

Minutes of the meeting held on Tuesday 31st July 2018 at 10.00 a.m. in Boughton Village Hall, Butchers Lane Boughton

Present: -

Cllr John	Shephard	(JS)	Ward Councillor Daventry District Council
	(Chair)		
Emily	Bishop	(EB)	Bloor Homes
Jayne	Bunting	(JB)	Clerk to Boughton Parish Council
Cllr John	Clarke	(JC)	Boughton Parish Council
Steve	Ellis	(SE)	Daventry District Council
Alun	Isaac	(AI)	Joint Project Manager
Andy	Leighton	(AL)	Northamptonshire County Council
John	Matuszewski	(JM)	Martin Grant Homes
Cllr Sarah	Peck	(SP)	Ward Councillor Daventry District Council
Cllr Russell	Wilson	(RW)	Boughton Parish Council
Cllr Terri	Wright	(TW)	Vice-Chair Boughton Parish Council

ACTION

1. Apologies

Apologies were received from Cllr Chris Millar (DDC), Richard Wood (DDC), County Cllr Judy Shephard (NCC), Cllr Steve Potter (Boughton Parish Council), David Joseph and Paul Doyle (Bloor Homes)

2. Minutes of the Last Meeting

The Minutes from the last meeting held on Friday 27th October 2017 were approved and signed as a true record.

3. Matters Arising

The Chair raised the matter of a noticeboard that had been located in the car park of the Bloor show homes which had displayed the amount of monies that the developers would be contributing towards education, highways and healthcare etc. EB and JM confirmed that this information could be found in the S106 agreement.

4. Bloor Homes Update

- a) EB confirmed that as of the end of June 188 units had been built and 186 units had been sold. There were two stone frontage plots left to be sold.
- b) The site manager was in the process of clearing the site compound. As construction was almost completed sheds were also due to be taken off site. The work should be completed by mid-August.
- c) S106 obligations would now be triggered based on 200 completions (both Bloor and MGH) and the developers would be dealing with those with NCC.

ACTION

- d) AI confirmed that this area was a consortium area and the identified site for the school. It could be top soiled, however, a decision had to be made on how to leave it for the occupation of the school as it was important not to undertake any abortive work. AI will advise in what way the area is going to be finished off and suggested perhaps having some timber posts and Heras fencing which would demark the boundary of a future site. In any event, it would be left clean and presentable.
 - e) The Chair reported that the opening date for the primary school was now advertised as September 2020.
 - f) As there would be no further deliveries from construction traffic or heavy machinery the roads will be top dressed on the Bloor Homes site. AI confirmed that entry by construction traffic to the western area of the site (Phase 2) will be from the Welford Road access, where a temporary construction access is planned.
5. **Martin Grant Homes Update**
- a) JM reported that only 80 units had been completed to date. A further 20 units would be completed by the end of the year. He envisaged that MGH would be finished by early 2020. AI reported, however, that MGH were only 20 units behind the original development programme.
 - b) Following a question from RW, AI/JM confirmed that the temporary construction access to the site at the top of Brampton Lane will eventually be closed off to traffic, being replaced by a hammerhead.
6. **Daventry District Council**
- a) SE reported that the matters outstanding principally in the S106 agreement were related to NCC functions. DDC was responsible for the healthcare contribution and was in discussions with NHS England and the CCG.
 - b) He did receive complaints from residents from time to time but these had mostly been addressed and covered on the agenda.
 - c) The final issue with the development was the availability of approved materials caused by difficulties in the supply chain and SE was working with the developers to address these issues. This may mean an application for a non-material amendment of planning permission.
7. **NCC Update**
- a) AL reported that a recent safety audit, following S278 works, had highlighted some issues with illuminated signage. Once the “snagging list” had been completed the S278 works could be adopted. AI confirmed that he would deal with the “snagging list”.
 - b) Following a question from the Chair, AL confirmed that the problems with the new splay at the bottom of Brampton Lane would be addressed in the planning application for Phase 2 of the development.

AI

AI

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<p>8. Affordable Homes</p> <p>a) JM confirmed that by the end of this year 12 affordable homes will be completed with a further 15 to be built. Three have already been completed.</p>	
<p>9. General Landscaping</p> <p>a) The Chair reported that a meeting had been held in February 2017 with residents and the Buckton Fields Management Company, Chamonix Estates. AI reported that maintenance of the open spaces was currently being undertaken by their contractor until Chamonix takes over. Greenworks to the public open spaces will be completed and seeded in October time and iron railings will be erected. Stowe Green and Meadow Green have been seeded but will be monitored. AI expected that the hand over to Chamonix would be by the end of the year/autumn but that the developers would remain responsible for the open spaces until the hand over. He noted that some of the areas are not yet up to standard. AI will check if Chamonix will take over the open spaces piecemeal or if they will be looking to take on the site as a whole.</p> <p>b) The Chair confirmed that the dog and litter bins, benches and play equipment had been installed on Stowe Green and Meadow Green.</p> <p>c) Following enquiries from some of the residents around Meadow Green regarding soil mounds around the play equipment, SE reported that these were part of the approved scheme but residents did not find bare piles of earth very attractive. AI confirmed that these have been seeded and will be monitored. SE also noted that there were some trees to be planted by some of the mounds but appreciated that weather conditions had not been suitable.</p> <p>d) JS reported that there was evidence that large lorries exiting the temporary construction entrance had damaged the grass verge on Brampton Lane. Following inspection, it was noted that there was no permanent damage and the grass will grow back.</p>	<p>AI</p>
<p>10. Bloor Yard</p> <p>Covered earlier on the Agenda.</p>	<p>Bloor</p>
<p>11. Road re-surfacing/top dressing</p> <p>Covered earlier on the Agenda but AI confirmed that the majority of the Bloor Homes area will be done in the Autumn, after the Bloor yard had been cleared of machinery.</p>	
<p>12. Request for Neighbourhood Watch Signage</p> <p>A request had been made by Boughton NHW for NHW signage on the development and 18 signs had been requested. The consensus was that six signs on the main roads, including the footpath link to Whitehills, and the entrance to the site would be sufficient. AL stated that if the signs were</p>	

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<p>recognised NHW signs NCC would approve, however, the highways were not yet adopted. AL suggested that NHW liaise with the Licensing Team at NCC. The Chair will liaise with NHW.</p>	JS
<p>13. Timescales for the remaining development of Phase 1 Buckton Fields East</p> <p>Covered earlier on the Agenda.</p>	
<p>14. Phase 2 Buckton Fields West</p> <p>a) EB reported that the affordable housing contract was in place.</p> <p>b) The draft S106 agreement was in circulation.</p> <p>c) The planning application was going before the Planning Committee at DDC in September at the earliest and if all goes to plan the start date for Bloor Homes on phase 2 would be January 2019.</p> <p>d) There would be a 50/50 split of the site with the developers for Phase 2 and MGH would develop the eastern side.</p> <p>e) SE reported that technical issues raised by NCC in respect of highways and by NBC in respect of air quality had held things up. Air quality issues had still to be finalised but progress was being made. The Kingsthorpe corridor was an Air Quality Management Area. NCC Highways had been in discussions with the developers and it was understood that the package of mitigation had now been agreed. SE accepted that progress had been slow. There had been a great deal of concern locally regarding the impact of traffic from the development and NCC had wanted to be sure that this aspect was right. SE confirmed that if the planning application did not go to the planning committee meeting at DDC on the 12th September 2018 the next date would be the 10th October 2018. The deadline for his report to committee for the 12th September 2018 meeting was the end of August.</p> <p>f) The Chair invited thoughts for lessons that could be learnt from Phase 1 and agreed that he would produce a list of items for the next meeting.</p>	JS
<p>15. Boughton Parish Council</p> <p>a) JC reported that the roundabout on the A508, which was at the entrance to the village and the new development, was in very poor condition and asked if the developers would consider sponsorship. This had been raised at the last meeting with PD. EB confirmed that the request had been passed onto their sales team but she had had no response. EB stated that if the condition of the roundabout was a safety issue this was not down to the developers. Making the roundabout an attractive feature was not in the S106 agreement and the developers had already offered goodwill. AL stated that with the budgetary cuts at NCC the roundabout would not be a priority.</p> <p>b) JC stated that it was important that the Travel Plan was monitored. SE reported that the Travel Plan was covered by a planning condition, requested by NCC, and not the S106 agreement and it was up to DDC</p>	

	ACTION
<p>to monitor, in conjunction with NCC. The Travel Plan Officers at NCC would be happy to work with the developers. AI confirmed that the Travel Plan is now being monitored and controlled. It was agreed to bring this matter forward to the next meeting.</p> <p>c) JM confirmed that the developers had agreed to provide a monetary contribution for a Parish Council noticeboard. The Chair suggested a suitable location may be the corner of Glebe Road where two benches had been sited on Stowe Green but this was, of course, a matter for the Parish Council. AI and JM had considered locating the noticeboard by the school. The Clerk agreed to obtain a quote and send to EB for consideration.</p>	<p>Clerk/ EB</p>
<p>16. Update on Buckton Fields Primary School</p> <p>The Chair reported that he had endeavoured to contact Preston Hedges Academy Trust who had been invited to the Forum meeting. Their website was now advertising that the school would open in September 2020. It was vital that the land was released and a planning application submitted. The Chair will continue to try and make contact and will report back to the next Parish Council meeting in September.</p>	<p>JS</p>
<p>17. Community Issues for Noting</p> <p>a) The Chair reported that in parallel to the Forum he had established regular meetings with residents where issues could be addressed.</p> <p>b) The Parish Council were joint funding the sponsorship of a PCSO from the 1st August 2018.</p> <p>c) AI confirmed that the development was already a 20mph zone, however, he would check the S38 plan. AI and AL agreed to liaise to look at providing signage at the entrance to the site.</p>	<p>AI/AL</p>
<p>18. Any Other Business</p> <p>AI noted a suggestion from RW regarding the future co-ordination of utilities and agreed to present a communications plan to the Parish Council in due course.</p>	<p>AI</p>
<p>19. Dates of Future Meetings</p> <p>The next meeting will be held on Tuesday 11th December 2018 at 10.00 a.m. in Boughton Village Hall.</p> <p>The meeting closed at 11.30 a.m.</p>	