provider of £959.</p> | <p>Clerk to deal with paperwork</p> |
| <p>CPC/25/07/14 Meeting Appraisal – the meeting had run to time and was felt to be effective. Any matters requiring decisions from the PC during August to be obtained by email and minuted at the September meeting.</p> | |
| <p>CPC/25/07/15 Date of next meeting: Wednesday 3 September 2025 (Local Government Act 1972 Schedule 12 Part II para 8.1)</p> | |
| <p>Meeting closed at 20.46</p> | |