

**Minutes of a meeting of Deeping St Nicholas Parish Council, held on Monday the 24<sup>th</sup> of November 2025, commencing at 7pm in Deeping St Nicholas Primary School, Main Road, Deeping St Nicholas.**

Present

Parish Cllrs: Deborah Croyle (Chair), Rob Jarvis (Vice Chair), Andy Croyle, Nicholas Watts, Jim Mitchell Suzanne Chappell, Anna Spencer and Louise McGuinness

County Cllr: Ingrid Sheard

Parishioners: 7 members of the public

Darren Smith Commercial Director of Emerald Homes  
Adrian Kerrison and Chris Kerrison, Consultants for Emerald Homes

Clerk: Angela Harrison

**Public Forum**

A gentleman asked for an update regarding the damaged interactive speed sign.  
The Chair advised that this will be discussed during the meeting.

Adrian Kerrison addressed the members on behalf of Emerald Homes, regarding their application to reduce the S106 contributions for the development of Home Farm.

After running through the costs, Mr Kerrison explained that with a viability deficit of £2.4M, in order to deliver the village hall, they would need to lose the £1.1M for social housing and the other £725K in S106 agreements. South Holland District Council are currently investigating this.

Members asked about the need for social housing in the area and spoke about previous applications where the PC ended up with nothing.

Mr Kerrison confirmed that this application is protected in that the hall would be built after 50% of the properties are built.

Members questioned about why Emerald Homes are now stating that the project is unviable.

Mr Kerrison advised that the landowner had signed up to all these things, before Emerald Homes took ownership of the land. The landowner applied for the planning permission and signed up to the following requirements before selling on the land: -

11 social houses £1.1M

S106 £725K

Village Hall £1.2M

Since then, build costs have increased by 22% and finance costs have increased by 4%

Adrian Kerrison agreed to send a full list of these costings to the Clerk to be circulated to the members to enable them to make comments on the SHDC planning portal.

**AGENDA**

**47.** Chairman's remarks and announcements.

The Chair thanked Emerald Homes for their attendance.

**48.** To receive and approve reasons for absence.

Apologies for absence from Sharon Hall had been received by the Clerk, prior to the meeting.

It was resolved to accept these apologies.

It was noted that Kayleigh Montgomery and Nicky Mansellas-Cooper were absent from the meeting.

County Cllr Raymond Condell and District Cllr Jim Astill also sent their apologies.

**49.** To receive Declarations of Interest, in accordance with the Localism Act 2011 being any pecuniary or non-pecuniary interest in agenda items not previously recorded on Member's Register of Interests and to resolve any dispensations.

There were none.

**50.** Minutes of the Council meeting held on the 22<sup>nd</sup> of September to be approved and signed by the Chair as a true record.

Proposed by RJ and seconded by NW

All agreed and the Chair signed them as a true record.

**51.** Matters arising from the Minutes, (*not included in this Agenda*).

Item 37. Damaged interactive speed sign.

Insurance claim will cost £250 excess.

£900 + VAT to repair or £3,000 to replace.

RSP state that they can move the pole but will take 2-3 months and there will be a cost involved.

JM suggested that its current position is closer to the highway as there's no footpath.

It was confirmed that it was LCC Highways that specified the position of the pole.

LM suggested that we could position it onto private land without the permission of Highways.

Cllr Sheard was invited to address the Council.

New pole and unit will cost £3,000

£250 to site a pole which would not require permission from Highways, but the sign would need to be positioned specifically.

LM proposed that the sign be repaired and SC seconded.

It was resolved that the Highways and Footpaths Committee proceed with this.

**ACTION:** Highways & Footpaths Committee.

**52.** To receive the Clerk's Report on matters outstanding and correspondence.

SC asked if there was an update on the TPOs

The Clerk advised that the leader of SHDC had contacted her today and that this was in fact the correct procedure.

The Chair suggested that the TPOs be left in place but to request permission that the one tree that is diseased and needs removing, be assessed by a tree surgeon and apply for removal.

**ACTION:** Clerk to request a site visit by SHDC to assess T9 which is believed to be diseased.

**ACTION:** Chair to meet there with a tree surgeon

NW asked about the reduction from 40-30mph from the school towards Spalding.

**ACTION:** Highways and Footpaths to chase up the 30mph limit through DSN

**53.** To receive a report from the Chair of the HR Committee and to resolve any recommendations therein.

A copy of the report was circulated prior to the meeting.

A concern raised by a parishioner regarding posts on social media around the end of October, but wished to remain anonymous, was brought to the HR Committee's attention.

LM added at the meeting, that this is not an issue for the Parish Council as there was no evidence an individual acting as a Parish Cllr was involved, therefore not a PC matter.

Review of Policies

There were no changes apart from the Zero Tolerance Policy: Chair would like to ensure that Social Shaming is included.

AC will look into this and get it ready for the January meeting.

DC stated that she is not happy that during the past year there has been incidents of shaming of Parish Councillors in particular.

Under Assertion 10 there is a requirement for the PC to have an IT Policy.

The HR Committee will look at the template provided by the Clerk and bring a Policy to the January meeting for adoption.

#### 54. Finance Matters

- a. To receive the report of the Finance Committee and resolve to approve the Budget and set the Precept for 2026/27.

A detailed budget had been prepared by the RFO which had been scrutinised by the Finance Committee. This had been circulated to the members and included three options regarding the Precept.

The Chair explained that the options were either to keep the precept the same as last year, increase by £1,500 or increase by £2,000. She explained that the PC needs to find £20K over the next 2-3 years, to cover the VAT costs of the MUGA and community orchard in Littleworth park.

AC explained that this year the PC's proportion of the Council Tax actually reduced due to there being more houses.

After discussion, LM proposed that the Precept be raised by £1,500 AC seconded and all agreed.

It was resolved to approve the budget for 2026/27 and to increase the Precept to £31,150 for 2026/27.

- b. To receive the Bank Reconciliations for September and October.

The bank reconciliations were received and the Chair signed them.

- c. To discuss the funds ring-fenced for a Village Hall.

As per the Bank Reconciliation for October, funds currently stand at £126,226.63

The Chair requested that this item be moved to closed session.

- d. To approve Invoices for Payment.

The list of outstanding invoices had been circulated prior to the meeting.

Payments of £34,856.23 (which included £25,000 for the new play equipment at Hop Pole), were proposed by JM and seconded by RJ and all agreed.

It was stated that the new play equipment invoice will not be paid until the Grassroots funding has been received.

All agreed.

#### 55. To receive a report regarding the Tongue End playing field and to resolve a way forward.

RJ announced that the rewilding project is moving forward.

A new committee has been setup and a lady named Vicky spoke up to say that 402 wild harvest saplings are coming from the Woodlands Trust.

She also confirmed that the pedestrian gate is always open and stated that she was going to open a new bank account to start afresh.

AC requested that the Notice Board be erected so that Agendas etc can be displayed.

#### 56. To receive a report from the Planning Committee.

The report had been circulated prior to the meeting.

AC added that an application has been submitted to LCC for an anaerobic digester plant Grange Farm in Twenty. As it falls outside of the Parish, we will not be consulted.

Cllr Sheard confirmed that it falls within the Parish of Bourne and stated that although there was no decision yet, there will be a strong opposition from herself.

Second entrance to Littleworth park has been blocked up.

Bourne Parish Neighbourhood Plan consultation – very little relevance to us.

**57.** To receive a report from the Playing Fields Committee and to resolve any requests.

a. Playground Equipment.

Hop Pole playground is now complete.

Invoice needs to be amended and on completion the funding will be received.

Littleworth will be a 2-year project.

DC praised the work of the Committee

**58.** To receive a report from the Highways & Footpaths Committee and to resolve any requests.

NW stated that the 40mph limit seems to have had a desired effect on slowing down the traffic.

**59.** To receive reports and updates from members on Community Groups and to resolve any requests.

Good Neighbour Scheme

2 new benches have been added at Hop Pole and 1 at Elizabeth Court.

Neighbourhood Watch

Coronation Avenue – vehicular damage

Parish Plan Committee

Parish Plan being delivered with the Village News.

Distribution is still underway so some have not yet been delivered.

LM stated that she had some spares for anyone present.

Gardening Club

DC advised that the poppies have been removed from the planters but the Tommy figures are still in

South Lincs Connected

LM advised that there will be a meeting on Friday the 28<sup>th</sup> of November so will have an update at the next meeting.

**60.** Christmas

a. To appoint volunteers to put up the Christmas Tree and Lights on the bus shelters.

A Christmas tree has been donated to the Parish Council by Vine House Farm.

NW offered to put up the tree.

It was resolved that the tree would be erected on Friday the 5<sup>th</sup> of December and the lights put up on Saturday the 6<sup>th</sup> of December.

JM and AS offered to help with the tree decorations.

AC volunteered to decorate the bus shelters.

Cllr Sheard also offered to help.

b. To resolve whether, and where, members wish to hold a Christmas meal.

The majority of members would prefer not to have a Christmas meal this year, so it was decided that those who did want to meet up, could do so as a smaller group.

**61.** Agenda items for the next meeting, provisionally set for the 26<sup>th</sup> of January 2026.

JM Installation and Repair of Playground Equipment

AC Results of the Parish Plan Questionnaire

IT Policy (HR Committee)

DC Pride of DSN Awards

LM RBS Funds

DC Emerald Homes

Meeting ended at 20:30

Closed Session

Finance Matters

Item 8.c.

**ACTION:** Clerk to review the signatories on the NatWest bank account and replace the previous signatory with the DC.

SC would also be willing to be a signatory if required.

Tongue End bank account

It was resolved that the PC wait for a full report from VM-C