

BOUGHTON PARISH COUNCIL

Minutes of the Planning Meeting of the Parish Council held on Monday 23rd October 2017 at 7.00 p.m. in Boughton Village Hall, Butchers Lane, Boughton

Present: Councillors: J Clarke (Chairman)
A Dale, Mrs R McDonnell, Mrs J Shephard, S Potter, S Trott, R Wilson,
T Wright

In Attendance: District Councillor J Shephard
District Councillor B Frenchman
Mr B Waine Chartered Town Planner
Mrs J Bunting – Parish Clerk

Other Attendees: Twenty-two members of the public

17/1793 Apologies for Absence received from Councillors not in attendance

- a) Apologies for absence were received from Cllr K Greatorex (personal).
It was resolved to accept the apologies received.
- b) Apologies were received from District Councillor C Millar – Leader Daventry District Council.

17/1794 To record Members Declarations of Interest (on Agenda Items Only)

There were no declarations of interest. Councillors declarations of interest are recorded in their statutory declarations which are held on the Daventry District Council website.

17/1795 Public Open Forum Session

The Chairman welcomed the members of the public to the meeting and general concerns regarding the development of Buckton Fields (West) phase 2 were raised: -

- The extra burden on local infrastructure – roads, schools and shops.
- The cumulative effect of all development in the area must be a consideration. It was a huge general issue. A representative of WASPRA confirmed that there were 44,000 traffic movements on the local roads each day.
- The Park & Ride in its current form and location would not mitigate the traffic problems.
- If the Park & Ride is not preferred by NCC the land will become available and could result in additional housing.
- There would be no incentive for local residents to use a Park & Ride as there is no provision for a dedicated bus lane into Northampton.
- A Park & Ride will not alleviate the traffic problems and is not traffic mitigation for Boughton.
- If the Park & Ride was located in a more favourable site it could be used as a drop off point to bus pupils into the village to Boughton School.
- There were contradictions and inconsistencies in the Travel Assessment.

- In 2013 WASPRA had undertaken a traffic count which showed 38% more traffic than Ensign had predicted in 2021.
- The development did not require a Care Home and a G.P surgery would be preferable.
- The provision of secondary education (11-18 years) was a concern.
- The applicants do not own all the land and this is of great concern to the current parishioners of Buckton Fields.
- There was no guarantee of what type of retail would be sited at the local centre.
- Shops were not needed as there were sufficient facilities already at Whitehills and Kingsthorpe. Shops could encourage nuisance from young people.

17/1796 Planning

a) To consider response to the following new planning application: -

DA/2011/0666 Land at Brampton Lane, Boughton (Buckton Fields Phase 2)

Mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2) park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure. All matters reserved except access, internal spine road and development (layout, scale, appearance and landscaping) within the site area as defined on plan ref: P16-0295 17 (Revised scheme)

- i) District Councillor John Shephard stated that the phasing of the development had come as a surprise. As NCC were not selling their land for phase 3, and the developers did not have control of phase 3 land, this raised a very unsatisfactory situation as phases 1 and 2 would be built without any benefits. He was confident that if the application did proceed then there would be a planning condition that on the completion of xxx houses then other infrastructure facilities would have to be available. To develop phase 2 without the benefit of phase 3 was not acceptable and phasing on the site was a major issue.
- ii) District Councillor Frenchman stated that one of the issues facing the parish council was that when NCC state something to the planning committee at DDC that expert advice is taken at face value by members. The parish council must have their own experts if they wanted to challenge any expert advice.
- iii) There was one main entrance into the development at the current roundabout in Brampton Lane and concern was expressed with the current design layout of the roads and off-street parking as parked cars were making it difficult for current road users to pass on the narrow roads on phase 1 and this could hinder emergency vehicles. The parking provision for the development needed to be adequate as it will only worsen as the development progresses. Mr Waine confirmed that the car parking requirements must follow the guidelines set by NCC.

- iv) The provision of shops was not a matter for the development or this application but the parish council could request a percentage requirement but this would be done at a later stage.
- v) Concern was expressed that the dwellings fronting the spine road without any turning facility would have to reverse directly onto the spine road and this would create a highway safety risk. Mr Waine commented that this was unusual.
- vi) It was agreed that the traffic situation was a most important consideration and it was suggested commissioning a parish council traffic count. This could include some aerial photographs. There could be a further 2,000 vehicles on the road from the development and the local area was already saturated at peak times. The clerk was requested to cost a traffic count for the November full council meeting although Mr Waine countered that a traffic survey would not influence this development and he felt that there would be little point and hugely expensive.
- vii) District Councillor John Shephard would raise the advance appointment of a Travel Co-ordinator at the next meeting of the Buckton Fields Liaison Forum on the 27th October 2017. A Travel Plan Co-ordinator would promote travel plan measures with residents of the site which included car sharing initiatives and travel vouchers.
- viii) It was noted that there was no current bus service provision to the site.
- ix) Cllr Frenchman would clarify the number of photographs that could be evidenced to members on the planning committee at DDC.
- x) Councillors had no confidence in the Traffic Assessment. The local highway network was at capacity at peak times and the Traffic Assessment stated that off-site traffic from the development will not be severe. The Assessment also noted that the traffic along Brampton Lane had reduced since 2009 and this was disputed by councillors. Brampton Lane linked the A5199 Welford Road and the A508 Harborough Road North and the traffic had further increased with the progression of phase 1 of the site.
- xi) There was no guarantee when the NNOR will be built and infrastructure must come first.
- xii) **It was resolved** that Mr Waine would be appointed to prepare a first draft of the parish council's response. The community list which had been agreed at the October full council meeting would be included. The significant points would be phasing, traffic and design although the starting point would be that the parish council were not able to comment fully on the application as there were numerous things that were not coming forward in phase 2. Mr Waine warned against the argument that the development was not sustainable as it was a sustainable urban extension (SUE) of Northampton in the WNJCS and the site was allocated for housing. The points the parish council make must be

relevant to the application. Any planning arguments made must sustain an appeal and any objection must be defended in a court of law. A further meeting with Mr Waine would be arranged and the Chairman and Clerk would attend. A draft of the response would be reviewed at the November full council meeting and the Clerk was asked to request an extension of time with the planning officer at DDC.

- xiii) **It was resolved** that a copy of the parish council's final response would be published on the village website.

17/1797 Urgent Matters for Report Only (notified to the Chairman before the Meeting)

None

17/1798 To Confirm Date of Next Meeting

The next full council meeting will be held on Monday 13th November 2017 in Boughton Village Hall, Butchers Lane, Boughton at 7.00 p.m.

There being no further business the meeting closed at 9.35 p.m.

Signed as a true record of the above meeting.

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Cllr J Clarke (Chairman)

13th November 2017