



Castlethorpe Parish Council

Minutes of a Parish Council Ordinary Meeting held on
Monday 5th January 2026 at 7.30 pm in the Village Hall

PRESENT: Councillors Ayles (Chair), Bradbury, Hinds, Merritt, Sawbridge, Stacey, the Clerk and 3 members of the public. The meeting was also streamed on the new Parish Council YouTube channel: <https://youtube.com/@CastlethorpeParishCouncil-m9u>.

Papers for the meeting are available at:

https://drive.google.com/drive/folders/1_xg11OqMvMJBLYLZm4jGmcLI66bGsb_L1?usp=drive_link

Cllr Ayles opened the meeting, gave an overview of the content and offered residents the council's best wishes for the New Year.

The open forum followed where concerns were raised about a household that were parking consistently in a visitor bay in Lodge Farm Court when they have driveway parking and a garage at their property. Cllr Ayles asked for time to consider this as felt it was unlikely that there was anything the Parish Council could do about this as, if it were a public parking space, anyone was able to park there.

The open forum closed at 7.40

1		TO RECEIVE APOLOGIES FOR ABSENCE
	1.1	None
2		TO RECEIVE DECLARATIONS OF INTEREST by Councillors in any of the agenda items below
	2.1	Item 7.6 - Cllrs Ayles, and Bradbury are directors of Castlethorpe Community Space but it was agreed there were no conflicts of interest here.
3		TO APPROVE MINUTES OF THE LAST MEETING
	3.1	It was resolved to approve the minutes from the Ordinary Meeting held on the 1 st December 2025 as a true and accurate record and that they be signed by the Chair. Proposed by Cllr Merritt and seconded by Cllr Bradbury, all in favour with Cllrs Stacey and Sawbridge abstaining due to their absence at the meeting
4		TO ELECT A VICE CHAIR FOLLOWING RESIGNATION
	4.1	Cllr Stacey proposed Cllr Bradbury to the position of Vice-Chair, seconded by Cllr Merritt and all in favour. Cllr Bradbury accepted. Cllr Hinds agreed to take Cllr Forgham's position as Chair of the Village Hall Committee.
5		TO RECEIVE REPORTS
	5.1	Clerks Report & Review of Actions Item 6 – Cllr Stacey agreed to lead the working group on the solar panel project and requested that the Clerk forward information obtained to date. Item 11 – Clerk to chase MKCC for an update on the repair of the climbing frame in Fishponds
	5.2	Ward Councillors Report No report this month
6		TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Cllrs)
	6.1	PLN/2025/2529 – Castle House, 5 North Street, Castlethorpe – erection of a Shepherds Hut – no comments
	6.2	PLN/2025/2540 – Castle House, 5 North Street, Castlethorpe – listed building consent for the erection of a Shepherds Hut – no comments
	6.3	PLN/2025/2525 – Castle House, 5 North Street, Castlethorpe – erection of a single storey extension to the swimming pool building – no comments
	6.4	PLN/2025/2531 - Castle House, 5 North Street, Castlethorpe – listed building consent for the erection of a single storey extension to the swimming pool building – no comments
	6.5	PLN/2025/2652 – Castle field – the reduction of an ash tree by 3m – decision due 23/1/26 – no comments
	6.6	PLN/2025/2587 – 3 Bens Close - Non-material amendment seeking to change approved roof covering material to slate gray/antracite Russell Grampian tiles, and to re-cover existing roof in same Russell Grampian tile for consistent finish of entire roof – refused
7		TO RECEIVE REPORT BACK ON PREVIOUS PLANNING APPLICATION
	7.1	WNS/2022/1741/EIA & PLN/2025/0296 – Furtho Pits, Old Cosgrove Road, Old Stratford - application for full planning permission for the erection of 9 no.employment units comprising circa 69,744 sq.m./750,714 sq.ft. (GIA) of floorspace within Class B2 or B8 uses of the Town and Country Planning Use Classes Order 1987, with ancillary Class E(g)(i) offices and E(g)(ii) research and development,

		together with a Country Park, ground re-profiling in the Country Park, provision of Flood Storage Area through ground re-profiling which, by definition, is subject to the provisions of the Reservoirs Act 1975, new vehicular access from the A508 and associated site infrastructure including lorry parking. Application accompanied by an Environmental Statement – Objection submitted
7.2		Planning Enforcement case ENF/2025/0397 – 44 and 45 The Chequers, Castlethorpe - demolition of existing rear elements and the erection of two-storey rear extensions, front porches, fenestration changes, and associated works - appeal submitted
7.3		Planning Enforcement case - Installation of heat pumps at 3A North Street, Castlethorpe – photos now supplied
7.4		PLN/2025/1931 - Land near Yardley Gobion, West Northamptonshire, NN12 7TT - Consultation from West Northamptonshire Council on application seeking permission for proposed solar farm, associated infrastructure including underground cable route, internal access tracks and landscaping – objection submitted
7.5		PLN/2025/2165 - Change of use of Public House to a Class C3 dwellinghouse and associated outbuilding into a self-contained 2-bedroom annexe, including various internal alterations (part-retrospective) at 1 South Street, Castlethorpe, - decision due 24/12 – MKCC suggested withdrawal
7.6		PLN/2025/2206 - Listed Building Consent for the change of use of Public House to Class C3 dwellinghouse and associated outbuilding into a self-contained 2-bedroom annexe, including internal alterations (part-retrospective) at 1 South Street, Castlethorpe - decision due 24/12 – MKCC suggested withdrawal
8		TO CONSIDER RESOLUTIONS (all supporting documentation to be circulated prior to meeting)
8.1		To consider & agree to a public excluded part 2 of the meeting to discuss matters in accordance with Section 100(A) (4) of the Local Government Act 1972, as defined in paragraphs 1 of Part 1 of Schedule 12A to the Act – proposed by Cllr Ayles, seconded by Cllr Merritt, all in favour
8.2		Following confirmation from MKCC that an election has not been requested following the notice of Councillor vacancy, it was resolved to begin the co-option process. The vacant position will be advertised from the 6 th January asking for application forms to be returned by the 30 th January 2026. A decision on how to co-opt will then be made at the February meeting.
8.3		There were no volunteers to take over the role of Rural Parishes Representative on the Sustainable Travel Stakeholder Forum and this will be confirmed back to the Forum and MKALC
8.4		Village green application on Gobbey's field - Cllr Ayles gave an explanation on MKCC's letter which advised that, although the case wasn't clear cut, the legal advice they had received was that as the lower part of Gobbey's was included in the minerals local plan a trigger event had occurred preventing the application to proceed. The only way to challenge this would be judicially and this would be highly unlikely and very expensive so it was agreed to wait to see if Gobbey's field is still included when the minerals local plan is next revised and if so challenge its inclusion at that point, all in favour.
8.5		It was resolved that Castlethorpe Parish Council would take responsibility for resolving the business rates situation at the Sports Ground following an increase in property valuations by the Valuation Office Agency and any resulting charges. These would then be challenged when the valuations come into force on the 1 st April. The Clerk will write to MKCC to change the current billing contact details to CPC. All in favour
8.6		It was resolved to accept the revised draft lease that has been prepared between Castlethorpe Parish Council and Castlethorpe Sports Association (CSA). This has been forwarded to CSA for approval. Proposed by Cllr Ayles and agreed by all.
8.7		Part of a hedge between Lodge Farm Court and the sports ground can only be accessed over private land so it was resolved that Cllr Bradbury speak to the landowner to seek written permission to access the hedge and the Landscapers to request the hedge is included in the maintenance contract going forward. All in favour
8.8		A proposal has been received from a regular village hall user to pay a flat monthly fee for hall hire. It was resolved that the village hall committee would look at the proposal and revert back to the February meeting. All in favour
9		TO CONSIDER FINANCIAL MATTERS (circulated prior to meeting)
9.1		The RFO payment schedule for approval was presented – proposed to approve by Cllr Ayles, seconded by Cllr Bradbury, all in favour
10		CORRESPONDENCE RECEIVED (circulated prior to meeting)
10.1		Crime stats from the 1 st December to the 5 th January were detailed
11		ANY OTHER BUSINESS (for noting, or for inclusion on a future agenda)
11.1		None
12		TO AGREE DATE AND ATTENDANCE FOR FUTURE MEETINGS/EVENTS
12.1		The next Ordinary Parish Council meeting will be held at 7.30 pm on Monday 2 nd February 2026

The meeting closed at 8.46 pm

PART 2

13		RECEIVE DECLARATIONS OF INTEREST by Councillors in any of the agenda items below
	13.1	Cllr Ayles, Cllr Bradbury and Cllr Forgham in item 14.1 as Director of CCS CIC
14		TO CONSIDER RESOLUTIONS (all supporting documentation circulated prior to meeting)
	14.1	Russell Forgham has prepared an update on the dispute with Waste Managed and suggested the Parish Council issue court proceedings based solely on the civil rights of trespass and nuisance. He offered to deal with the paperwork, form-filling and evidence required and also to lead any mediation sessions as an unpaid voluntary consultant. It was resolved to proceed on this basis, proposed by Cllr Ayles, seconded by Cllr Bradbury, all in favour
	14.2	It was resolved to purchase a lawnmower for use by the cricket club at the sports ground, proposed by Cllr Ayles, seconded by Cllr Merritt and agreed by all

The meeting closed at 9.10 pm