

BOUGHTON PARISH COUNCIL

Minutes of the Extra-Ordinary Planning Meeting held on Monday 29th June 2015 at 7.30 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, Mrs J Shephard, R Wilson

In Attendance: District Councillors: B Frenchman & J Shephard
Mr P Archer – Head Teacher Boughton Primary School
Mr G Quinne – Chair of Governors Boughton Primary School
Mrs J Bunting – Parish Clerk
14 Members of the Public

Other Attendees: None

15/1395 Apologies for Absence

None

15/1396 Members Declaration of Interest (on Agenda Items Only)

Councillors Declarations of Interest are recorded in their statutory declarations which are held on the Daventry District Council website.

15/1397 Planning

a) **New Planning Applications**

- i. **DA/2015/0504 Croft House, Vyse Road, Boughton NN2 8RR**
Garage Extension
Resolved No Objection

15/1398 Public Open Forum Session (DA/2015/0451 Land off Moulton Lane, Boughton)

- a) The Chairman welcomed members of the public to the meeting and reported that the Chair of Governors of Boughton Primary School had written to the Planning Officer at DDC as the School were extremely unhappy with the reference to the School in the description of the planning application proposal. This had inferred that the School was working together with the applicant and this was not the case.
- b) Northamptonshire County Council Highways would be a statutory consultee to the application and of great concern was the lack of safety for pedestrians using the footpath on Moulton Lane, inevitably with young children at relevant school peak times, trying to cross the proposed junction to the school in conflict with motorists trying to exit and enter the junction and looking up the road for an opportunity to get out whilst at the same time keeping an eye out for pedestrians with young children. It was an accident waiting to happen, particularly as children are encouraged to either walk or use their scooters to travel to school. Additional

classrooms were currently being built at the School which would inevitably lead to further traffic.

- c) The Chair of Governors confirmed that the School Travel Plan had been submitted as part of the application, without the permission of the School, and the School had asked for it to be removed. The School were not supporting the application and wanted to disassociate themselves.
- d) Concern was expressed that if the car park or MUGA were not built there may be a danger that additional houses would be built on the land. Cllr Wilson stated that as part of the planning application the developer had offered a covenant to restrict further development on land adjacent to this site. Councillors acknowledged that covenants are legal not planning issues and it was emphasised that the Parish Council had had no communication whatsoever with the developer including the precise nature of any such covenant and how it would be implemented.
- e) Parishioners were encouraged to write to the Planning Officer with their observations and the Chairman confirmed that the application would be heard by the Planning Committee at DDC on the 21st July 2015. The Chairman will attend that meeting.
- f) Members of the Public were thanked for their attendance.

15/1399 DA/2015/0451 Land off Moulton Lane, Boughton

Construction of four dwellings and garaging and 56 space car park and multi-use games area, to be used and controlled by Boughton Primary School, creation of access road and associated landscaping

After general discussion, and following a proposal from Cllr Greatorex which was seconded by Cllr Mrs Shephard, councillors unanimously resolved to object to the application on the following grounds:-

- a) The proposed development is in conflict with saved policies within the Daventry District Council (DDC) Local Plan, the National Planning Policy Framework (NPPF) and with policies within the recently adopted West Northamptonshire Joint Core Strategy (WNJCS).
- b) Boughton is a restricted infill village and the development would affect open land which is of particular significance in the form and character of the village.
- c) The development is outside the village confines and in open countryside.
- d) The proposed development is within green wedge.
- e) The proposal is adjacent to the Conservation Area.
- f) Boughton contains a number of visually important public and private open spaces and the proposal land is designated in Boughton Village Design Statement as having important views in and out of Boughton. These views must be protected.
- g) Contrary to the applicant's justification that there is no identified five year land supply in Daventry District the Council can now demonstrate that it has a five year supply of housing land and four huge properties in large gardens cannot realistically address the shortage of land for housing.
- h) Highway concerns and security issues with the car park and MUGA.

- i) The development may set a precedent for further small scale development outside the village confines.

15/1400 Urgent Matters for Report Only

- a) The Chairman reported that notification had been received from DDC of an appeal against the Council's decision to refuse outline planning permission for up to 41 houses on land at Welford Road, Boughton. The matter would be put on the Agenda for the next full parish council meeting on the 13th July 2015.
- b) Cllr Mrs Shephard reported that she has now brought several matters to the attention of the Rights of Way Officer at NCC. A bund and gate have been put across permitted footpath CC2 going up to Bunkers Hill Farm. Access is across a stile but it is impossible to get a dog through. On footpath CC13 the grass is now chest height and footpath DK4 is impassable. The Rights of Way Officer has agreed to site visit. Despite numerous attempts by the Clerk, Cllr Mrs Shephard confirmed that nothing had been heard further from the Principal of Moulton College following a meeting with him some months ago. He had promised written clarification for the village newsletter about the kissing gate from Butchers Lane up to Spectacle Lane which had been blocked by the College mainly due to recent 'misuse' of the path. The farm has recently experienced cases of the route being used by motor cycle riders and dog walkers wandering off the path and damaging crops. Additionally, the College was not happy with horse riders using a route which was only meant for walkers.

15/1401 Confirm Date of Next Meeting

The next Meeting of Boughton Parish Council will be held on Monday 13th July 2015 in Boughton Village Hall at 7.00 p.m.

There being no other business the meeting closed at 8.40 p.m.

Signed as a true record of the above meeting.

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Cllr J Clarke (Chairman)

Dated this 13th day of July 2015