

BOUGHTON PARISH COUNCIL

Minutes of the Extra-Ordinary Meeting of Boughton Parish Council held on Monday 16th February 2015 at 7.00 p.m. in Boughton Village Hall, Butchers Lane, Boughton

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

In Attendance: Mrs J Bunting – Parish Clerk

Other Attendees: Mr & Mrs P Chandler
Mr D Suter
Mr & Mrs T Boullemier
Mr B Dunstone
Rev S Trott

15/1326 Apologies for Absence

Apologies were received from Cllr Mrs J Shephard and District Councillor B Frenchman.

15/1327 Members Declaration of Interest (on Agenda Items Only)

Councillor	Agenda Item	Nature of Interest
Cllr R Greener	Planning Application DA/2015/0085 Guyse House, Humfrey Lane, Boughton	Site Agent

15/1328 Public Open Forum Session

The Chairman welcomed members of the public to the meeting who had attended to voice comments regarding a proposed planning application for 29 Moulton Lane, Boughton.

- a) Mr Chandler, as the applicant explained, that he believed that the extension would enhance this linear row of properties and the street scene and was in keeping with the village. He acknowledged that any work would be done to the highest standard. He confirmed that an application for a single storey extension to the property had been granted in 2012 following an appeal of a decision to refuse planning permission by Daventry District Council.
- b) Rev Trott was concerned that the five cottages, of which 29 Moulton Lane was part, formed part of the landscape of the village and the complete façade had been unaltered for many years. He believed the cottages dated from circa 1880 and any extension would break up the architectural integrity. Brief discussion took place regarding right of access. Rev Trott additionally raised concerns regarding application DA/2015/0066 for proposed signage at The Whyte Melville. He felt that the application to install a large illuminated sign on the side of the building which was directly opposite the Church Tower and in the Conservation Area was inappropriate.

- c) Mr Boullemier opposed the application for 29 Moulton Lane as he felt that it was an over extension of the cottage and the application would go against Boughton Village Design Statement. He felt that the proposed extension would cross the existing building line and expressed concern regarding traffic and additional parking. Additionally, he felt that the historic view would be changed and obscured. However, Mr Chandler stated that this view had originally been obscured by large conifers which he had removed.
- d) Mr Dunstone opposed the application and agreed that the view down Humfrey Lane, which was some 200 years old, would be gone. Following a question from Mr Dunstone, Mr Chandler confirmed that there is no glass roof in the side elevation of the property.
- e) The public open forum session ended at 7.20 p.m.

15/1329 Planning

a) New Planning Applications

- i. DA/2015/0037 29 Moulton Lane, Boughton, NN2 8RF
Two storey side extension and single storey side/rear extension and part demolition and rebuild of existing boundary wall (revised scheme)
 The Chairman reiterated that planning permission was already in place for a single storey extension. Cllr Wilson stated that it was not the biggest extension but was situated in the heart of the village and in the conservation area. Cllr Greener expressed concern with the degree of opposition from some parishioners but he felt that there could be some compromise with the roof line and suggested a hip roof as an alternative to the full height gable end. This could soften the roof line and eliminate some of the concerns expressed regarding the impact of the extension on the street scene in Humfrey Lane. Cllr Greatorex stated that he had reservations as the proposed extension would be built right up to the existing boundary wall. The property was located at a busy road junction on the corner of Moulton Lane and Humfrey Lane and he was concerned with visibility on this corner for road users and pedestrians. Cllr Dale felt that the visibility issue would not change as it was already a difficult situation. Cllr Potter agreed with the suggested compromise in terms of the roof line. Cllr Parker stated that any alterations in the village should be done to benefit the village. Following a question from Cllr Greener the Chairman stated that the Conservation Officer at DDC had been consulted. General discussion took place and Councillors expressed concern that the property was part of a group of buildings and felt that the extension was a disproportionate size in relation to the other cottages. It was felt that the extension would change the street scene in this part of the village.
 Following a proposal from Cllr Wilson which was seconded by Cllr Parker, councillors unanimously agreed to submit observations only to the Planning Officer at Daventry District Council.

- ii. DA/2015/0059 Treetops, Moulton Lane, Boughton NN2 8RF
Two storey rear extension
No Observations.
- iii. DA/2015/0066 The Whyte Melville, Church Street, Boughton NN2 8SG
Illuminated and non-illuminated signs
No Objections.
- iv. The Whyte Melville, Church Street, Boughton Nn2 8SG (For Report Only)
Notification of Minor Variation under Section 182 of the Licensing Act 2003
The addition of fixed seating and the creation of a theatre kitchen
The Chairman reported that notification of a minor variation for the addition of fixed seating and the creation of a theatre kitchen had been received from the Central Licensing Administration Unit at East Northamptonshire Council. This had been circulated to all Councillors as there had been a brief consultation period. There were no objections.
- v. DA/2015/0085 Guyse House, Humfrey Lane, Boughton NN2 8RQ
Work to a tree within a Conservation Area
The Chairman reported that this was a late application and did not appear on the Agenda. Application DA/2014/1021 to remove the tree had been withdrawn. Application DA/2015/0085 had now been submitted following an on-site meeting with the Landscape Officer at DDC. Subsequently, a further schedule of works had been proposed with which the Landscape Officer was content. In the circumstances, the Parish Council had no objections. The adjacent neighbour had been consulted.

b) **Planning Application Decisions Received**

- i. DA/2014/0521 Land at Welford Road, Boughton
Outline application for up to 41 dwellings, estate road, open space and associated works.
Outline Planning Permission refused by DDC 29th January 2015.
- ii. DA/2014/1036 The Whyte Melville, Church Street, Boughton, NN2 8SG
External works to rear garden area to include new terrace, balustrade, glazed canopy and external lighting.
Planning Permission granted by DDC 20th January 2015.
- iii. DA/2014/1042 Cherry Croft, Vyse Road, Boughton, NN2 8RR
Amendment to application DA/2014/0210 to amend garage and obscure glazed windows to north elevation.
Planning Permission granted by DDC 29th January 2015.

15/1330 Urgent Matters for Report Only (notified to the Chairman before the Meeting)

None

15/1331 Confirm Date of Next Meeting

The next Full Council Meeting of Boughton Parish Council will be held on Monday 9th March 2015 in Boughton Village Hall at 7.00 p.m.

There being no other business the meeting closed at 8.10 p.m.

Signed as a true record of the above meeting.

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Cllr J Clarke (Chairman)
Dated this 9th March 2015