

Draft Minutes of Pilton, Stoke Doyle and Wadenhoe Annual Parish Meeting

held at Wadenhoe Village Hall on Monday 11th May 2026 at 6.30pm

In attendance: Three members of the public (who indicated that they were happy for their names to be included in the minutes where relevant); Councillors John Gent (JG), Chris Grove (CG), Kevin Lee (KL), Karen Pollock (KP), Carew Treffgarne, (CT), Gill Williams (GW) and Councillor Wendy Brackenbury (NNC); Jonathan Ward-Langman (JBW-L, Clerk to Pilton, Stoke Doyle and Wadenhoe Parish Council).

1. **Appointment of Chair:** the Parish Council Chair (CT) chaired the meeting.
2. **Minutes of the 2025 Parish Meeting:** agreed as a true record.
3. **Purpose of the meeting:** CT explained that the purpose of the meeting was to inform residents about Parish Council activities during the year and to discuss any other matters of interest to residents.
4. **To receive reports from the Parish Council regarding its activities during 2024-25:**
 - The Chair's report on the Parish Council's work over the year is appended below. She also reported that the felling of the ancient Sycamore tree in Pilton had taken place that day.
 - GW reported on the Parish Nature Recovery Strategy: work is ongoing (so far, mainly mapping) and progress is good.
5. **Matters raised by members of the public and other local bodies:**

Stephen Hall, Chair of the Wadenhoe Trust, gave an update:

- The Trust is negotiating with the Wadenhoe Village Hall Committee to take over the lease and management of the Village Hall. The Village Hall Committee held an EGM on Friday May 8th at which the majority of residents present agreed to support this transfer. The Village Hall Committee would continue to organise social events for the community. The Trust is currently seeking to confirm the issues of governance that would arise, and the legal process with the Charity Commission. The Clerk agreed to inform Stephen about the process of registering the Village Hall as 'an asset of community value'.
- The Trust has recently sold two fields adjoining Wadenhoe House and Longfield House in order to fund necessary infrastructure investment for its properties. This will support two new sewage plants - one off Mill Lane/ behind 27/28 Church Street, the other for 31/34 Church Street. The land sold will be protected from development by covenants restricting it to agricultural use
- The Trust has been unable to recruit a licensee for the Kings Head Public House. Subsidising the maintenance of the Public House represents a significant drain on the Trust's finances. Evidence suggests that it is

unlikely to be viable as a business in the current economic climate. The Trust has therefore applied to NNC Planning for approval of change of use to allow for development of the property.

- Work to upgrade and refurbish property at 34 Church Lane is now complete (apart from the installation of the sewage plant in its garden)

Toby Markham, a resident of Stoke Doyle, spoke about traffic through the village and problems with speeding:

- A survey undertaken by NNC some time ago found that although the problem was not severe enough to meet their criteria for installation of traffic calming infrastructure the community could fund this itself.
- A further more up-to-date speed survey would be required to collect evidence. Mr Markham undertook to fund this personally; the results should be available within 2-3 months. JG & CG agreed to collaborate with Toby on this project.
- Possible options for traffic calming in Stoke Doyle were discussed.

Natasha Markham raised the matter of a tree near Lilford Bridge which is dangerously overhanging the road. She was advised by the Clerk to report this to NNC via the Council's website: [Report potholes or a highway problem | North Northamptonshire Council](#). JBW-L said that this is the most effective way of reporting any traffic or highways problems.

Jonathan Ward-Langman, Parish Clerk May 19th, 2026
clerk@piltonstokedoylewadenhoe-pc.gov.uk

Parish Council Activities 2025/26

Given that the main raison d'être of the Parish Council is to improve the well being and quality of life for residents in the three parishes - having encouraged Stoke Doyle Councillors to install a defibrillator in 2024, during the past year we encouraged Pilton to do the same. A former Parish Councillor, Jon Jones, organised training from Oundle First Responders in February.

In recent years Wadenhoe Councillors have been very active in addressing highway maintenance and traffic calming in their parish. Signs recommending advisory speed limits of 20mph have been temporarily fixed at the entrance to the village. Traffic speeding through the villages continues to be a major concern. With support from Lilford, Wigsthorpe & Thorpe Achurch PC, PSDW has succeeded in getting an 'Unsuitable for HGVs' sign installed near the A605 roundabout. We are also pleased to see that there are now the double yellow lines which we requested between the Lilford and Pilton bridges in order to deter parking between the traffic lights. However, we have been less successful in terms of getting the 30mph sign between Pilton and the bridge moved further down the road. Highways insisted that this should be contingent on the installation of village gateways. We followed up a village meeting on this with a questionnaire to all 21 Pilton households in order to establish residents' preferences; but, with equal numbers for and against the village gateways proposal, the results did give us a clear mandate to proceed. Unfortunately, this meant that the grant we had secured from Office of Police, Fire & Crime Commissioners had to be returned. This year we shall focus on traffic calming options in Stoke Doyle, given that this emerged as an issue of concern at a SD village meeting organised by our two Councillors, John Gent & Chris Grove.

In terms of planning applications, we have tended to be supportive of residents' applications that seek to renovate and improve their property (eg 16 Main St, Wadenhoe, Wadenhoe Trust properties at 34 Church S &, 22 Pudding Lane, Lodge Cottage, Pilton, Rose Cottage, Pilton). However, having supported the application to replace farm buildings on land adjacent to Manor Farm, Stoke Doyle, with 4 dwellings, we have objected to numerous applications to build 5, 7 or 9 properties on this site in open countryside outside the main village boundary.

We have played an active role opposing the two mega warehouse applications in the neighbouring parish of Titchmarsh: NE/22/00151 (Castle Manor Farm) and NE/22/000698 (The Glebe Farmland), which, if they go ahead will dramatically increase traffic on the nearby A605. In the case of the first one, we represented 9 Parish Councils affected by this proposed development in presenting a *Statement of Common Ground* at the Appeal Hearing in August. Unfortunately the Inspector ruled in favour of the economic argument put forward by the developer, Newlands Equites, relating to the "unmet need" for more warehouses to promote the logistics industry in Northamptonshire. In the case of the second application, we are supporting the STAUNCH campaign in their instigation of a Judicial Review next month into NNC's failure to comply with the 2017 Habitats Regulations in their identification of the Lilford Hall Estate as functionally linked land relating to the Special Protection Area of the Upper Nene Valley Gravel Pits at Aldwinckle.

One of our Parish Councillors, Gill Williams, has been playing a leading role in our involvement in NNC's call for Parish Councils to develop a *Local Nature Recovery*

Strategy. This will fit in with the implementation of our *Environment & Biodiversity policy*, as Gill will briefly explain, and will also feed into our proposed *Neighbourhood Plan* which we shall be developing during the year to replace our 2016 *Village Design Statement*.

Thanks are due to our Parish Clerk, Jonathan Ward- Langman, who has been very busy this year reviewing and updating all the many Policies and Procedures that we are obliged to follow in order to operate in an open, transparent and accountable manner. We shall be reviewing these in the following Parish Council Meeting. We must also acknowledge our gratitude to Jonathan for the *Annual Internal Audit Report*, which has recently been successfully endorsed by the NCALC Internal Auditor.

Carew Treffgarne, Chair PSDW, 11 May 2026