



Kings Cliffe Parish Council

Minutes of the meeting held Thursday 10th September 2026 at KC Active, Kings Cliffe, PE8 6YH

Present: Cllr Atkinson (Chair), Cllr Woore (Vice-Chair of the Council), Cllr Day, Cllr Jubb, Cllr Meadows, Cllr Howard, Cllr McVitty, Cllr Varty, Cllr Stewart

Clerk/RFO: Lee O'Connor

3 Members of the Public / Cllr Simon Fairhall

Minutes

26/123	Welcome to the New Parish Councillors The Chair and Council welcomed the two new Councillors, Guy Varty and Tom Copeland
26/124	Apologies for absence Cllr Milne Atkinson, Cllr Copeland
26/125	Declarations of Interest Cllr Howard – planning application -26/02365/FUL Cllr Day – Invoice 26/139 Cllr Woore – 26/132
26/126	Public Participation None received
26/127	Minutes of the last meeting (previously circulated) The minutes from the 9 July 2026 were agreed in full. Proposed: Cllr Stewart Seconded: Cllr Jubb
26/128	Matters arising from the previous Meeting All actions appear on this agenda
26/129	Reports from Unitary Councillors No communications received from Cllrs Humberstone or Harrison <i>[Present at the meeting] NNC Cllr Fairhall:</i>



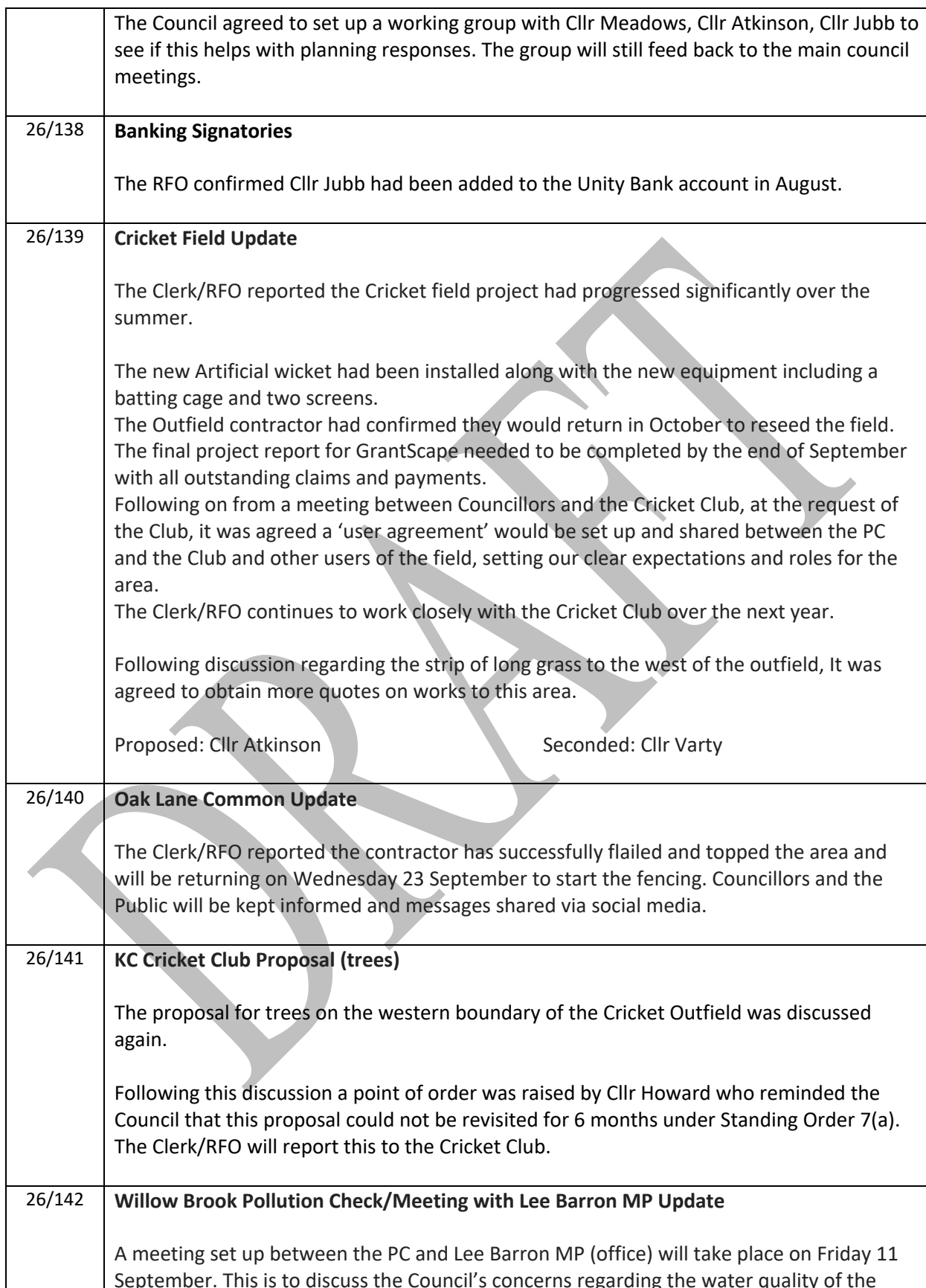
	Peterborough and Huntingdonshire Local Plans almost at final consultation stage and a chance for Parish Councils and residents to contribute to these. Thankfully West Wittering and Castor developments and Sibson Garden Village not included. It appears that Rutland County Council are about to start their Local Plan refresh too. Extension to Wansford Surgery for additional clinical accommodation. An application was submitted (26/02017/FUL) and then withdrawn, but that was I understand because some technical things needed sorting and it is to be resubmitted. It's in Yarwell Parish but I hope that Parish Councils in the area will support National Planning Policy Framework – changes which appear likely to reduce local decision making. Including some changes being required of the NNC Constitution around the operation of the Planning Committee, with greater guidance to delegated decision making rather than matters coming to full Committee. To me, this all heightens the importance of the NNC Local Plan and working for the best deal possible in that. Next consultation October / November – seeking confirmation of dates. NNC Local Plan. 1st stage Consultation responses is to be made publicly available. And NNC soon to submit a self-assessment (of where we think we are at with our work towards the Local Plan) to Government which is a key part of the Local Plan process. This will also be publicly available. The 2022 and recent 'call for sites' can accommodate an estimated c95,000 houses which is approximately double the NNC target number (not certain of the exact number). So there is in my mind 'hope' that there is a fair opportunity to challenge inappropriate sites. The Call for Sites interactive map is being updated with the assessment of all sites included. Next Oundle Ward (Town & Parish Councils and Parish Meetings) Cluster Meeting is arranged for 28th September at Benefield Cricket Club, 6.30pm – 8.30pm. All welcome. I have been pressing at every opportunity (especially contributing at Executive for the Public Health Healthy Lifestyles Service and Leisure Facilities Management contract discussions) about getting NNC services out into our rural communities. Have arranged outreach Citizens Advice and NNC Customer Services pilot in Kings Cliffe in September and October – hopefully replicate in other villages in time. Concern about various developments up at Kings Cliffe Industrial Estate along the Wansford Road, as well as traffic along that road (car transporter and impact of potential expansion of the holiday park). Nassington Parish Council wondered about a traffic survey at their meeting last night and whether a combined project with Wansford and Kings Cliffe Parish Councils.
26/130	Reports from Staffing Committee/Working Groups: Emergency Planning Working Group Winter Ops brief shared with EP Working group and volunteers (14 in total). Meeting in the Cross Keys on 8th October - 7pm

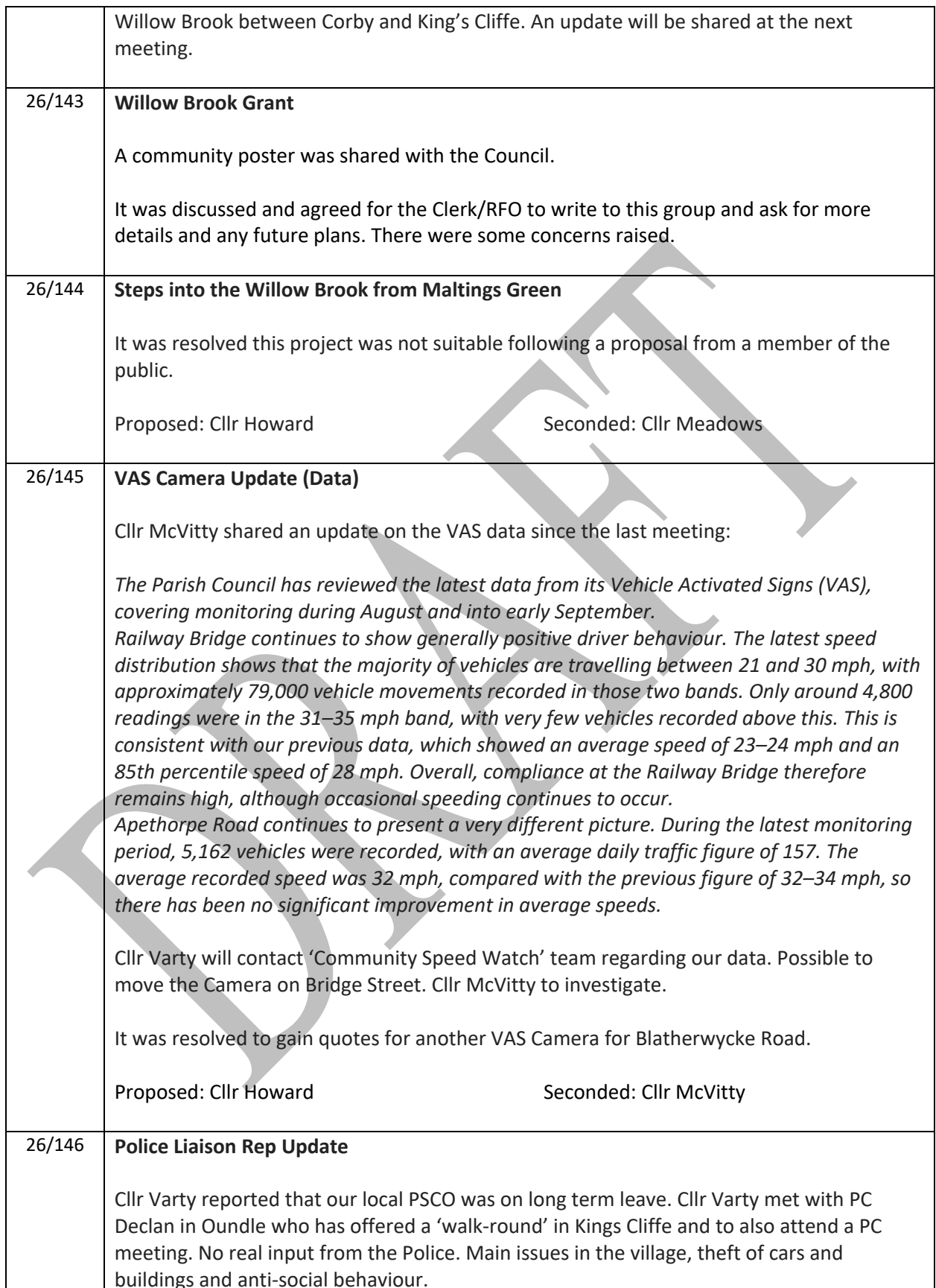


	NNC Emergency planning department – established a new link with Shirley Plenderleith who has offered help to support the village and a meeting will hopefully be set up between the KCPC EP Group and a NNC EP Officer. Their recommendation is that villages should be prepared for a prolonged period without services, such as power cuts. Central Government will share advice. KCA is the emergency Hub and warm space for the village. Regular defib checks, someone had taken a set of pads from the machine on West Street at the Londis. £2.5K Grant from Augean from the PC for to buy a CFR kit. Amenities Working Group Schedule a walk round with Clerk for the allotments this month. Pytchell – work going on there, clearing and sorting – work party – 1st Saturday of the month. Street Lighting (L.E.D) Working Group Cllr Meadows – no response from Balfour Beatty as yet – the PC would like a presentation from them to the council to understand the costs and processes. Cemetery & Churchyard Working Group Middle hedge and trees have been pollarded on the entrance. Matt and Will booked for November to undertake the ground works, as agreed previously. Staffing Committee (Closed Agenda item – no public/press) [Moved to the end of the meeting]
26/131	Clerks Report <i>The clerk's verbal report included the following work from July-Sept:</i> Social Media updates Website updates Policy Updates Finance/Accounts work Allotments – Meetings Updating Grant schedule with GrantScape Cricket Field meetings/links with Cricket Club Updating Grant schedule with Veolia Community Trust Meeting contractors



	Unity Trust Savings Account £883.62 (as of 31/8/26) Nationwide Business 95 Day Saver: Section106 Lap&Leap £69,587.73 (Hypothecated Reserves, as of 31/03/26 Statements Annually) Cambridge Building Society Saver: Section106Lap&Leap (Hypothecated Reserves) £54,625.20 (as of 31/03/2026, Statements Annually)																																								
26/135	Planning Applications to NNC https://publicaccess.northnorthants.gov.uk/online-applications/ https://publicaccess.east-northamptonshire.gov.uk/online-applications/ <table><tr><th>Application No.</th><th>Location</th><th>Proposal</th><th>KCPC Comments</th></tr><tr><td>26/01885/TCA</td><td>31 West Street, King's Cliffe, PE8 6XB</td><td>Repollard T1–T6 Lime trees back to the established pollard height of approximately 4 metres.</td><td>XXX</td></tr><tr><td>26/02000/PIP</td><td>Land at Blatherwycke Road, King's Cliffe</td><td>Permission in Principle for erection of up to 4 self-build/custom-build units.</td><td>Approved by Planning Inspectorate – Cllr Atkinson wrote to inspectorate but couldn't upload our comments on the HM Inspectorate decision, as portal closed due to their decision already made, however she has already sent comments re HM Inspectorate decision to NNC as a matter of record.</td></tr><tr><td>26/02196/TCA</td><td>43 West Street, King's Cliffe, PE8 6XB</td><td>Fell T1 Eucalyptus tree.</td><td>XXX</td></tr><tr><td>26/02322/LBC</td><td>King's Cliffe Primary School, Park Street, PE8 6XN</td><td>Listed Building Consent– conversion of HORSAs building into an independent private residential dwelling.</td><td>15 September 2026 – Objection Cllr Atkinson to follow up a response and share with PC</td></tr><tr><td>26/02321/FUL</td><td>King's Cliffe Primary School, Park Street, PE8 6XN</td><td>Conversion of HORSAs building into an independent private residential dwelling and construction of a porch.</td><td>18 September 2026 – Objection Cllr Atkinson to follow up a response and share with PC</td></tr><tr><td>26/02389/LBC</td><td>The Stables, Huskissons Yard, Wansford Road, King's Cliffe, PE8 6ZE</td><td>Minor internal alterations, alterations to glazing, new window and rooflights.</td><td>17 September 2026 – No Objection</td></tr><tr><td>26/02353/HFUL</td><td>71 West Street, King's Cliffe, PE8 6XB</td><td>Rear extension, removal of C20 extension and replacement of north elevation windows.</td><td>22 September 2026 - No Objection</td></tr><tr><td>26/02468/HFUL</td><td>29 West Street, King's Cliffe, PE8 6XB</td><td>Garage/open car port, roof tile replacement, dormer cheek cladding replacement and amendments to layout and fenestration.</td><td>23 September 2026 - No Objection but would like to see a drawing of the car port</td></tr><tr><td>*26/02365/FUL</td><td>Westhay Farm, Stamford Road, King's Cliffe, PE8 6XX</td><td>Replacement storage and distribution building.</td><td>24 September 2026 – No Objection</td></tr></table> *Cllr Howard left the meeting when 26/02365/FUL was discussed at 7:57pm and returned at 7:59pm	Application No.	Location	Proposal	KCPC Comments	26/01885/TCA	31 West Street, King's Cliffe, PE8 6XB	Repollard T1–T6 Lime trees back to the established pollard height of approximately 4 metres.	XXX	26/02000/PIP	Land at Blatherwycke Road, King's Cliffe	Permission in Principle for erection of up to 4 self-build/custom-build units.	Approved by Planning Inspectorate – Cllr Atkinson wrote to inspectorate but couldn't upload our comments on the HM Inspectorate decision, as portal closed due to their decision already made, however she has already sent comments re HM Inspectorate decision to NNC as a matter of record.	26/02196/TCA	43 West Street, King's Cliffe, PE8 6XB	Fell T1 Eucalyptus tree.	XXX	26/02322/LBC	King's Cliffe Primary School, Park Street, PE8 6XN	Listed Building Consent– conversion of HORSAs building into an independent private residential dwelling.	15 September 2026 – Objection Cllr Atkinson to follow up a response and share with PC	26/02321/FUL	King's Cliffe Primary School, Park Street, PE8 6XN	Conversion of HORSAs building into an independent private residential dwelling and construction of a porch.	18 September 2026 – Objection Cllr Atkinson to follow up a response and share with PC	26/02389/LBC	The Stables, Huskissons Yard, Wansford Road, King's Cliffe, PE8 6ZE	Minor internal alterations, alterations to glazing, new window and rooflights.	17 September 2026 – No Objection	26/02353/HFUL	71 West Street, King's Cliffe, PE8 6XB	Rear extension, removal of C20 extension and replacement of north elevation windows.	22 September 2026 - No Objection	26/02468/HFUL	29 West Street, King's Cliffe, PE8 6XB	Garage/open car port, roof tile replacement, dormer cheek cladding replacement and amendments to layout and fenestration.	23 September 2026 - No Objection but would like to see a drawing of the car port	*26/02365/FUL	Westhay Farm, Stamford Road, King's Cliffe, PE8 6XX	Replacement storage and distribution building.	24 September 2026 – No Objection
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26/136	Planning Decisions by NCC /Appeals <table><tr><th>Application No.</th><th>Location</th><th>Proposal</th><th>Decision</th></tr><tr><td>26/01395/AOC</td><td>Westhay Farm, Stamford Road, King's Cliffe, PE8 6XX</td><td>Discharge of conditions relating to landscaping and Construction Method Statement</td><td>Approved / Permitted</td></tr><tr><td>NE/25/00488/FUL</td><td>Community Sports, Kingsmead, Station Road, King's Cliffe, PE8 6YH</td><td>Construction of 2 padel courts and associated works</td><td>Permitted</td></tr><tr><td>26/00792/HFUL</td><td>Holly House, 43B West Street, King's Cliffe, PE8 6XB</td><td>Removal and replacement of existing orangery</td><td>Approved / Permitted</td></tr><tr><td>26/01885/TCA</td><td>31 West Street, King's Cliffe, PE8 6XB</td><td>Repollarding of six Lime trees</td><td>No Objection</td></tr><tr><td>26/02000/PIP</td><td>Land at Blatherwycke Road, King's Cliffe</td><td>Permission in Principle for up to 4 self-build/custom-build units</td><td>Refused – 21 August 2026</td></tr></table> <table><tr><th>Application / Appeal Ref.</th><th>Location</th><th>Proposal</th><th>Status</th></tr><tr><td>26/02000/PIP / Appeal Ref. 6015005</td><td>Land at Blatherwycke Road, King's Cliffe</td><td>Erection of up to 4 self-build/custom-build units</td><td>Appeal lodged – Written Representations procedure. NNC notification dated 3 September 2026.</td></tr></table>	Application No.	Location	Proposal	Decision	26/01395/AOC	Westhay Farm, Stamford Road, King's Cliffe, PE8 6XX	Discharge of conditions relating to landscaping and Construction Method Statement	Approved / Permitted	NE/25/00488/FUL	Community Sports, Kingsmead, Station Road, King's Cliffe, PE8 6YH	Construction of 2 padel courts and associated works	Permitted	26/00792/HFUL	Holly House, 43B West Street, King's Cliffe, PE8 6XB	Removal and replacement of existing orangery	Approved / Permitted	26/01885/TCA	31 West Street, King's Cliffe, PE8 6XB	Repollarding of six Lime trees	No Objection	26/02000/PIP	Land at Blatherwycke Road, King's Cliffe	Permission in Principle for up to 4 self-build/custom-build units	Refused – 21 August 2026	Application / Appeal Ref.	Location	Proposal	Status	26/02000/PIP / Appeal Ref. 6015005	Land at Blatherwycke Road, King's Cliffe	Erection of up to 4 self-build/custom-build units	Appeal lodged – Written Representations procedure. NNC notification dated 3 September 2026.								
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	Cllr Howard asked about the possibility to pick this up with Lee Barron's Office during Friday's meeting. Cllr Varty reported an upcoming PLR Group meeting with Police and Crime commissioner on 29th September.
26/147	Sovereign Grange Park Play Equipment Update The Clerk/RFO reported the survey was shared with councillors via email and the community response was positive to adding the existing equipment. It was agreed to formally set up a 'working group' with those who previously helped and Councillors wanting to join to look at equipment and possible funding options through grants?
26/148	Sovereign Grange (Oak Lane) Park Footpath Councillors were concerned by the cracks appearing on this footpath. This is to be reviewed at the next meeting. Cllr Varty to send a video to the Council. Cllr Day mentioned the drainage holes were also potentially hazardous.
26/149	Northern Boundary Fence/Hedge at KC Active Update The Clerk/RFO shared a quote for replacing boundary stock proof fence and disposing of the old one. It was discussed to look for two further quotes and add to the next agenda.
26/150	TKC Wildplaces Management of PC land Thanks to Charles Tomalin from the PC for all his work with TKC Wildplaces. Update to follow from the TKC Wildplaces group meeting coming up soon.
26/151	Parish Council Village Hall Trustee Nomination The constitution of the VH will be reviewed by Councillors on this link.
26/152	Allotments Update Fire Ban – now suspended A request to purchase a plot on the Kingsmead Allotments was discussed and declined at this point in time. Water update from Cllr Milne Atkinson – moved to the next meeting
26/153	Gazette Entry for October 2026 Allotment fire ban



	Road Safety CFR Medical Kit Cricket Update Common update TKC Wildplaces
26/154	Communications Received 1 Communication to be discussed – Rockingham Forest Holiday Park It was agreed following concerns to contact Nassington, Yarwell and Wansford Parish Councils to set up a joint meeting to discuss further. Thanks to the member of public for their correspondence on this matter.

The next meeting of the Kings Cliffe Parish Council will take place on **Wednesday 7th October 2026** (7pm)
(KC Active, Kings Cliffe)

Minutes signed:.....

Date:.....