

**Draft Minutes of Pilton, Stoke Doyle & Wadenhoe Parish Council
Ordinary General Meeting held on Monday, November 10th, 2025 at
Wadenhoe Village Hall 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), John Gent (JG), Chris Grove (CG), Kevin Lee (KL), Karen Pollock (KP, Vice-Chair), Gill Williams (GW), and Jonathan Ward-Langman (JBW-L, Clerk).

Declarations of Interest: Item 56 - John Gent (Wadenhoe Trust), Kevin Lee (Tenant Farmer), Carew Treffgarne (STAUNCH campaign)

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

49. Apologies: None

50. Minutes of the Parish Council Extraordinary General Meeting held on Monday September 8th, 2025: approved unanimously, (*proposed TB, seconded JG*).

51. Matters arising from minutes of the Parish Council Extraordinary General Meeting held on Monday September 8th, 2025:

- NE/25/00812/FUL and NE/25/00813/LBC: 22 Pudding Lane, Wadenhoe, Peterborough, PE8 5SU. Permission granted.

52. Finance

- a. The financial report appended to this agenda as Annex A was noted.
- b. The Council reviewed its budget and precept for 2026-27 and agreed the recommendations of the report and budget appended at Annex B, subject to the following amendments (*included in revised budget, 2026-27*):
 - i. To set the precept at £7,000 (*proposed GW, seconded KP*).
 - ii. To include an additional budget line of £1,000 for Neighbourhood Planning. (*proposed GW, seconded KP*).
 - iii. To transfer £3,000 immediately to the Business Reserve account. (*proposed TB, seconded JG*). (**Action Clerk**)
- c. The following payments were approved (*proposed KD, seconded GW*):

Payroll Invoice 82776 Jon Essam & Co. Ltd.	£15.30
Clerk's salary September 2025	£262.57
Clerk's salary October 2025	£227.32
Clerk's salary November 2025	£227.32
HMRC Clerk's salary PAYE Quarter 2 2025	£175.80
NCALC Training Inv. 4934, Neighbourhood Planning (Chair, Oct. 2025)	£72.00
NCALC Training 'Addressing the Biodiversity Crisis' (Nov. 27th, 2025, CG). <i>To be paid on submission of invoice</i>	£46.00
Electrician's charges for installation of Pilton defibrillator. <i>To be paid on submission of invoice</i>	£186
CPRE membership renewal. <i>To be paid on submission of invoice</i>	£36

- d. **Update on Insurance of Assets:** the Clerk reported; questioned whether cover for assets (defibrillators, war memorial, benches) should include public

liability or just theft and damage. The Clerk felt that it would be prudent to take out this cover. Discussion followed. It was agreed that KP would contact Acres Insurance to find out exactly what our policy covers. (*Action KP*)

53. NNC Grass Cutting (s136) Grant: it was agreed that the Parish Council would decline the offer of these grants from NNC (*proposed JG, seconded KL*). (*Action Clerk*).

54. Request to install memorial bench Clerk reported; JG confirmed Wadenhoe Trust is investigating; he will chase this up. Clerk to send emails to JG (*Action Clerk/JG*).

55. Defibrillators including training: Pilton defibrillator now fully installed and operational. Jon Jones arranging training and to be asked to replace light in kiosk with sensor-activated LED light. (*Action CT*)

- GW seeking quotes for additional defibrillator for Wadenhoe.

56. Planning/ Applications (see attached)

- NE/22/00151/FUL: Sand And Gravel Quarry Land Pts OP4834 7882 And 8518 TL0178 Huntingdon Road Thrapston CT** reported; Applicant Appeal granted. STAUNCH are examining the environmental issues raised by this decision.
- NE/22/00698/OUT: Land Adjacent Haldens Parkway Thrapston CT** reported; see letter to George Candler, NNC, below. STAUNCH are waiting for NNC's endorsement of the Planning Committee decision before going to Judicial Review. CT attending Lilford, Wigsthorpe and Thorpe Achurch Parish Council meeting on November 11th, 2025, to explain problems arising from the section 106 agreement with Lilford Hall.
- 25/01198/LBC & 25/01197/HFUL: Householder Planning Permission:** Replacement septic tank in garden on no. 34 Church Street & new combine foul & surface water drain run to rear of properties 31-34 Church Street
Location: 34 Church Street, Wadenhoe, PE8 5ST. JG declared interest as trustee of Wadenhoe Trust. **Agreed to support unanimously**, (*proposed KD, seconded GW*).
- 25/01211/TCA: Tree - Notification of Works in a CA:** T1; Willow - re-pollard to previous point (4m)., T2; Ash - reduce crown by up to 3m., T3; Willow - repollard to previous point (4m)., T4; Ash - reduce crown by up to 3m., T5; Ash - reduce crown by up to 2m. **The Kings Head, Church Street, Wadenhoe, PE8 5ST.** **Agreed to support unanimously**, (*proposed CG, seconded KD*).

57. Neighbourhood Planning.

- **Stoke Doyle Village Meeting:** CG and JG reported; well attended (30+ present). Strong consensus that Village Design Statement should be updated.
- **Neighbourhood Planning Training:** CT reported on training. All agreed on need to replace Village Design Statement with new Neighbourhood Plan. Agreed to ask Carolyn Corker to chair Coordinating Committee. All Councillors agreed to participate in each Village Neighbourhood Plan Committee. (*Action CT*).

58. Traffic and Speed management, Stoke Doyle: CG and JG reported that this had been discussed at the Stoke Doyle Village Meeting. The preference for a VAS (vehicle-activated speed) sign will be investigated. (*Action CG/JG*).

59. Pilton road safety measures: KL and CT reported on meeting with Ashleigh Fluegel (Community Liaison Officer, Highways) and Steve Alexander (Highways Engineer) October 21st, 2025. Discussed speed reducing options and proposed location for village gateways by telegraph pole on Lilford side of village. There is also support in the village for moving the 30-mph sign to this new location. With agreement to pursue this option, CT to apply for OPFCC grant, KL to liaise with landowners/agents (Merchant Venturers), (*proposed KL, seconded GW*). (**Action KL, CT**).

TB reported that road markings at the cross Bearshanks Lane/ Aldwinckle Road cross roads need replacing and was advised to notify FixMyStreet

60. Parish Council Policy review: Deferred to 2026.

61. Report only

- **Pilton's ancient sycamore:** CT reported that the tree required further attention and that NNC are waiting for EM Pells to advise.
- **Oundle Town Council meeting 21 November re A605 traffic problems:** CT will attend.
- **NNC 'Big 50 Vision' meeting:** CT will attend.
- **Nature Recovery Plan:** GW working on this and attending NCALC CAN network.
- **Traffic:** CT reported that NNC is offering to install signs indicating unsuitability of our lanes for HGVs. She will check whether LWTA Parish Council agree.

Date of Next meeting: Monday, January 12th, 2026, at Wadenhoe Village Hall at 7.00p.m.

The meeting closed at 8.45p.m.

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

November 14th, 2025

Annex B Pilton, Stoke Doyle and Wadenhoe Parish Council Budget report 2025-28 N.B. ACTUAL PAYMENTS SHOWN NET OF VAT WHICH WILL BE RECLAIMED.

2025-26				2026-27	2027-28	2028-29	
	Actual	Full year forecast	Budget 2025-26	Draft Budget	Forecast Draft Budget	Forecast Draft Budget	Notes
Opening Balance	£6,714.07		£6,714.07	£5,045.07	£4,874.32	£4,791.18	
Receipts							
Precept	£6,250.00	£6,250.00	£6,250.00	£6,250.00	£6,250.00	£6,250.00	
Other grants and payments	£400.00	£400.00	£0.00	£0.00	£0.00	£0.00	
Interest on reserves			£11.00	£11.00	£11.00	£11.00	
TOTAL	£6,650.00	£6,650.00	£6,261.00	£6,261.00	£6,261.00	£6,261.00	
Payments							
Clerk's salary & PAYE	£1,266.35	£2,700.00	£3,369.75	£3,369.75	£3,437.14	£3,505.90	Assumes inflation 2%
Payroll	£15.30	£100.00	£175.00	£175.00	£180.00	£190.00	
Office costs	£0.00	£100.00	£100.00	£100.00	£100.00	£100.00	
Insurance	£389.00	£390.00	£450.00	£450.00	£480.00	£500.00	Assumes increase to cover defibrillators etc.
NCALC	£368.43	£370.00	£250.00	£370.00	£380.00	£390.00	Includes Audit
Audit		£0.00	£200.00	£0.00	£0.00	£0.00	Included in NCALC payment
ICO	£52.00	£52.00	£45.00	£45.00	£45.00	£50.00	
External Audit	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Training		£200.00	£20.00	£100.00	£100.00	£100.00	
Website & email accounts	£385.00	£385.00	£250.00	£400.00	£400.00	£400.00	
General maintenance	£1,813.00	£2,000.00	£100.00	£200.00	£200.00	£200.00	
Village Hall hire	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Grants	£0.00	£450.00	£450.00	£450.00	£450.00	£450.00	
Misc	£1,000.00	£1,500.00	£200.00	£200.00	£250.00	£275.00	
Bank Charges	£36.00	£72.00	£0.00	£72.00	£72.00	£72.00	
Contested election	£0.00	£0.00	£500.00	£500.00	£250.00	£250.00	
TOTAL	£5,325.08	£8,319.00	£6,109.75	£6,431.75	£6,344.14	£6,482.90	
Balance	£8,038.99	£5,045.07	£6,865.32	£4,874.32	£4,791.18	£4,569.28	

Annex B Pilton, Stoke Doyle and Wadenhoe Parish Council Budget and Precept 2026-27

1. The Parish Council needs to review and set its budget and precept for 2026-27 (*see NNC letter dated October 24th, 2025, attached*). It is also required to review its forecast spending for the next three financial years.
2. I have produced a financial report showing income and expenditure against the 2025-26 budget and a draft budget for 2026-27 (*see above*). Note that current year expenditure is only included for quarters 1 and 2. A financial forecast is included for the next three years.
3. **Parish Council Financial position 2025-26**
 - a. It is difficult to forecast with certainty at this stage, but the Council will probably end the year with a deficit (i.e. a reduction in reserves) largely due to purchase of a defibrillator, renovation of the Wadenhoe war memorial (partly offset by a grant from the Wadenhoe Trust and training costs).
 - b. I intend to reclaim VAT payments for the current year, for 2024-25, and possibly for earlier years; these are not included as forecast income because payments are recorded net of VAT. The process for reclaiming VAT online can be complicated.
 - c. The deficit (increased expenditure) means the Parish Council's end of year balance (its reserves) are likely to be significantly lower than for last year, albeit still reasonably healthy.
4. **Parish Council Budget and Precept for 2025-26:**
 - a. The draft budget for 2026-27 assumes that the precept is unchanged. This needs to be considered by the Council.
 - b. There is provision for inflation where relevant.
 - c. There should be a saving in office costs (stationery and postage) as the Council moves away from payment by cheque.
 - d. VAT: I have included expenditure exclusive of VAT in forecasts. Standard practice is to list expenditure exclusive of VAT for budgeting purposes and to also exclude the refund. This potentially presents problems in accounting; however, I was advised that this was how accountants prefer accounts and budgets to be presented for organisations that aren't VAT registered. It may mean that income will be higher than forecast and that reserves will increase. **N.B. it is important that payment of any costs incurred from contractors is by invoice to the Council rather than by personal payment by members, as this enables the Council to recover VAT.**
 - e. Training: I have included a sum of £100 for training for Councillors and the Clerk. My training should be jointly funded with Glapthorn and Cold Ashby Parish Councils since it is equally applicable to all parish clerk roles.
 - f. I have included £200 for Miscellaneous costs.
 - g. It is reasonable to use reserves for any small capital costs incurred: in effect, the reduction in the projected balance as a result of the purchase of the defibrillator and renovation of the Wadenhoe war memorial reflects this.
 - h. Management of reserves and an increase in interest should slightly increase income: I would propose to transfer £3,000 from the Council's current account to its reserve account immediately.
 - i. The Council should review the budget, determine whether it is realistic and decide whether either further savings can be made, or additional expenditure is necessary.
5. **Recommendations:**
 - a. **The Council is required to set its precept which is the total sum to be raised through Council Tax. In 2025-26 this was £6,250. As Pilton, Stoke Doyle &**

Wadenhoe Parish Council is likely to end 2025-26 with healthy (albeit reduced) reserves (£5,000 approx.), and in the absence of any planned new expenditure, I would recommend that the precept is unchanged at £6,250 for 2026-27. This would lead to a small reduction to the charges for each household as the total number of households has increased.

- b. Any additional future capital costs could reasonably be funded from reserves.**

Pilton, Stoke Doyle and Wadenhoe Parish Council Budget report 2026-29 N.B. ACTUAL PAYMENTS SHOWN NET OF VAT WHICH WILL BE RECLAIMED. AS AGREED AT MEETING, SEE 52. b.

2025-26		2026-27	2027-28	2028-29		
	Actual	Full year forecast	Budget	Forecast Draft Budget	Forecast Draft Budget	Notes
Opening Balance			£5,045.00	£4,624.25	£4,541.11	
Receipts						
Precept			£7,000.00	£6,250.00	£6,250.00	
Other grants and payments			£0.00	£0.00	£0.00	
Interest on reserves			£11.00	£11.00	£11.00	
TOTAL			£7,011.00	£6,261.00	£6,261.00	
Payments						
Clerk's salary & PAYE			£3,369.75	£3,437.14	£3,505.90	Assumes inflation 2%
Payroll			£175.00	£180.00	£190.00	
Office costs			£100.00	£100.00	£100.00	
Insurance			£450.00	£480.00	£500.00	Assumes increase to cover defibrillators etc.
NCALC			£370.00	£380.00	£390.00	Includes Audit
Audit			£0.00	£0.00	£0.00	Included in NCALC payment
ICO			£45.00	£45.00	£50.00	
External Audit			£0.00	£0.00	£0.00	
Training			£100.00	£100.00	£100.00	
Website & email accounts			£400.00	£400.00	£400.00	
General maintenance			£200.00	£200.00	£200.00	
Neighbourhood Planning			£1,000.00			
Village Hall hire			£0.00	£0.00	£0.00	
Grants			£450.00	£450.00	£450.00	
Misc			£200.00	£250.00	£275.00	
Bank Charges			£72.00	£72.00	£72.00	
Contested election			£500.00	£250.00	£250.00	
TOTAL	£0.00	£0.00	£7,431.75	£6,344.14	£6,482.90	
Balance	£0.00	£0.00	£4,624.25	£4,541.11	£4,319.21	

See 56. b, above.

October 24th, 2025

Dear Mr Candler,

NE/22/0698: Hybrid Planning Application.... Land adjacent Haldens Parkway, Thrapston: Section 106 agreement

Pilton, Stoke Doyle & Wadenhoe Parish Council (PSDW) is writing to express its concern about the Section 106 agreement issued on October 15th, 2025, following on from the Planning Committee decision on July 9th, 2025. Our Parish Council represents the area on the opposite side of the river Nene from the proposed site for Functionally Linked Land on the Lilford Estate relating to this application. Now that the legal agreements relating to this S106 proposal have been published, the question inevitably arises as to why the information about the location for Functionally Linked Land was not shared with Councillors at their meeting on 9th July, given its relevance to their deliberations? As a neighbouring Parish Council, we would have also welcomed the opportunity to investigate the viability of the proposed location.

The document supporting the S106 agreement prepared by Middlemarch Environmental has by their own admission been under preparation since March 2025. Given that this document only amounts to one and a half pages, surely this could have been made available in July? In addition, the Technical Review by Place Services was available on July 7th. It is also unclear why NNC agreed with the FLLM Owners on nondisclosure of their identity, this information only being in the public domain with the publication of the legal agreements on October 15th.

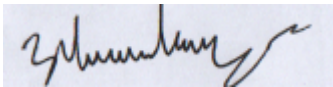
Now that we have finally be able to consider the suitability of the site for mitigation purposes, relating to birds, such as the Golden Plover and Lapwing, that forage in the Upper Nene Valley Special Protection Area, we are writing to express our objection to the proposed FLL location on the Lilford Estate for the following reasons:-

- The proposed FLL area covering North Field and the Water Meadows at Lilford is close to a pinetum in the grounds of the Hall, which is itself surrounded by high trees. There is also dense woodland at the Lynches opposite the Hall entrance. The Statutory Comments from Place Services relating to the Habitat Regulations Assessment (October 16th) state clearly that Golden Plover favour open landscapes, and that smaller sites, bounded by tall trees and woodland, should be avoided.
- They also state that the site should be mindful of any disturbance that could be disruptive, such as degree of public access, sightlines and bright lights. The stretch of the River Nene that borders the Water Meadows is regularly used by members of Oundle Rowing Club as well as narrow boats and motor cruisers – many of whom take unauthorised night stops along the riverbank.
- The flight path of the Golden Plover and Lapwings could also be disturbed by the nearby high voltage electricity lines on the Pilton side of the river.
- The extremely strong search lights on the top of Lilford Hall would be another unwelcome disturbance for foraging birds - particularly during the winter months, given that they intrude on the dark skies all night.

PSDW, in investigating the parallel proposal for a Habitat Bank on the Lilford Estate, is also surprised to discover that part of the area identified in the map for the Habitat Bank circulated to us by Heather Webb, Principal Project officer for Minerals and Waste Services, is also designated for part of the area identified for Functionally Linked Land. Nevertheless, the Project Officer has assured us that the Lilford Habitat Bank could not be used for the warehouse applications at Thrapston because they come under different regulations. We do not consider that it can be appropriate or feasible for the same area of land to be used for Habitat Bank and FLL purposes. Perhaps you can explain this discrepancy?

For these reasons we oppose this S106 agreement for Functionally Linked Land on the Lilford Estate. We are not satisfied that this location has the right characteristics to protect the integrity of the Upper Nene Valley Gravel Pits Special Protection area. We therefore urge NNC to ask their Planning Committee to reconsider the Hybrid Planning Application in the light of this new documentation.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Ward-Langman', is written over a light blue rectangular background.

Jonathan Ward-Langman, Parish Clerk
On behalf of Pilton, Stoke Doyle & Wadenhoe Parish Council