

Minutes of the meeting held on Friday 29th January 2016 at 10.00 a.m. in Boughton Village Hall, Butchers Lane Boughton

Present:-

Cllr John	Shephard (Chair)	(JS)	Ward Councillor Daventry District Council
Jayne	Bunting	(JB)	Boughton Parish Council
Cllr John	Clarke	(JC)	Boughton Parish Council (Chair)
Mr Steve	Ellis	(SE)	Daventry District Council
Cllr Barry	Frenchman	(BF)	Ward Councillor Daventry District Council
Cllr Richard	Greener	(RG)	Boughton Parish Council
Emily	Hale	(EH)	Bloor Homes (South Midlands)
Mr David	Joseph	(DJ)	Bloor Homes (South Midlands)
Mr Alun	Isaac	(AI)	Joint Project Manager Isaac Mercer Ltd
Mr Andy	Leighton	(AL)	Community Engagement Manager NCC Highways
Mr John	Matuszewski	(JM)	Martin Grant Homes
Cllr Chris	Millar	(CM)	Leader Daventry District Council
Cllr Judy	Shephard	(JMS)	Ward Councillor Northants County Council
Cllr Russell	Wilson	(RW)	Boughton Parish Council

1. Apologies

Apologies were received from Richard Wood (Daventry District Council), Debbie Taylor-Bond (NCC Highways), Paul Doyle (Bloor Homes) and Cllr Kevin Greatorex (Boughton Parish Council)

2. Minutes of the Last Meeting

The Minutes from the last meeting held on Friday 23rd October 2015 were approved.

3. Matters Arising

There were no matters arising.

4. Gas Connection Upgrade & Traffic Lights Management

General discussion took place regarding the recent four way traffic management system that had caused chaos to the local highway network. AI stated that the failure was that there had been no local communication. He confirmed that he has spoken to the utility company, GTC, and has requested a schedule of works going forward and is hoping to meet with them on a regular basis.

AL reported that one of the conditions of the licence to undertake work on the highway was that the lights should have been manually operated at peak times and that had not been the case initially. In terms of sanctions for not

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<p>fulfilling this requirement NCC Highways had issued a fixed penalty fine although this was not a punitive fine but one set down by the government.</p> <p>AI suggested that things can be improved and he would ensure that this situation will not happen again.</p> <p>RW suggested that part of the problem was the cumulative effect caused by all the highway works being carried out at the same time in the local area. It was imperative that NCC Highways co-ordinate all this work to avoid these difficulties on the road network. AL agreed to raise this with the Street Works Team and JMS will speak to Debbie Taylor-Bond the Strategic Manager for Transport & Highways.</p>	<p>JMS AL</p>
<p>5. Bloor Homes & Martin Grant Homes Update</p> <p>a) Off-site works</p> <p>Plans were distributed for the off-site works.</p> <p>AI reported that Phase 1 works to tie-in the roundabout (90% was built on-site) on Brampton Lane were continuing and work should be completed by 26th February 2016 when it will be a working roundabout. There were two-way traffic lights on Brampton Lane. AI agreed to look at the possibility of taking traffic into the site, while the works were progressing, to try and assist with traffic management.</p> <p>b) Following completion of the roundabout Phase 2 would be works to construct a footpath and new drains on the verge towards the Welford Road. DJ confirmed that part of the S106 obligation was that this should be done before the first occupation of houses. Work would be from the end of February to the 18th March 2016 and there would be two way lights on Brampton Lane.</p> <p>c) Work to construct a footpath and new drains towards the Harborough Road North (Phase 3) would take place in the middle of March and there would be two way lights on Brampton Lane.</p> <p>d) Phase 4 works to connect a foul drain will take place in the Easter holidays when hopefully the traffic would be much quieter but there may be a need for more traffic lights.</p> <p>e) From the 18th May 2016 a Toucan Crossing will be installed on the Harborough Road North and two-way lights will be required to undertake the civil works.</p> <p>f) Phase 6 & 7 general highway improvement works will take place in May/June 2016. At the junction of Welford Road this will include a dedicated left hand lane. AI will look at whether lights will be required on Welford Road as there is a potential issue with the closeness to the existing pedestrian crossing lights for the Brampton Valley Way.</p> <p>g) AI reported that whilst undertaking works to tie in the roundabout it</p>	<p>AI</p> <p>AI</p>

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had been discovered that the existing highway drain was broken and this will need to be replaced.

h) **On Site Works**

Plans were distributed for the phasing of development on the site which DJ stressed were dependent upon market demand. They were a snapshot of future delivery.

AI gave an overview of the internal road layout. The S278 works are virtually completed and all other roads are 80% completed which will now enable the plots to be developed. AI confirmed that the roads will eventually be adopted by NCC Highways with the exception of private driveways.

i) Bloor Homes Sales Centre will open in late February/early March. Properties are currently being sold by a local estate agent.

j) AI reported that the predicted occupations for Bloor Homes to the end of the second quarter 2016 was 20 and to the end of quarter 4 (December 2016) was 40. For the same period for Martin Grant Homes this was 6 occupations to the end of quarter 2 and 24 occupations to the end of quarter 4.

6. **Boughton Parish Council**

JC stated that there was nothing further to add.

7. **Daventry District Council**

SE reported that there was nothing outstanding but DDC will continue to monitor the implementation of the planning permission and the S106 agreement.

8. **Damaged Verges Harborough Road North**

a) It was confirmed that these will be re-instated in Spring 2016 once there is a water connection to the site. Anglian Water will be digging up the verge from the 12th to the 15th February 2016.

b) Following a question whether there was a need to install the Toucan Crossing now DJ stated that there are certain triggers in certain documents when things have to be completed. However, he would liaise with SE in that regard. SE stated that although the S106 had fixed triggers there may be some flexibility if there was good reason – in relation to 106 highway items, NCC would have to be consulted, if a relaxation was being sought.

c) AI to check:-

i. Whether phases 4 and 5 can be done together.

ii. Correct the date at phase 5 to read 10th May and not 10th April

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SE

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<ul style="list-style-type: none"> iii. Look at the possibility that phases 6 and 7 are not done at the same time. 	
<ul style="list-style-type: none"> d) AI reported that where National Grid thought there was a gas main there is not and AI will need to conclude this. 	AI
<p>9. Emergency Contact Numbers</p> <p>AI confirmed that there is a process in place in the event of an emergency which complies with Police and HSE regulations. The Contracts Manager for the site lives locally and AI would provide JB with contact details.</p>	AI
<p>10. Community List</p> <p>It was agreed that DJ, JC and JMS would meet to further discuss the community list. CM stated that the more the developers could do for the community would be better for their standing within the village.</p>	DJ, JC, JMS
<p>11. S106 Highway Contribution</p> <p>JS reported that the traffic calming contribution from the S106 has now been paid in full and will be made available to Northamptonshire Highways.</p>	
<p>12. Any future changes to the Planning Permission</p> <p>SE reported that there was nothing current.</p>	
<p>13. Any Other Business</p> <ul style="list-style-type: none"> a) RW reported that there had been some issues with very large contractors lorries entering the village which had caused significant difficulties in Church Street. AI confirmed that “No Construction Traffic” signs were being erected at both entrances to the village on Vyse Road and Moulton Lane. SE would look into this. b) In view of the recent highway disruption CM thought that it was vital that any works currently being undertaken by utility companies to phase 1 of the site should not have to be replicated if phase 2 of the development goes ahead. JM stated that gas and electric companies usually anticipate this. c) Following a question from BF JMS agreed to speak to Sarah Naylor the County Co-ordinator for Superfast Broadband at NCC. 	SE JMS
<p>14. Dates of Future Meetings</p> <p>The next meeting will be held on Friday 15th April 2016 at 10.00 a.m. in Boughton Village Hall, Butchers Lane, Boughton</p>	