

## BOUGHTON PARISH COUNCIL

### Minutes of the Meeting held on Monday 14<sup>th</sup> July 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, J Parker, S Potter, Mrs J Shephard

**In Attendance:** Mrs J Bunting – Parish Clerk

**Other Attendees:** Mr S Broadbent – Obelisk Spinney Pocket Park

#### **14/1236 Apologies for Absence**

Apologies were received from Cllrs: Mrs G Kingston, R Wilson and District Councillor J Shephard.

#### **14/1237 Members Declaration of Interest (on Agenda Items Only)**

None.

#### **14/1238 To sign the Minutes of the last Full Council Meeting held on Monday 9<sup>th</sup> June 2014**

The Minutes of the last Full Council Meeting held on Monday 9<sup>th</sup> June 2014 were approved and signed by the Chairman as a true and accurate record.

#### **14/1239 Public Open Forum Session**

There were no questions from members of the public.

#### **14/1240 Matters arising from the Minutes of the Last Full Council Meeting (not covered by items on the Agenda)**

There were no matters arising.

#### **14/1241 To Receive District Councillor's Report**

There was nothing to report.

#### **14/1242 To Receive County Councillor's Report**

- i. Cllr Mrs Shephard reported that the public footpath at the end of Butchers Lane had now been re-opened.
- ii. The new owner of Boughton Mill had requested the diversion of a public footpath which runs directly outside the front of the property and Cllr Shephard had written to NCC.

#### **14/1243 Boughton Village Day**

- i. On behalf of the Parish Council the Chairman thanked Cllr Potter for all his hard work in organising the recent Village Day event which had been a huge success. Cllr Potter reported that £526.76 had been received in donations as follows:-

Cake Sale	£125.76
BBQ	£160.00
Josephinnies Soft Furnishings	£10.00
Peachie Cream Jewellery & Accessories	£10.00
Tony Boullemier (Book Sale)	£54.00
Tombola	£167.00

- ii. Cllr Potter reported that £1,800 had been earmarked in reserves for the Village Day. A total of £1,162.88 had been spent and donations totalled £526.76 as above. The Chairman proposed that £600 of the precept allocation be kept in the Village Day Reserve for future events and this was seconded by Cllr Parker. Discussion took place and Councillors resolved that any balance be distributed to the Parochial Church Council, the Ladies Fellowship and Boughton Academy School. The Clerk stated that she would confirm the power of the Parish Council to distribute the monies.
- iii. The Clerk was requested to send thank you letters to those who had contributed to the Village Day event.
- iv. Cllr Potter reported that Cynthia Spencer Hospice had collected £70.
- v. The Bunting would need some cleaning/repair or possible replacement for the next event.

#### **14/1244 Village Design Statement Update**

There was nothing to report. A further meeting date is to be arranged.

#### **14/1245 Village Website**

The Clerk reported that the development of the new website was progressing well and the site should be going live the week beginning the 21<sup>st</sup> July 2014.

#### **14/1246 Planning**

##### **a) New Planning Applications**

- i. DA/2014/0502 Wetherdy, Moulton Lane, Boughton NN2 8RG  
Work to tree subject to a Tree Preservation Order DA 159  
No objection by the Parish Council.
- ii. DA/2014/0515 4 Swedish Houses, Humfrey Lane, Boughton NN2 8RN  
Construction of Car Port  
No objection by the Parish Council.
- iii. DA/2014/0521 Land at Welford Road, Boughton  
Outline application for up to 41 dwellings, estate road, open space and associated works.  
Councillors resolved that a sub-committee of Cllrs Mrs J Shephard, K Greatorox, A Dale and J Clarke would meet on 24<sup>th</sup> July 2014 at 7.00 p.m. Cllr Mrs Shephard agreed to arrange and chair the meeting. The Clerk was requested to invite District Councillor B Frenchman to the meeting.

##### **b) Planning Application Decisions Received**

None

##### **c) Review any matters relating to Planning Policies**

None

d) 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)

There was nothing to report.

ii) DA/2013/0994 (Amended) Land at Brampton Lane, Boughton (Buckton Fields (East)

Reserved Matters submission for 376 dwellings, open space, structural landscaping, highways and drainage infrastructure works (all matters except access) pursuant to outline application DA/2008/0500.

The Chairman reported that on Wednesday 25th June 2014 he had attended a meeting of the Planning Committee at Daventry District Council when the above application had been heard. During that meeting the Head of Planning was heard to remark that Boughton Parish Council was “extremely pedantic”.

Discussion took place and Councillors agreed that the comment was completely derogatory and unjustified and that it was wholly inappropriate for a Senior Officer of Daventry District Council to make such a statement at any time, but in public was completely unprofessional.

The Chairman stated that Boughton Parish Council have worked tirelessly over some considerable years to try and obtain the best results for the Parish from this substantial development and the observations of Councillors exclusively reflected the views of the Parishioners.

Additionally, during the presentation an aerial photograph of Boughton Quarry had been shown to members of the Planning Committee. As this was an extremely old photograph Councillors felt that this may have grossly misled members of the Planning Committee as it countered the argument of Boughton Parish Council that the Buckton Fields (East) application was adjacent to open countryside.

It was agreed that the photograph gave a completely wrong perspective particularly as it had been taken from the air. Cllr Greateorex stated that the pond shown in the photograph was no longer there and the boundary of the site had now been sympathetically planted with trees making the Quarry almost invisible from the surrounding roads. The whole area now blended in with the open countryside and the aerial photograph presented gave an impression of a heavy industrial area which it was not. Councillors felt that Boughton Parish has been badly misrepresented by Officers who had used a photograph, which in the present, bore no resemblance to how the Quarry looked now.

The Chairman reported that the application had been approved by a narrow vote of 6 to 5 and Councillors believed that this misrepresentation and the public comments made by the Head of Planning may possibly have

persuaded the decision of members of the Planning Committee when the vote was so close.

Councillors agreed that a letter, signed by the Vice-Chairman, Cllr Greatorex, be sent to Mr Ian Vincent the Chief Executive of DDC requesting a public apology and that a copy be sent to all the members of the Planning Committee. In addition, it was agreed that a copy would be sent to Mr S Bovey and Maria Taylor at DDC.

iii) Boughton Quarry (General)

The Clerk was requested to ask Phil Watson for an up to date aerial photograph of the Quarry. The Chairman stated that a date for a Quarry Liaison Forum Meeting needed to be arranged as it had been some time since the last meeting.

iv) Pitsford Quarry/Pond (General)

Cllr Mrs Shephard reported that Bennies are now not progressing with the in-fill of the pond and the land-owner will sell on the open market as a fish pond.

v) Neighbourhood Plans – Correspondence from Cllr A Chantler

The Chairman read out an email from Cllr Chantler the Strategic Planning Portfolio Holder at DDC. The Clerk was requested to forward a copy to Cllr Mrs Shephard who stated that there had been a lot of negative feedback on Neighbourhood Planning.

#### 14/1247 Finance

- a) The Financial Statement for the month ending 30<sup>th</sup> June 2014 had been circulated to all Councillors and had previously been agreed by Cllr Wilson. In Cllr Wilson's absence the Chairman proposed approval of the Financial Statement by the Council and this was unanimously agreed by Councillors. The Financial Statement was 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 been circulated to all Councillors and previously approved by Cllr Wilson.

To Whom Paid	Chq No	Details of Payment	Amount	Power to Pay
Chris Startup (Kings Gambit)	1573/V700	Performance by Kings Gambit at Boughton Village Day 5 <sup>th</sup> July 2014	£250.00 (Paid at Village Day 5 <sup>th</sup> July 2014)	LGA 1972 s145
Boughton Village Hall	1574/V701	Hall Hire BPC Meeting 14 <sup>th</sup> July 2014	£18.00	LGA 1972 s133
Mrs J Bunting	1575/V702	Clerk's June 2014 Salary (net of deductions).	£1,085.78	LGA 1972 s111
HMRC	1576/V703	N.I Contributions	£278.46	LGA 1972 s111
Mrs J Bunting	1577/V704	Clerk's Monthly Office Expenses June 2014 (Telephone, Broadband and Electricity)	£43.33	LGA 1972 s 111

Mrs J Bunting	1578/V705	Clerk's Mileage Expenses (1 <sup>st</sup> April to 30 <sup>th</sup> June 2014)	£58.80	LGA 1972 s111
Natalie Green & Co	1579/V706	Annual Payroll Services	£213.60	LGA 1972 s111
BDO LLP	1580/V707	Auditing the Annual Return year ended 31 <sup>st</sup> March 2014	£240.00	LGA 1972 s111
DACT	1581/V708	Annual Affiliation Fee	£25.00	LGA 1972 s143
E.ON	1582/V709	Electricity Charges	£487.27	Parish Councils Act 1957 HA 1980 s301
Cllr S Potter	1583/V710	Reimbursement for Village Day Expenses (Silly Soapy Clown & Joker Squad)	£450.00	LGA 1972 s145
M & K Gardening	1584/V711	Village Greenworks	£243.00	Open Spaces Act 1906
M & K Gardening	1585/V712	Village Greenworks	£421.00	Open Spaces Act 1906
Boughton Coffee Morning	1586/V713	Funding Donation	£150.00	LGA 1972 s137
Potter Group	1587/V714	Cheque Cancelled	£150.00	
<b>TOTAL:</b>			<b>£3,964.24</b> (£700.00 from Village Day Reserve)	

- c) Councillors agreed to pay the following late cheques which did not appear on the Financial Statement for the month ending 30<sup>th</sup> June 2014.

To Whom Paid	Cheque No	Cheque No	Cheque No	Power to Pay
Potter Group	1588/V715	Hire of PA System for Village Day 5 <sup>th</sup> July 2014	£180.00	LGA 1972 s145
Mrs S Potter	1589/V716	Reimbursement for expenses incurred for Village Day 5 <sup>th</sup> July 2014	£282.88	£282.88
<b>TOTAL</b>			<b>£462.88</b> (Paid from Village Day Reserve)	

- d) Conclusion of Audit for the year ending 31<sup>st</sup> March 2014

The Clerk reported that BDO had now completed the Audit for the year ended 31<sup>st</sup> March 2014 and there were no issues which required the issuing of a separate additional issues arising report. The Chairman thanked Cllr Wilson for all his hard work in the preparation of the year end accounts.

- e) Grant Application Obelisk Spinney Pocket Park

The Clerk reported that one application had been received for grant support from the Obelisk Spinney Pocket Park. A copy of the application had been circulated to all Councillors and a grant of £500 had been applied for to assist in the maintenance of

paths, the purchase of wildflower seeds and to support a continuing programme of setting up bird and bat boxes. Cllr Greateorex proposed the payment of a grant of £500 and this was seconded by Cllr Greener and unanimously agreed by Councillors. The Chairman congratulated Mr Broadbent on all the work undertaken by the group.

- f) As there was no full council meeting in August the Council resolved that any invoices for payment in August would be approved by Cllr Wilson and cheques would be signed by the Chairman and one other bank signatory.

#### **14/1248 Highways**

a) Review/Progress any maintenance works, traffic calming matters

- i. Councillors resolved that an annotation of the traffic calming proposals by NCC Highways would go on the new website.
- ii. Councillors agreed that only one chicane would be necessary on Moulton Lane. The Clerk was requested to ascertain from NCC Highways that if there was only one chicane if the money from the additional one could be kept in reserve or would this money be lost.
- iii. The Chairman stated that there had been no response from the developers of Buckton Fields (East) regarding the "Wish List".

b) Footway Lighting Upgrade – Church Street

- i. Cllr Parker reported that a reply had now been received from the Conservation Officer at DDC regarding replacement footway lighting in Church Street. The Conservation Officer and Building Control are now satisfied with the replacement of the existing wall mounted external street lights and the proposed lantern light design (The Windsor) seemed the most suitable. The Clerk confirmed that she had a meeting with a representative from E.ON on Tuesday 15<sup>th</sup> July 2014 and once their proposals were to hand the Parish Council would be in a position to consult with the three building owners. Following a proposal from Cllr Parker it was resolved that the project be completed as soon as possible.

The Clerk reported that as the Parish Council had now completed the footway lighting upgrade, save for the three lights in Church Street, E.ON had agreed to give the Parish Council a 12 month maintenance free year. E.ON will send the next maintenance account in June 2015.

c) Overgrown Footpath – Moulton Lane

Following a report from M & K Gardening Cllr Potter agreed to speak to the tenant farmer.

- d) The Chairman reported that Western Power had undertaken some recent tree maintenance work in Moulton Lane.

#### **14/1249 Environment**

a) Review/Progress any maintenance work matters

The Clerk was requested to progress maintenance work by Western Power to trees in Spring Close that had originally been reported in December 2013.

b) Replacement Dog Bin

The Clerk reported that the new dog bin would be installed on Thursday 17<sup>th</sup> July 2014 by the Dog Warden at DDC. A representative from NCC Highways would also attend to check the location of utilities.

c) Community Farm Welford Road

The Chairman reported that there had been an update from the Planning Investigator at DDC. For there to be a breach in planning control there had to be a Material Change of Use (MCU) from the permitted use. Consequently, there had to be evidence of a new primary use on the land not evidence of a lack of activity in the existing use. At this time there was no evidence to support an allegation of an MCU. An agricultural (farming) use is the one of the few uses that does not require any form of planning permission as it is stated within the planning act that it is not development. Consequently, the planning act establishes agricultural uses as the starting point for all uses and if a use on the land ceases (a technical and complex matter in itself) then it reverts to agriculture. Councillors felt that the caravan was an eye sore in an area of natural beauty and now that the bund had been removed at the entrance it may be abused by other users. The Clerk was requested to forward a copy of the report to Nik Moore for further clarification and advice.

d) Work to Chestnut Tree – Quotations

The Clerk had obtained three quotations from Tree Surgeons copies of which had been passed to Cllr Dale. Councillors resolved that Cllr Dale and the Clerk would agree a suitable contractor for any work subject to the advice from the Landscape Officer at DDC.

**14/1250 Correspondence Received (not already on the Agenda)**

a) Development Proposals at Dallington Grange

A letter from the Pegasus Group advised of a public consultation event in respect of development proposals by Persimmon Homes, Barratt Homes and David Wilson Homes at Dallington Grange on a site to the north of Kings Heath and to the rear of Lodge Way Industrial Estate off Harlestone Road.

b) The Chairman read out a thank you letter from Mrs N Pearson in respect of recent maintenance works to the bench in Humfrey Lane.

c) The latest NCALC update was available for inspection.

**14/1251 Other Matters**

a) Review and progress any new/outstanding consultations

Councillors resolved not to respond to DDC's Community Infrastructure Levy Draft Charging Schedule Consultation.

b) Progress/Receive reports on attendances since last BPC Meeting:-

i. Cllr Mrs Shephard had attended the OMBBH meeting on the 29<sup>th</sup> May 2014. She reported that she had made the point that DDC tends to look at Daventry town and not the villages. Cllr Mrs Shephard had recently met with Overstone Parish Council regarding the new build in Moulton and it had been clear that there was no goodwill for the village from the developers. Most of the housing commitment in Daventry District was being met by the surrounding parishes of Boughton, Pitsford, Moulton, Overstone and Harlestone. DDC was in "special measures" and could not afford any more planning applications going to appeal.

ii. The Chairman had attended a briefing session on planning policy matters at DDC on Wednesday 2nd July 2014 and updated Councillors. Topics that had been covered included the Five Year Housing Land Supply and there had been

updates on the West Northamptonshire Joint Core Strategy, the Settlements and Countryside Local Plan, Neighbourhood Planning, the Community Infrastructure Levy and Conservation Area Review.

- c) Receive Reports from representatives of Village Hall, Pocket Park, Primary School and Richard Humfrey Charity Committees
- i) The Chairman reported that there would be a Quiz Evening at the Village Hall on the 8<sup>th</sup> November 2014. Cllr Greateorex stated that this would coincide with the Bonfire Night Event planned in the Pocket Park.
  - ii) The Chairman reported that a recent party held in the Village Hall had got out of hand causing an appalling mess and this had been a setback for the Village Hall Committee following the recent redecoration.
  - iii) Cllr Greateorex reported that the Pocket Park is being well maintained and is looking very nice. A contractor is replanting an area in the Maze which will take place in the Autumn. There are two events being planned – A Posh Ploughman’s in the Pub in September and a Bonfire Night on the 8<sup>th</sup> November 2014.
  - iv) Cllr Potter reported that Boughton Academy School had recently appealed a decision which had refused an application by the School for an Academies Grant. He stated that Cllr Mrs Shephard had joined the Governors meetings during the Appeal process and through her endeavours he was delighted to report that the School had now been awarded a grant of £300,000. Cllr Potter thanked Cllr Mrs Shephard for all her hard work.
  - v) Cllrs Greateorex and Mrs Shephard reported that the Richard Humfrey Charity had agreed to changes in its funding and assets had now been transferred to ethical shares which were doing well. The next Committee meeting would be held in November.
- d) There were no new “Welcome to Boughton” letters.

**14/1252 Urgent Matters for Report Only (notified to the Chairman before the Meeting)**

There were none to report.

**14/1253 Confirm Date of Next Meeting**

The next Full Council Meeting of Boughton Parish Council will be held on Monday 8<sup>th</sup> September 2014 in Boughton Village Hall at 7.00 p.m.

There being no other business the meeting closed at 9.10 p.m.

Signed as a true record of the above meeting.

.....

Cllr J Clarke (Chairman)

Dated this 8<sup>th</sup> day of September 2014