

BOUGHTON PARISH COUNCIL

Minutes of the Meeting held on Monday 13th January 2014 at 7.00 p.m. in Boughton Village Hall, Butchers Lane, Boughton

Present: Councillors: J Clarke (Chairman), K Greatorex (Vice-Chairman), A Dale, R Greener, Mrs G Kingston, J Parker, S Potter, R Wilson

In Attendance: District Councillor Barry Frenchman
District Councillor John Shephard
Mr Barry Waine Planning Consultant
Mrs J Bunting – Parish Clerk
Two Members of the Public

Other Attendees: None

14/1142 Apologies for Absence

Apologies were received from Cllr Mrs J Shephard.

14/1143 Members Declaration of Interest (on Agenda Items Only)

The Chairman declared a personal interest in a letter from Mr P Kimbell regarding land adjacent to his property.

14/1144 To sign the Minutes of the last Full Council Meeting held on Monday 11th November 2013 and the Extra-Ordinary Meeting held on Monday 2nd December 2013

The Minutes of the last Full Council Meeting held on Monday 11th November 2013 and the Extra-Ordinary Meeting held on Monday 2nd December 2013 were approved and signed by the Chairman as a true and accurate record.

14/1145 Public Open Forum Session

There were no questions from members of the public.

14/1146 Matters arising from the Minutes of the Last Full Council Meeting (not covered by items on the Agenda)

None to report.

14/1147 To Receive District Councillor's Report

There was nothing to report.

14/1148 To Receive County Councillor's Report

There was nothing to report.

14/1149 Village Design Statement

The Chairman reported that this was progressing and the next meeting would be held in January 2014. Date to be arranged. The Chairman reported that the VDS group had raised the removal of the original wooden finger post sign in Church Street with Highways who had

reported that the original sign had been damaged by a vehicle some time ago and the post was beyond repair. Wooden posts are no longer available as no spares are held in store and any replacement signs provided by the County Council are modern reflective fingerposts.

14/1150 Village Website

Following a recent meeting with Cllrs Greener and Potter the Clerk reported that she had an initial meeting with MGT Design on 15th January 2014 and would report at the next full Council meeting.

14/1151 Village Hall Title Deeds Update

Cllr Wilson reported that a copy of a document of an enrolment for Boughton Village Hall has been ordered from the National Archive.

14/1152 Planning

- a) In view of the attendance of Mr Barry Waine, Councillors resolved to take Buckton Fields first on the planning agenda.
 - i. The Chairman reported that a Decision Notice dated the 3rd December 2013 had now been issued by DDC for residential development of up to 376 dwellings. The Parish Council was also in receipt of the final signed S106 Agreement.
 - ii. Additionally, the Chairman reported that the Parish Council had now received notification of planning application (DA/2013/0994) Reserved Matters submission for 376 dwellings, open space, structural landscaping, highways and drainage infrastructure works pursuant to outline application DA/2013/055. However, this had been received too late for this meeting's Agenda.
 - iii. Mr Waine précised the main points in the planning conditions but felt that the key points were condition numbers 8 (the number of dwellings), 26 (A Framework Travel Plan), 28 (Vehicular Access), 29 (Layout Plans and Sections) and 30 (Road Traffic Noise).
 - iv. Mr Waine drew Councillors attention to Condition 31 regarding the development of a school as there was no requirement to build a permanent school within this development. The Parish Council resolved to monitor the situation and to apply pressure that there was a need for a Primary School on the allocated site within the development. Mr Waine stated that if the developers do not wish to build a School within five years the land can be returned to the landowners.
 - v. Mr Waine expressed disappointment that there had been no prior consultation by the developers, Bloor Homes and Martin Grant Homes, with the Parish Council in respect of the most recent application. He stated that this disregarded government legislation and should be brought to the attention of the Planning Officer at DDC and the developers. The Clerk was requested to write to the Planning Officer at DDC to ascertain why the application had been validated without any pre-application consultation. Mr Waine suggested organising a meeting of the Parish Council with the developers to view properly scaled plans, site layouts and house designs. The meeting would be an opportunity to ask questions and Councillors were firm

in their resolve that Buckton Fields needed to be a quality development for the village of Boughton. A proposal to hold a meeting with the developers was proposed by the Chairman seconded by Cllr Greatorex and unanimously agreed by Councillors. Cllr Greener felt that as most questions would be about Highways and Education issues that representatives from NCC Highways and the Local Education Authority should be invited.

- vi. Mr Waine advised that the Parish Council were in a position to take the decision made by DDC to judicial review and have three months from the date of the decision date. However, having taken Counsel's advice and gone through due process the pragmatic view was that the land would inevitably be developed at some point and the site is included, in any event, within the West Northants Joint Core Strategy. Additionally, any referral to Judicial Review would incur the Parish Council in significant legal costs.
- vii. General discussion took place and consensus was that it was now important to make the best of the detailed phase and to make use of the information in the current planning application on such things as design and layout, house types, roads etc. Cllr Potter stressed that it was important to work with the developers to achieve positive outcomes.
- viii. District Councillor Frenchman agreed to raise any of the Parish Council's priorities at the Planning Committee Meeting at DDC.
- ix. Following a suggestion from Mr Waine Councillors felt that it was important to establish a Buckton Fields Local Liaison Forum with the developers and DDC.
- x. The Clerk was requested to apply to DDC for an extension of time until the end of February for the Parish Council's observations to the planning application.
- xi. The Chairman thanked Mr Waine and members of the public for attending.

b) **New Planning Applications**

- i. **DA/2013/0918 Land at Boughton Green Far, Moulton Lane, Boughton**
Demolition of existing commercial premises workshop. Construction of two detached dwellings with garages and new vehicular access.
Objection by the Parish Council. Plot 1 is within a metre of the boundary and would extend the village confines into open countryside. Councillors commented that this was over development on such a small site and the large size of the proposed dwellings would dominate the adjacent existing bungalow. Concern was expressed about reversing a previous decision on vehicular access which would be unsafe.
- ii. **DA/2013/0926 and 0927 The Patch, Humfrey Lane, Boughton**
Extension to form annexe (resubmission) and Listed Building Consent
Councillors continue to fully support this application. It is not visible from the road and does not at all detract from the street scene. Additionally, the application provides less than substantial harm consistent with the National Planning Policy Framework. Councillors view was that this extension would in fact make the house more attractive. The Clerk was asked to request that the application go before the Planning Committee at DDC.

- iii. **DA/2013/0960 Boughton Park, Boughton**
Remove trees subject of a Tree Preservation Order DA24.
No objection by the Parish Council.
 - iv. **DA/2013/0978 Croft House, Vyse Road, Boughton**
Two storey side extension and single storey glazed link to rear
No objection by the Parish Council.
 - v. **DA/2013/0987 Land Adjacent to The Lawns, Moulton Lane, Boughton**
Reserved matters application. Construction of dwelling with detached garage.
No objection by the Parish Council.
- c) Planning Application Decisions Received
- i. **DA/2013/0792 9 Howard Lane, Boughton**
Alterations and extensions to bungalow to form two storey dwelling
Planning Permission granted by DDC 3rd December 2013.
 - ii. **DA/2008/0500 Land at Brampton Lane (Buckton Fields East)**
Outline application for residential development consisting of up to 376 dwellings with Primary School, open space, structural landscaping, highways and drainage infrastructure works (all matters except means of access) (in part) (Amended Scheme)
Planning Permission granted by DDC 3rd December 2013.
 - iii. **DA/2013/0783 K6 Telephone Kiosk, Church Street, Boughton**
Listed Building Consent for addition of shelving and other alterations to telephone kiosk to convert to book exchange.
Listed Building Consent granted by DDC 28th November 2013.
 - iv. **DA/2013/0787 15 Howard Lane, Boughton**
Construction of detached single garage (revised scheme)
Planning Permission refused by DDC 29th November 2013.
- d) Review any matters relating to Planning Policies
None
- e) Review any matters related to planning applications in preparation or awaiting decisions:
- i) **DA/2008/0500 Buckton Fields (East) and DA/2011/0666 Buckton Fields (Overall)**
Reported above.
 - ii) **Boughton Quarry (General)**
The Chairman reported that the next Boughton Quarry Liaison meeting would take place in March 2014.
 - iii) **Pitsford Quarry/Pond**
The Chairman reported that he had attended and spoken at the Development Control Committee Meeting held on the 17th December 2013. The application 13/00001/WASFUL - the revised restoration of the fishing pond to agricultural land had been approved by the Planning Committee on the Chairman's casting vote.
 - iv) District Councillor Frenchman left the meeting at 8.25 pm and the Chairman thanked him for his attendance.

14/1153 Finance

- a) The Financial Statements for the months ending 30th November 2013 and 31st December 2013 had been circulated to all Councillors. These had been approved by Cllr Wilson. The Chairman proposed approval of the Financial Statements by the Council and this was unanimously agreed by Councillors. The Financial Statements were signed by the Chairman as a true and accurate record.
- b) It was agreed by Councillors that the following Cheques be approved for payment. A list had previously been circulated to all Councillors and approved by Cllr Wilson.

To Whom Paid	Chq No	Details of Payment	Amount	Power to Pay
Boughton Village Hall	1521/V648	Hall Hire BPC Meeting 13 th January 2014	£18.00	LGA 1972 s133
Mrs J Bunting	1522/V649	Clerk's December 2013 Salary	£723.56	LGA 1972 s111
Mrs J Bunting	1523/V650	Clerk's Monthly Office Expenses December 2013 (Telephone, Broadband and Electricity)	£43.33	LGA 1972 s 111
HMRC	1524/V651	Employers & Employees NI Contributions (3 months)	£100.89	LGA 1972 s111
M & K Gardening	1525/V652	Village Greenworks	£60.00	Open Spaces Act 1906
M & K Gardening	1526/V653	Post & Chain Link Fencing Village Green	£1,419.00 (Payment from Empowerment Grant Reserve)	Open Spaces Act 1906
Mrs J Bunting	1527/V654	Clerk's Mileage Expenses (October to December 2013)	£69.60	LGA 1972 s111
E.ON	1528/V655	Electricity – Street Lighting (1/10/13 to 31/12/13)	£491.66	HA 1980 s301 Parish Councils Act 1957
E.ON	1529/V656	Street Lighting Maintenance for quarter ending December 2013	£163.04	HA 1980 s301 Parish Councils Act 1957
TOTAL:			£3,089.08	

- c) Councillors agreed to pay a late invoice from Parish Lighting Services in the sum of £35.00.
- d) As there was no meeting in February 2014 Councillors resolved that the February payments would be approved by Cllr Wilson and the cheques signed by the Chairman and one other bank signatory.
- e) The draft budget for the new financial year 2014/15 had previously been circulated to all Councillors. Cllr Wilson reported that there was £4,980.67 remaining in the legal reserve and he proposed not to increase this reserve in the budget for the new financial year. Cllr Wilson reported that three new projects

had been budgeted for, £1,200 for a Village Day (date to be agreed), £2,000 to update the Village Design Statement and £1,000 for website development. Cllr Wilson suggested that any surplus funds at the end of the financial year 2013/14 could be further earmarked for the Village Day and the legal reserve.

- f) Councillors resolved to include £250 for the Village Hall gardening in the budget that had previously been undertaken by volunteers.
- g) Cllr Wilson proposed approval of the budget which was an increase of 3.8% on 2013/14 resulting in a precept of £27,100 for 2014/15. This was seconded by Cllr Greatorex and unanimously agreed by Councillors. The Chairman thanked Cllr Wilson for all his work in the preparation of the 2014/15 budget.
- h) The Clerk was requested to ascertain what was the guarantee on the new footway lighting.
- i) Report on the financial position with regard to the New Venes Playground Project
Councillors resolved that the Parish Council, as the accountable body, would continue to manage the remaining Community Spaces grant to the Pocket Park.

14/1154 Highways

- a) Review/Progress any maintenance works, traffic calming matters
The Chairman reported that notification had been received from NCC for a proposed Toucan crossing on the Harborough Road. It was agreed to put this on the Agenda for the proposed meeting with the developers.
- b) Progress Year 3 (2013/14) of Footway Lighting upgrade project
Cllr Parker reported that work by E.ON to the column/lantern changes in Howard Lane and Devonshire Close had been completed. There were now only seven lantern changes outstanding to complete the project. Councillors resolved that once a final inspection had been completed by Parish Lighting Services and the Test Certificates received an invoice from E.ON in the sum of £6,084 could be paid by the Clerk prior to the next full Council meeting.
- c) Boughton Traffic Calming Proposals
The Clerk was requested to chase the costings.
- d) Village Greenworks Quotations 2014/15
It was agreed to put this on the Agenda for the next full Council meeting.
- e) White Lining – Humfrey Lane
Following complaints from residents in Humfrey Lane, who were encountering difficulties exiting/entering their driveways because of parked cars, NCC Highways had agreed to install white bar access markings across the relevant driveways. The Clerk and Chairman would progress.
- f) Highway Warden Scheme
The Chairman confirmed that there was no personal liability associated with the normal operation of a Highway Warden role.

14/1155 Environment

- a) Review/Progress any maintenance work matters
Councillors agreed that the new post and chain link fencing was an asset to The Green and positive comments had been received from residents.

- b) Cllr Greener reported that a local Vet had agreed to sponsor part of the cost of a new dog bin at the top of Butchers Lane and the Clerk would progress.
- c) Telephone Kiosk/Book Exchange
Cllr Potter to progress the installation of shelving in the Telephone Kiosk. The Clerk reminded Councillors that any shelving or fixings had to be agreed with the Conservation Officer at DDC prior to the commencement of any work.
- d) Greenworks – Spring Close
- e) The Clerk reported that Western Power had inspected the conifer trees that had overgrown their power cables at the bottom of Spring Close. There was no danger to the power cables but Western Power had arranged to trim all the overhanging trees/hedges in Spring Close affecting their cables.
- f) Community groups were being encouraged to take part in The Big Poppy Plant during March and April 2014. Details had been forwarded to BVM.

14/1156 Correspondence Received (not already on the Agenda)

- a) None

14/1157 Other Matters

- a) Review and progress any new/outstanding consultations
 - i. Northamptonshire Minerals and Waste Development Framework
 - ii. NCC Draft Budget and Council Plan Consultation
Councillors resolved that the Chairman and Clerk would respond.
- b) Progress/Receive reports on attendances since last BPC Meeting:-
The Chairman had attended a meeting of the Development Control Committee at NCC on the 17th December 2013 as reported above under Planning and a meeting organised by Chris Heaton-Harris at Daventry Tertiary College on the 9th January 2014.
- c) Receive Reports from representatives of Village Hall, Pocket Park, Primary School and Richard Humfrey Charity Committees
 - i) The Chairman reported that the Village Hall Committee were grateful for the contribution from the Parish Council towards the gardening.
 - ii) Pocket Park – as above under Finance.
 - iii) Cllr Potter reported that the proposal for the school extension was on-going.
 - iv) Richard Humfrey Charity – Nothing to report.
- d) The Clerk was requested to send a “Welcome to Boughton” letter to new residents in Vyse Road.

14/1158 Urgent Matters for Report Only (notified to the Chairman before the Meeting)

- a) None

14/1159 Confirm Date of Next Meeting

The next Meeting of Boughton Parish Council will be held on Monday 10th March 2014 in Boughton Village Hall at 7.00 p.m.

There being no other business the meeting closed at 9.05 p.m.

Signed as a true record of the above meeting.

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Cllr J Clarke (Chairman)

Dated this 10th day of March 2014