

**Minutes of the meeting held on Friday 15<sup>th</sup> April 2016 at 10.00 a.m. in Boughton Village Hall, Butchers Lane Boughton**

Present:-

Cllr John	Shephard (Chair)	(JS)	Ward Councillor Daventry District Council
Mrs Jayne	Bunting	(JB)	Boughton Parish Council
Cllr John	Clarke	(JC)	Boughton Parish Council
Mr Paul	Doyle	(PD)	Bloor Homes (South Midlands)
Mr Steve	Ellis	(SE)	Daventry District Council
Cllr Kevin	Greatorex	(KG)	Boughton Parish Council
Emily	Hale	(EH)	Bloor Homes (South Midlands)
Mr Alun	Isaac	(AI)	Joint Project Manager Isaac Mercer Ltd
Mr John	Matuszewski	(JM)	Martin Grant Homes
Cllr Chris	Millar	(CM)	Leader Daventry District Council
Cllr Judy	Shephard	(JMS)	Ward Councillor Northants County Council
Mrs Debbie	Taylor-Bond	(DTB)	Northants County Council Transport & Highways
Cllr Russell	Wilson	(RW)	Boughton Parish Council

**ACTION**

**1. Apologies**

Apologies were received from Richard Wood (Daventry District Council), David Joseph (Bloor Homes) and Cllr Richard Greener (Boughton Parish Council).

The Chairman welcomed Debbie Taylor-Bond to the meeting.

**2. Minutes of the Last Meeting**

The Minutes from the last meeting held on Friday 29<sup>th</sup> January 2016 were approved and signed as a true record.

**3. Matters Arising**

There were no matters arising.

**4. Joint Project Manager (Mr Alun Isaac) Update**

AI presented updated plans for off-site works and plans were circulated.

To make a gas connection to the roundabout there were currently four-way lights on the roundabout on the Harborough Road North. There had been problems with locating the gas main but this had now been located in Vyse Road. The connection would be made over the weekend and would keep this in line to complete the final date for the work by Wednesday or Thursday of next week. AI confirmed that the lights had been manned and there had been site visits by NCC Highways to check for compliance. Highways had requested some additional signage.

<p>Once the work to the roundabout is completed AI reported that he will inspect the adjacent highway verges with the Site Manager and all verges and hard standing will be made good. Both NCC Highways and the Parish Council will be kept informed.</p>	<b>ACTION</b>
<p>AI confirmed that all the verges would be seeded and made good to the standard of the new principal entrance to the site on Brampton Lane.</p>	AI/Site Manager
<p>The Welford Road/Brampton Lane improvements, which will incorporate a filter lane, will be signed at peak times and during the day managed by traffic lights. These works will begin on the 6<sup>th</sup> June for a month into early July.</p>	<b>AI/DTB</b>
<p>AI to forward details to DTB.</p>	
<p>Items 4 and 5 on the plan (Toucan Crossing on the Harborough Road and junction improvements on Harborough Road/Holly Lodge Drive) will be completed as one programme before the highway works on the Welford Road. The work for the Toucan Crossing will begin on the 18<sup>th</sup> April 2016 and there will be two way lights for the first week. The Holly Lodge Drive improvements will be an upgrade to the traffic signalling.</p>	
<p>AI agreed to see what could be done practically so that some of this work was not done all together. However, he expressed some concern that this would extend the time of the works. Equally, he was concerned that the footpaths on Brampton Lane and some of the other off-site works had to be completed before the first occupation of houses. Following discussion it was agreed that there would be no traffic lights on Brampton Lane to complete a new footpath and drains until work to the Toucan Crossing on Harborough Road was completed.</p>	
<p>Following a request from CM, AI agreed that future highway signage for traffic management would incorporate an emergency contact telephone number for the public. This was following the failure of a light during a recent weekend which had caused chaos on the Harborough Road.</p>	<b>AI</b>
<p>5. <b>Gas Connection Upgrade &amp; Traffic Lights Management</b></p>	
<p>There was nothing further to report.</p>	
<p>6. <b>Bloor Homes Update</b></p>	
<p>AI reported that the first five Bloor occupations would be by the end of April and it was anticipated that there would be 20 occupations by the end of June.</p>	
<p>PD confirmed that a parcel of land adjacent to the field boundary on the Harborough Road North frontage immediately north of the pub at Whitehills is in the ownership of the same land owners who they acquired the land from for the current development. This land was within the area of Northampton Borough Council and PD suggested that if this land should come forward for development in the future then access could be from within the existing site rather than creating a new access.</p>	

**ACTION**

SE stated that this land had previously been protected green space but PD advised that it was now designated as white land. SE was not aware of any development plans for the land.

Following a question from JS, SE stated that this land would be over and above the 376 houses in Phase 1. The land was within Northampton Borough and would be a new application.

7. **Martin Grant Homes Update**

JM reported that Martin Grant Homes Sales Centre will be opened in July followed by three initial occupations during July. They were targeting twenty occupations by the end of December.

8. **Boughton Parish Council**

JC stated that all points had been covered earlier on the agenda.

9. **Daventry District Council**

SE reported that he was satisfied with how the site was progressing and was not aware of any adverse matters apart from some recent highways issues. DDC would continue to monitor the progress of the S106 obligations. If there was a requirement to alter anything in the S106, and if there were good practical reasons to do so, DDC would consider any sensible variations. Following a question from JC, SE stated that if there were no changes to the planning permission DDC's role was to generally monitor the development, ensure that the S106 was complied with and if there were any complaints arising they would investigate.

SE

10. **Community List**

JC confirmed that the developers had made a joint offer of £5,000 to the Parish. DJ had recently met with JC, JS and CM and had looked at the possibility of some contribution, as a goodwill gesture for the parish, towards the Village Hall, the Church Rooms and the Pocket Park bearing in mind that there was no community hall or school provided for in the first phase of the development. PD stated that this was a goodwill payment as the S106 had placed a significant burden on the developers. He suggested that there may be an opportunity to make further representations for community funding as part of the second phase of Buckton Fields. JC stated that the parish council's expectations had been higher than £5,000. CM concurred particularly as Buckton Fields was part of Boughton parish. CM stated that the parish were looking for more of a gesture. This issue was important to the Parish Council and he stated that the Parish Council would like further dialogue.

**ACTION**

SE suggested that he hoped that the developers would not see this as a one-off payment and perhaps they could consider this further as the development progressed.

The Chairman confirmed that the comments would be noted and that further dialogue would continue.

**11. Any future changes to the Planning Permission**

None to report.

**12. Any Other Business**

None. The meeting closed at 10.45 a.m.

**13. Dates of Future Meetings**

The next meeting will be held on Friday 29<sup>th</sup> July 2016 at 10.00 p.m.

DRAFT