

**Draft Minutes of Pilton, Stoke Doyle & Wadenhoe Parish Council
Ordinary General Meeting held at Wadenhoe Village Hall Monday July
14th, 2025, at 7.00p.m.**

Please note that all minutes are draft and are approved at the next meeting

In attendance: Carew Treffgarne, (CT, Chair), Toby Baker (TB), Karey Draper (KD), Chris Grove (CG), Kevin Lee (KL), Karen Pollock (KP, Vice-Chair), Gill Williams (GW), Councillor David Brackenbury (NNC) and Jonathan Ward-Langman (JBW-L, Clerk).

22. Public Forum: No members of the public attended the meeting.

23. Apologies: John Gent (accepted) and Councillor Wendy Brackenbury

24. Minutes of the Parish Council Extraordinary General Meeting held on Monday June 2nd, 2025: Agreed as a true record (nem. con.) and signed by the Chair.

Minutes of the Parish Council Annual General Meeting held on Monday May 12th, 2025: Agreed as a true record (nem. con.) and signed by the Chair.

25. Matters arising from minutes of the Parish Council Extraordinary General Meeting held on Monday June 2nd, 2025, if not covered elsewhere in the agenda: it was noted that Carolyn Corker and Jon Jones were unable to attend (see items 27 and 30).

26. Finance

- a. The financial report appended as Annex A was approved unanimously (proposed GW, seconded KP).
- b. The following payments were approved unanimously (proposed TB, seconded KP).

Jon Essam, payroll services 81478	£15.30
Nene Engineering (Peterborough) Ltd Wadenhoe War Memorial works	£855.60
Clerk's salary May 2025	£220.31
Clerk's salary June 2025	£220.31
Clerk's salary July 2025	£220.11
HMRC Clerk's Salary PAYE April-June 2025 incl.)	£165.00

- c. **Update on Insurance of Assets:** Clerk to seek quotations from Acres Insurance. (*Action Clerk*).

27. To receive an update regarding defibrillators including latest developments on Defibrillator for Pilton: CT reported. Jon Jones, ex-Councillor had confirmed permission for installation and powering of defibrillator in disused phone box in Pilton. Installation approved unanimously (proposed GW, seconded KD); Jon Jones will manage, costs to be confirmed by email to CT (*Action CT*).

GW investigating possible installation of **second** defibrillator for Wadenhoe in disused phone box. KD reported on discussion with Carolyn Corker regarding decommissioning of public phone. (*Action GW*).

28. Planning/ Applications (see attached)

- a. **NE/22/00151/FUL: Outline permission sought for the construction of industrial distribution space (Use Class B8) with ancillary offices (Use Class E). Sand And Gravel Quarry Land Pts OP4834 7882 And 8518 TL0178 Huntingdon Road Thrapston.** CT updated: NNC Planning Committee refused application; appeal to be heard next week; CT attending and making a statement of common ground on behalf of seven Parish Councils at the Appeal. STAUNCH have instructed a barrister to represent views of opponents of the application. (*Action CT*).
- b. **NE/22/00698/OUT: Outline planning application with all matters reserved for an employment park comprising Class B2, B8 and E uses with ancillary offices; creation of a new access from Oundle Road; vehicular and cycle parking; pedestrian infrastructure; hardstanding; circulation areas; lighting infrastructure and all other ancillary, enabling and associated works including landscaping, drainage, earthworks and boundary treatment. Land Adjacent Haldens Parkway Thrapston.** KL declared an interest as he farms part of the land concerned. CT updated: NNC Planning Committee recommended approval of the application despite considerable opposition. Councillor David Brackenbury (NNC) discussed the proceedings of the Committee and implications of the decision. STAUNCH are investigating feasibility of judicial review. (*Action CT*).
- c. **NE/25/00561/FUL: Application for Full Planning Permission. Garage conversion including internal alterations and new windows/doors. Two bay timber frame garage to side with study above. Landscaping and gravel area for parking. New glazed French doors to replace front windows. Lodge Cottage Pilton Lodge Road Pilton Peterborough PE8 5TD.** TB declared an interest as he is the applicant and explained the application; he then left the meeting. Discussed. Agreed unanimously that the application should be supported (proposed KD, seconded CG). (*Action Clerk*).

29. Letter from STAUNCH (Save Titchmarsh, Thrapston and Upper Nene Valley Countryside & Habitats) Campaign (*see attached*). Clerk and Chair informed the Council of advice from NCALC. CT declared an interest as she is a member of STAUNCH. It was agreed unanimously (proposed KP, seconded GW) that the Council would write to STAUNCH expressing support for its objectives and consider making a financial contribution at its meeting in September. KP requested that an EGM be arranged if necessary (i.e. if funds needed before September). (*Action Clerk*).

30. Scoping study on Village Design Statement/Neighbourhood Plans Carolyn Corker working on this but unable to attend. Deferred to September meeting. (*Action Clerk*).

31. Northamptonshire County Association of Local Councils (NCALC) Climate & Nature Champion Scheme GW nominated as Champion (proposed CT, seconded KD), unanimous. (*Action Clerk*).

32. Village Gateways It was agreed unanimously (proposed KP, seconded TB) that the Council should apply to the Northamptonshire Police, Fire and Crime Commissioner for a Road Safety grant to fund village gateways as per quote provided by J.A.C.S. (UK) Ltd. for Pilton as per quotations. (*Action CT*).

- 33. Parish Council website and Councillor Contact details:** Clerk updated; old website to close later this month. Councillors' official email addresses only to be listed on new website. Councillors to share contact details with each other informally. (*Action Clerk/All*).
- 34. (Discussed as deadline for consultation did not allow time to include as an agenda item.) NE/25/00719/FUL Application for Full Planning Permission. Demolish detached timber garage. Replace tubular metal gate with 2x5 bar timber gates. 34 Church Street Wadenhoe Peterborough PE8 5ST.** Agreed unanimously that the application should be supported (proposed TB, seconded KD). (*Action Clerk*).

35. Report only

- CT confirmed that applications for planning permission at The Elms, Wadenhoe Road, Stoke Doyle (NE/22/00645/OUT and NE/24/00213/VAR) and I Coppice Lodge, Pilton (NE/24/001178/FUL) had been approved.
- JG had reminded the Council that Stoke Doyle Road will be closed at Warren Bridge for three weeks from July 23rd, 2025.
- GW reported on failures of bin collection in Wadenhoe.
- GW reported on Biodiversity Strategy; seeking support from NNC in use of biodiversity mapping tool.

Date of Next meeting: Monday, September 8th, 2025 at Wadenhoe Village Hall at 7.00p.m.

The meeting closed at 9.00p.m.

Jonathan Ward-Langman,
Parish Clerk
clerk@piltonstokedoylewadenhoe-pc.gov.uk

July 15th, 2025

Annex A: Pilton, Stoke Doyle and Wadenhoe Parish Council accounts Q1 2025-26 April-June incl.

[illegible]

Save Titchmarsh and Upper Nene Valley Countryside & Habitats



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Northants
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funding@staunchcampaign.org

May 30th, 2025

Cllr Treffgarne
Chairperson
Pilton Parish Council
Email: cldr.carew.treffgarne@piltonstokedoylewadenhoe-pc.gov.uk

Dear Cllr Treffgarne

You are aware of the proposed development of TWO massive distribution 'parks' on farmland between Thrapston and Titchmarsh. The first, on Glebe Land sold by the Diocese of Peterborough, is over 144 acres. The second site, known locally as Castle Manor, is even larger at 175 acres. Together these sites would dwarf nearby Titchmarsh and would be four times the size of the existing Haldens Parkway Distribution Centre.

STAUNCH has been working to ensure that the thousands of pages of 'evidence' provided by each development have been reviewed and critiqued and where necessary, Objections have been lodged with North Northants Council (NNC) as the Local Planning Authority.

The diligent work done by the volunteers from STAUNCH has meant that the developers have needed to respond to the detailed fact checking and questions asked. While this has inevitably drawn out the process, NNC have failed to come to a determination of these planning applications.

Newlands, who are behind the Castle Manor planning application, have decided to take their application direct to appeal on the basis of the failure of NNC to come to a determination.

For STAUNCH this means we have to move onto a new phase of our opposition and prepare to take part in the appeal hearing. While our dedicated volunteers will continue to work on the evidence to be brought before the Planning Inspector, we will need to have legal representation. It would be foolhardy for STAUNCH to think that just having the facts in our favour would be enough to persuade an Inspector. An experienced barrister will need to be appointed to present our case and cross examine the other parties over their evidence.

We need to have a fighting fund of at least £50,000 to employ a barrister for this appeal. However, we believe the Glebe Land development will also go to appeal and so the total required will be about £100,000. <https://staunchcampaign.org>

STAUNCH has raised over £30,000 from community events over the past three years which has boosted the initial £5,000 from Titchmarsh Parish Council (this equates to c.£8 per resident). If you and other councils were to follow this example and donate as little as £1 per

Save Titchmarsh and Upper Nene Valley Countryside & Habitats

resident, we would meet our target and unite our communities in defence of unnecessary destruction and exploitation to the Upper Nene Valley.

The attached Why you need to support STAUNCH now! provides a detailed overview of STAUNCH's activities to date.

Gen and I would be very happy to discuss a donation or a pledge of support.

Yours sincerely

Iain Scotland and Gen Snowdon



<https://www.facebook.com/groups/staunchcampaign.org>



<https://staunchcampaign.org>

#ProtectOurPreciousGreenSpaces

Save Titchmarsh and Upper Nene Valley Countryside & Habitats

Why you need to support STAUNCH now!

The developer of the Castle Manor Farm site, Newlands, has decided to move directly to an appeal to the national Planning Inspectorate, thereby bypassing North Northants Council (NNC) and its Planning Committee.

They have taken this action as NNC have failed to make a determination on their application. Sadly, this just adds another failure to the long list of errors and omissions we have recorded by NNC.

As the developer will bypass the NNC Planning Committee, STAUNCH will have to procure the services of a barrister to present the arguments for STAUNCH at the appeal hearing. The expertise provided by a barrister does not come cheaply!

We are advised that the cost for this appeal could be in the region of £40-50,000. A significant sum!

We have it on good authority that IM Group may well also decide to bypass NNC and go direct to appeal later this year. Doubling the expense.

STAUNCH believe we will need to have some £80-100,000 to ensure that the objections of the community are properly heard at any appeal hearing.

The good news is that through the extraordinary efforts of a few dedicated individuals and the support, and generosity of the local community we have been able to raise nearly £25,000, which has been bolstered by contributions from Titchmarsh Parish Council (£5,000), the Nene Valley Association (£8,200) alongside significant donations from individuals. We have had to meet expenses of £5,000 to support our campaign along the way but we retain over £37,000 in our bank accounts.

We no longer have the time to raise the necessary funds solely through future events. We have now reached the point where we need to call for direct donations to support our work in protecting the Upper Nene Valley.

What has STAUNCH done, so far, that deserves your support?

- A small number of individuals have, voluntarily, without recompense, spent the hundreds (maybe thousands) of hours necessary to hold the developers to account for their errors and omissions.
- Painstakingly trawled through the documentation provided by the two applicants (tens of thousands of pages of evidence and expert reports for **each** application).
- Where facts have been checked and errors of policy evidenced, we have written objections. <https://www.facebook.com/groups/staunchcampaign.org>
- Unbelievably, the developers tell us that **3,700 HGVs and 14,000 small vehicle journeys per day** can be accommodated on the A605 without causing chaos!

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Save Titchmarsh and Upper Nene Valley Countryside & Habitats

- This figure doesn't allow for the traffic generation from the proposed developments at Kettering Energy Park (445 acres), A1 Peterborough (a combined 670 acre logistics site) and others.
- Where expert reports mislead or obfuscate, we have rebutted and refuted. (Bird surveys incorrectly completed, Economic Need reports that have inbuilt bias, Traffic Model that relies on surveys taken during Covid restrictions in 2021)
- We have kept Parish, and Town Councils along the Upper Nene Valley and A605 informed of action we have taken.
- Gained National Heritage recognition for Titchmarsh Roman village which partly sits under the Glebe Land site.
- Highlighted the legal protections afforded the internationally important Upper Nene Valley Gravel pits Special Protection Area (SPA).

Initially, we thought we could assist NNC Planning in their assessment of these applications. However, it has felt like we have been acting as the 'Lead Authority'. This is an indictment of the lack of resources at NNC, in various departments, and is frustrating beyond measure. There has been a new manager appointed to the Planning area which gives us hope for the immediate future. The community should not be let down by the failures of NNC and we should not need to be taking the measures we are. However, that is where we find ourselves and we need financial support to take the next steps in blocking the construction of these Mega-Warehouses that will destroy the landscape, damage the integrity of the internationally important wildlife site and lead to traffic chaos on the A605.

In order to **Save Thrapston, Titchmarsh and the Upper Nene Countryside and Habitat** we respectfully ask for any financial support you are able to give.

STAUNCH Campaign Ltd

Sort Code 30 91 92

Account number 77326360

[Donate online](https://www.staunchcampaign.org) at [STAUNCHcampaign.org](https://www.staunchcampaign.org)

If you wish to discuss how to facilitate a donation then please contact either Gen Snowdon, Iain Scotland, Kevin Shapland or any member of the STAUNCH committee. An initial contact through email might be best and we can respond as required.

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Kevin Shapland

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