

# Cosgrove Parish Council

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Minutes of the Ordinary Meeting of Cosgrove Parish Council held on **Wednesday 1 October 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)

The meeting opened at 19.30 hours. Ward Cllrs Dabbs and McCord were in attendance. There were 4 members of the public present.

**CPC/25/10/1** Cllr Bird was absent owing to work commitments and Cllr Roberts was unable to attend.

**CPC/25/10/2** There were no declarations of interest.

**CPC/25/10/3** The Minutes of the meeting of 3 September 2025 were approved unanimously.

**CPC/25/10/4** There were no matters arising from the Minutes not covered elsewhere in the Agenda.

**CPC/25/10/5** The Furtho Development Opposition Group (FDOG) updated the meeting about the proposed warehouse development:

- Several technical documents were uploaded to the Planning Portal in August and a further consultation period was now underway.
- The Environment Agency have withdrawn most of their objections to the application and suggested several conditions which the applicant would have to meet to reduce the risk of flooding downstream.
- The Local Lead Flood Authority have raised a number of questions about the flood mitigation measures. They have requested further information and set a number of conditions.
- FDOG have commissioned traffic and visual impact reports. The traffic report suggests that access to the site will be an issue. The visual impact report states the applicant has used images which have been enhanced to suggest a greater level of screening than there will be in reality.
- Loss of the Open Mosaic habitat will conflict with the Local Plan and the WNC environmental department have said the site is of county level importance and is a local wildlife site. In view of this the applicant needs to update their bio net gain report.
- There are now a few areas where the application conflicts with the Local Plan and FDOG remain committed to pointing these out whenever possible.

Cllr McCord stated he was encouraging WNC Planning Officers to make reports to the Strategic Planning Committee that are more balanced giving reasons for and against granting applications.

There are several proposed developments under consideration, all of which will increase traffic feeding into the A5 roundabout at Old Stratford. If the proposed solar farm at Potterspury gets the go ahead, the construction traffic from that will exacerbate the situation. The proposed housing development below Paddock View, Old Stratford would increase drainage into the Ouse, and this added to the potential flooding from the proposed warehouse development could have a serious impact on local communities. The next consultation on the emerging Local Plan has been put back until the beginning of 2026.

Cllr Dabbs stated the MK Hotel in Deanshanger for migrants was a live issue for Councillors who were pushing ahead with stage 2 of the legal process. False assumptions made by residents in Deanshanger

have resulted in heightened tensions. The main worry was safety. There are three migrant hotels in Northamptonshire (Deanshanger, Flore and Crick).

**CPC/25/10/6** The Clerk's report is appended to these Minutes at Appendix A.

**Actions: Cllr Proctor to liaise with Youth Development Coordinator Northamptonshire Association of Youth Clubs about possible volunteering opportunities to include litter picking, clearing overhanging trees and shrubs in Meadow View Cemetery, clearing overgrown grass on pavements and repainting the inside of the bus shelter.**

**A volunteer agreed to attend the meeting of Whalley's Apprenticing Charity Trustees meeting on 15 October but the Clerk will advertise for a permanent trustee on Facebook and the village website.**

**Clerk to draft letter to Cosgrove Park asking them to reconsider their refusal to meet representatives of the PC.**

**Clerk to advise resident there is no objection to them contacting West Northants Council (WNC) over street cleaning.**

**Cllr Bird nominated to be the Climate and Nature Champion – Clerk to check he is willing to take on this role.**

#### **CPC/25/10/7 Finance**

(a) The update on current finances in comparison to the budget is appended to these Minutes at Appendix B.

(b) The payment schedule, circulated ahead of the meeting, was approved and payments totalling £1,382.70 (Blackwells invoice for September to be added to the payment schedule) are appended to these Minutes at Appendix C

(c) The draft budget was reviewed and amendments requested. Councillors will email the Clerk any queries arising.

d) It was **resolved** to commission a further flooding report in connection with the new documents uploaded to the planning portal (WNS/2022/1741/EIA) at a cost of £2,250. Any costs over this amount will be met from a donation to PC funds by the pressure group Stop3000Trucks (Further Development Opposition Group).

**Actions: Clerk to update draft budget and recirculate to Cllrs. Clerk to commission flooding report.**

#### **CPC/25/09/8 Councillor updates**

Cllr Bracey highlighted the continuing road closures of Station Road. Cllr McCord stated he had asked WNC Highways again for an update on the repair of the causeway from WNC.

Cllr Comerford reported the tree overhanging the path down to the canal on the left side of Solomon's bridge is due to be cut back by CRT.

It was **resolved** to authorise expenditure of up to £60 for the purchase of 6 bags of compost to refill the village planters and additional flowering bulbs.

Cllr Proctor reported the loose grating either end of the horse tunnel will be reinstalled. The horse tunnel will be closed to allow the work to be carried out.

It was agreed to ask Blackwells for the dates when the verges are mown to be passed to the volunteer litter picker to allow more effective litter picking.

Cllr Smith reported most PC email accounts had now been transferred to dot gov dot UK and he will endeavour to complete the final transfers soon.

He had completed the removal of ivy from Rectory Grounds Cemetery wall.

**Action: Cllr Comerford to purchase compost and flowering bulbs. Clerk to liaise with Blackwells over verge cutting dates. Cllr Smith to complete transfer of Clerk's email to dot gov dot UK**

#### **CPC/25/10/9 Planning**

a). It was **resolved** to make further objections to WNS/2022/1741/EIA (proposed warehouse development) once the flooding report is received.

b). It was **resolved** to draft a letter of objection to 2025/3477/MAO Land South Of Paddock View, Old Stratford and submit before 16 October deadline.

**Action: Clerk to draft and circulate letters for approval and then submit on WNC Planning Portal**

#### **CPC/25/10/10 Playpark**

a). It was **resolved** to purchase picnic table at £432.00 plus £20 concrete fixing kit for playpark as agreed in 2025-2026 budget. Site for picnic table to be on the grass beyond slide.

b). The PC had received a request from a resident to consider changing the axis of the playpark and level the adjacent grassed area to allow a greater variety of usage. A detailed, costed proposal had been submitted to the PC in advance of the meeting and the proposer attended to answer questions. A preliminary discussion took place and the implications of the covenants placed on the land when it came into ownership of the PC in 1959 and the restrictions in the easements granted to Cadent Gas were considered briefly. It was agreed that, while the proposal was an interesting concept, the PC first needed to decide if they wanted to pursue changing the axis of the playpark. It was not felt to be appropriate to take a major decision without the full cohort of the PC being present. It was **resolved**, therefore, to debate the matter of changing the axis of the playpark at the November meeting and to vote on the decision. Anyone not able to attend the November meeting would be invited to make their views known by email and for these to be read out at the meeting.

**Actions: Clerk to order picnic table. Clerk to table formal discussion of changing the axis of the playpark at November meeting.**

**CPC/25/10/11** The Streetlighting Policy was adopted.

**Action: Cllr Smith to post policy on the website.**

**CPC/25/10/12** It was **resolved** to send two representatives to the WNC Annual Parish Conference – Parishes in Partnership.

**Action: Clerk to reply to invitation**

**CPC/25/10/13** The meeting appraisal noted the meeting had over run the suggested timings by 36 minutes. This was felt to be due to the lengthy discussion about the playpark proposal.

**CPC/25/10/14** The date of the next meeting will be **Wednesday 5 November 2025** at which time the final budget for 2026-2027 will be laid before members for approval.

The meeting closed at 21.30 hours.