

Great Addington Parish Council
Minutes of the Annual Meeting of the Parish Council held on Wednesday 08 July 2026

Present:

Cllrs H Hoier (Chair), C Johnson, D Hall, S Luck, P Carver.

Public attendance: 2

26/49 Apologies

RESOLVED to accept apologies from Cllr M Scott & W Pidd.

26/50 Declaration of interests.

Cllr Hoier declared an interest in item 26/55 c due to location of site.

26/51 Minutes

RESOLVED to approve the minutes of the meetings held on 10th & 19th June 2026 as a correct record and signed by the chair.

26/52 NNC & Public session.

- a) No NNC representative in attendance.
- b) No public questions.

26/53 Correspondence

- a) To receive and note correspondence/reports/publications – Nothing to report.
- b) To receive meeting/training reports – Nothing to report.

26/54 Financial matters

The net balance as at 30/06/2026 was £26,415.72.

- a) **RESOLVED** to agree that the bank statement reconciles and signed by internal controllers.
- b) To note payments made under delegated authority, and to approve other payments in accordance with relevant legislation and once confirmation has been received that the proposed transactions have been budgeted accurately.

Pay/Rec ref	Payee/payer	Description	Credit Amount	Debit Amount	VAT	Power
PAY26-27/26	YU Energy	Unmetered supply - Streetlights	£0.00	£32.01	£1.52	PCA 1957, s3 Highways Act 1980, s301
PAY26-27/27	LLOYDS BANK LTD	Credit card	£0.00	£3.00	£0.00	LGA 1972 S111
PAY26-27/28	Sarah Geyton	HWA - July	£0.00	£8.66	£0.00	LGA 1972 S111, 112
PAY26-27/29	Sarah Geyton	Payroll - July	£0.00	£270.51	£0.00	LGA 1972 S111, 112
PAY26-27/30	HMRC	Tax	£0.00	£67.60	£0.00	LGA 1972 S112
PAY26-27/31	JME Ground Services Ltd	Churchyard maintenance in June.	£0.00	£225.60	£37.60	LGA 1972 S215
PAY26-27/32	Unity Trust Bank	Monthly charges	£0.00	£7.00	£0.00	LGA 1972 S111

- c) **RESOLVED** to agree the authorisation of the BACS payments.

26/55 Planning

- a) To note any new applications which have been made from NNC –
 - NK/2025/0167 – Burton Wold Wind Farm (land Adj) Wold Road, Burton Latimer, NN15 5PJ.

Proposal: Outline Application: Hybrid planning permission for the development of an Energy Park. Outline application relating to additional energy infrastructure (including battery storage, ground mounted solar pv and other infrastructure potentially including hydrogen generation and/or storage) advanced agricultural / hydroponic uses (agriculture use including potential glasshouses with associated Class E/B2/B8), new employment units for use within classes E (office, research and development and light industrial), B2 and B8 (including data centres), ancillary uses under Class E (e.g. café/nursery), ancillary structures, new estate roads, utility connections, landscape and drainage works, provision of a receptor area for biodiversity and other habitat areas, and other associated operations including site clearance and levelling works. All matters reserved apart from the means of access to the site. Detailed application for new site access from the A510 and Estate Road works, equipment and structures associated with a 132kv grid connection to the overhead power lines, as well as associated site clearance, drainage, utility connections, levelling works, demolition and operations requiring the diversion of public rights of way.

The Council reviewed the additional Regulation 25 information and unanimously agreed to maintain its objection to the application. Members noted that the revised submissions do not resolve previous concerns and instead highlight further inconsistencies. The Council considered the proposal to be in conflict with the Development Plan, including the Great Addington Neighbourhood Plan, the North Northamptonshire Joint Core Strategy and the NPPF.

Key reasons for continued objection were recorded as follows:

- Conflict with the Great Addington Neighbourhood Plan, with part of the site lying within the parish and contrary to multiple GANP policies. *“The proposal conflicts with numerous policies of that recently adopted Plan...”*
- Industrialisation of protected countryside, replacing open rural land with large-scale industrial buildings and infrastructure.
- Significant harm to important landscape views, with 25m-high warehouses becoming dominant features.
- Unresolved ecological concerns, including Functionally Linked Land for the Upper Nene Valley Gravel Pits SPA and doubts over the effectiveness and permanence of proposed mitigation.
- Conflicting biodiversity proposals, with land previously identified for Biodiversity Net Gain now repurposed for SPA mitigation.
- Loss of hedgerows and ecological corridors, with insufficient justification for removal of established landscape features.
- Failure to demonstrate delivery of the Energy Park required by JCS Policy 26, with occupiers expected to rely mainly on conventional grid electricity.
- Speculative renewable energy claims, reliant on assumptions about future building design and occupier choices.
- Absence of an approved Masterplan, contrary to Policy 26 requirements.
- Unresolved traffic impacts, including increased HGV movements, effects on A14 Junction 11, 13,600 additional daily vehicle movements on the A510, and increased village “cut-through” traffic.
- Fundamental uncertainties remain regarding building design, occupiers, energy demand, infrastructure delivery and long-term environmental management.
- Cumulative industrialisation, with the proposal contributing to a large industrial and energy complex around the parish.

The Council concluded that the additional information strengthens the case for refusal and agreed to object.

- b) To note any decision on applications from NNC – none.

Cllr Hoier left the chair and Cllr Luck took the next item on the agenda.

- c) Housing Survey for rural exception site proposed to inform that we do not support carrying out a housing needs survey. GAPC also propose to inform our residents of midland housing survey due to be sent via a comms poster.

Cllr Hoier returned to the chair for the remaining items.

26/56 Action Plan

- a) Walking Paths & Facilities – nothing to add.
- b) Traffic Calming – Cllr Carver is taking over from Cllr Scott on this working party, and will be updating next meeting with findings on traffic calming measures, highlighted this meeting for investigation were; a formal 20 mph for the village, additional people for working group.
- c) Community Engagement – Speed watch - need cover for Ron whilst he is recovering.
- d) Communications – nothing to add.

26/57 Community

- a) KEP – The Chair invited Kevin Binely to speak. He provided a brief update. Members noted the information. No decisions were made under this item.
- b) Playing Fields/Village Hall – (VH) investigating 2 rouge parking cars. (PF) Cllr Johnson meet the commissioner - ASB week. The commissioner also walked the path from GA to LA and got the path cut back immediately after seeing it was impassable! Wildflower for Nature Recovery Plan got the ok to investigate.
- c) Saints Alive – items agreed for article with more images added.

26/58 Action Log

Not available from the clerk.

26/59 Additional business to be included on the agenda of the next meeting.

None.

26/60 Next scheduled meeting

9th September at 7.45pm – Cllr Hall gave advance apologies for meeting.

The Chairman closed the meeting at 21.03 hours.

Signed Chairman, Wednesday 9 September 2026

These minutes are draft until agreed at the next full council meeting.