

Minutes of the Ordinary Meeting of Northleach with Eastington Town Council held in the Westwoods Centre on 8th October 2025, 7pm

Present: Cllrs Terry Morley-Blackwell (Chairman), Gina Blackwell, Brian Hulcup, Valerie Glynn, Matt Jackson, Laura Kirkby, Jules Russell, Michael Seath, and Andrew Wellman

In Attendance: Pauline Rigby (Town Clerk), George Hudson of Farmington Trust, and several members of the public

143. Apologies for Absence

Apologies received from Cllrs Byron Hadley and Caroline Saunders.

144. Declarations of Interest and Requests for Dispensation

There were no interests declared.

145. Presentation by Farmington Trust

George Hudson of Farmington Trust updated the Council on revised plans for housing on Nostle Road, explaining that the planning authority had encouraged a proposal covering the whole field. An outline plan is now being developed alongside various reports, and a public consultation is being arranged. George expressed his wish to provide high-quality homes, and opportunities for young people and local employment in their construction.

Questions were raised about dwelling numbers (around 50 suggested), parking, sewage, and ownership mix. The Council also noted its preference for covenants to prevent new houses becoming second homes or holiday lets.

146. County and District Council reports

County Cllr Paul Hodgkinson had sent his apologies, noting that he has committed to respond to the Town Council's proposal for the public toilets by 31 October.

147. Public Participation

No questions were raised.

148. Confirmation of Minutes

To confirm and sign the minutes of the ordinary meeting on 10 September 2025.

It was RESOLVED to accept an amendment to minute 129, adding: "It was agreed to exercise the council's discretion to accept a second application outside the published process."

It was RESOLVED that the minutes of 10 September 2025 as amended be confirmed and signed as a true record.

149. Planning:

149.1 To agree comments on planning applications.

App Ref: 25/02969/TCONR
Address: Kingfisher Keep Mill End Northleach Cheltenham GL54 3HJ
Proposal: Multi stemmed conifer, 6-7m high, large crown spread. Substantially encroaching upon boundary wall. [...]

The deadline on this application had passed. A comment of NO OBJECTION had been submitted under delegated authority.

- 149.2 App Ref: 25/02978/FUL
Address: 1 Lane Cottages High Street Northleach Cheltenham GL54 3EU
Proposal: New garden shed and trellis alongside boundary wall

It was RESOLVED to submit a comment of NO OBJECTION.

- 149.3 To agree responses on any applications notified since publication of the agenda.

- App Ref: 25/03051/FUL
Address: Church Farm Cottage Market Place Northleach Cheltenham GL54 3EE
Proposal: Erection of replica ancillary building demolished in the mid C20th

It was RESOLVED to submit a comment of NO OBJECTION.

150. Highways

- 150.1 To receive an update on the meeting with the Local Highways Manager on 11 Sept.

An update was provided about the drainage work in the Market Place. Councillors enquired about progress of the 20mph zone request and the legality of the current 30mph limit on Cheltenham Hill (Old A40). The latter has been referred to Highways legal team. Overgrown signs were discussed; highways has completed an audit and will have to prioritise work.

- 150.2 To consider quotation from Gloucestershire Highways to supply and install new gateway signs saying 'Welcome to Northleach' at a cost of £570 ex VAT.

It was RESOLVED to defer the decision until the review of local speed limits had concluded and, should speed limits remain unchanged, consider procuring the signs directly.

151. Mowing Contract 2026-28

The draft tender documents had been reviewed and updated by the Property & Premises Management Committee who recommended them for approval.

It was RESOLVED that the tender documentation be approved.

152. Report from Committee: To note the establishment of the Parish Warden Group by PPMC and encourage councillors to volunteer as wardens to help launch the scheme.

Cllr Wellman announced that a Parish Warden Group has been established and encouraged councillors to volunteer as wardens. The group is tasked with identifying issues in the parish that require attention and reporting to the relevant authorities, such as overgrown hedges or graffiti. A WhatsApp group has been set up to facilitate communication. Several matters have already been reported and actioned, including the cricket square tap being left on and grass around the war memorial needing mowing.

153. Finance:

- 153.1. To note receipt of £25,094 (second instalment of the precept). This was duly noted.

- 153.2 To receive the bank reconciliation to 30 September 2025.

Cllrs Jackson and Seath had verified the bank reconciliation this month.

- 153.3 To receive the budget monitoring report for the year to date. No questions were raised.

- 153.4 To authorise the payment of accounts as per the schedule.

It was RESOLVED to add this invoice to the payment list and the payments be approved.

154. Committee appointments:

To appoint new councillors to committees.

It was RESOLVED that Cllr Glynn be appointed to the Finance Committee.

155. Correspondence:

To note that Matt Backhouse is representing Northleach at the 72nd National Town Crier Championships in Rye, East Sussex, on 11 October 2025.

The Council wished him every success in the competition.

156. Committee minutes

The following Committee minutes were received and noted:

- Property and Premises Management Committee on 22 September 2025.

157. To receive item for future meetings

Already noted: Teen Shelter (Cllr Saunders)

To be added: Annual Town Award (Cllr Kirkby)

158. Date of Next Meeting

Wednesday 12 November 2025, 7pm in the Westwoods Centre

There being no further business, the meeting closed at 7:55 pm.

Signature of the Chairman on approval of the minutes: _____

Payment Schedule

Date	Supplier	Service	Amount
31-Aug	McCracken & Son	Grounds maintenance	£ 1,527.30
31-Aug	Grundon	Waste collection	£ 110.51
08-Sep	Northleach Playgroup	Grant draw down (#2)	£ 1,033.00
08-Sep	Tesco	Biscuits	£ 42.75
10-Sep	T-T Pumps	Sewage pump service	£ 454.90
12-Sep	Ceiling Tiles UK	Ceiling tiles	£ 69.60
15-Sep	Northleach Teen Space	Grant draw down	£ 500.00
15-Sep	Dave Payne Electricians	Emergency light repairs	£ 191.28
21-Sep	Zen Internet	Broadband & Voice	£ 40.80
22-Sep	BrightHR	HR support	£ 24.30
23-Sep	ICO	Data protection fee	£ 47.00
24-Sep	Cathedral Hygiene	Sanitary bins	£ 70.20
25-Sep	Staff costs	Payroll September	£ 4,682.22
30-Sep	McCracken & Son	Grounds maintenance	£ 1,527.30
30-Sep	SumUp Payments Ltd	Transaction fees	£ 1.05
01-Oct	Spot On Supplies	Cleaning supplies	£ 70.67
01-Oct	Smarty	Mobile phone	£ 6.00
01-Oct	EDF Energy	Westwoods electricity	£ 198.89
02-Oct	Budgens Northleach	Milk	£ 3.30
02-Oct	Cyan Teak Furniture	Balmoral bench	£ 460.00
06-Oct	Earth Anchors	Picnic table	£ 820.26
	TOTAL PAYMENTS		£ 11,881.33