

Minutes of the meeting held on Wednesday 17th April 2019 at 11.00 a.m. in Boughton Village Hall, Butchers Lane, Boughton

Present: -

Cllr John	Shephard (Chair)	(JS)	Ward Councillor Daventry District Council
Jayne	Bunting	(JB)	Clerk to Boughton Parish Council
David	Joseph	(DJ)	Bloor Homes
David	James	(Cllr DJ)	Boughton Parish Council
Cllr Chris	Miller	(CM)	Leader Daventry District Council
Cllr Judy	Shephard	(JMS)	Ward Councillor Northamptonshire County Council
Richard	Stibbs	(RS)	Martin Grant Homes
Richard	Wood	(RW)	Daventry District Council
Cllr Terri	Wright	(TW)	Vice-Chair Boughton Parish Council

ACTION

1. Apologies

Apologies were received from Steve Ellis (Daventry District Council), Alun Isaac (Joint Project Manager), Sarah Barnwell (NCC Highways), Paul Watson (Preston Hedges Academy Trust)

2. To sign the Minutes of the last meeting

The Minutes from the last meeting held on Tuesday 23rd January 2019 were approved with no administrative amendments.

3. Matters Arising

None

4. Update on Buckton Fields Primary School

- a) JS updated the meeting and stated that the general perception had been that Buckton Fields Primary School would open in September 2019 and that had then been put back to September 2020. Preston Hedges Academy Trust were the preferred operator and it had been anticipated that a planning application for the school would be lodged now with a view to being on site for building to commence in September/October 2019. Two weeks ago, there had been a meeting with the Department for Education (DfE) and it had been anticipated that the plans would be signed off. However, the DfE had decided to delay the opening of the school as the development was progressing slower than anticipated and there was adequate capacity in other local primary schools in the area to accommodate children from Buckton Fields. JS reported that the Parish Council had written to the DfE for clarification and to object to the decision.

	ACTION
b) CM reported that as this was a DfE decision he had spoken to Chris Heaton-Harris the local M.P. and he had agreed to progress the matter with the DfE. However, CM had no further information at this time. CM voiced his concern with the situation as there had been a similar issue at the Monksmoor development in Daventry.	CM
c) CM had also contacted the Director of Children First at Northamptonshire County Council and would circulate the response in due course. He stressed that it was important that the opportunity for a new school was not missed and residents were expecting a school.	CM
d) DJ asked if there was anything the developers could do and CM suggested that they write to the DfE and NCC setting out timescales on the development and this was agreed. DJ would circulate copy correspondence through JB.	DJ/RS
e) DJ confirmed that the first occupations for Bloor Homes on Buckton Fields West would be in September/October 2019 and RS reported that MGH first occupations would be in June 2020.	
f) Following a request by TW, DJ would ask if the Parish Council could see marketing material before circulation to ensure consistency.	DJ
5. Bloor Homes Update (Buckton Fields West)	
a) DJ reported that they were on site and working "off-line". The civils work was planned to go on until June 2019 when foundation work would start with the first occupations around September/October.	
b) Cllr DJ reported that there had been problems with construction lorries trying to access the second phase through the existing site from Brampton Lane and DJ confirmed that the Joint Project Manager would be arranging appropriate signage. Cllr DJ requested if this could include some signs for Home Farm Drive.	AI
c) Following a question from TW, DJ confirmed that Bloor Homes were working on 50 occupations per annum from September 2019.	
6. Martin Grant Homes Update (Buckton Fields West)	
a) RS reported that MGH would be starting on site in late September 2019. Foundation work would start in January/February 2020 with first occupations in June/July 2020.	
7. Daventry District Council Update	
a) RW reported that the examination for the Settlements and Countryside Local Plan (Part 2) for Daventry District will start in June 2019.	

	ACTION
<ul style="list-style-type: none"> b) Daventry District Council were currently reviewing the West Northamptonshire Joint Core Strategy which was adopted in December 2014. This will be a joint strategic plan up to 2050. A consultation will be issued in July 2019. 	
8. Affordable Homes Update	
<ul style="list-style-type: none"> a) DJ reported that a registered provider had been identified for the Affordable Homes scheme. The affordable homes provision will be higher on the second phase. b) Bloor Homes had paid their first CIL payment. The CIL calculation would be split between the developers. The total CIL money due for Phase 2 was £1.88m. 	
9. Review of issues raised by Buckton Fields Residents Group 10th April 2019	
<ul style="list-style-type: none"> a) The notes from the meeting had been circulated. Item (a) construction traffic had already been covered earlier on the agenda. b) RS confirmed that MGH have top surfaced where properties are occupied. It was a fine balance between resurfacing the roads too early. The roads will eventually be adopted by NCC Highways. c) DJ and RS will investigate the possibility of the sports pitch being advanced. d) Questions regarding the open areas would be dealt with by email. e) Primary School dealt with earlier on the agenda. f) 20 mph speed limit. DJ stated that NCC Highways will have stipulated the speed limit on the S278 licence. To check with Highways. g) Cllr DJ raised concerns with parked cars in an area at the pumping station in Brampton Lane late are night. DJ will raise with Anglian Water. h) RS will check the lighting scheme and the provision of a street light on the footpath from phase 1 of the development to Whitehills which was very dark at night. He will respond by email. i) JB reported that the parish noticeboard was ready for installation and DJ and RS requested that a plan was forwarded showing the location that had been agreed by the Parish Council on the corner of Home Farm Drive and Glebe Road. RS agreed to supply JB with a plan j) RS confirmed that security had been increased on the site following the theft of boiler from some of the affordable homes. 	<p>DJ/RS</p> <p>DJ/RS</p> <p>DJ</p> <p>RS</p> <p>RS/JB</p>
10. JS confirmed that the remaining agenda items 9, 10, 11, 12 and 13 had been covered earlier.	

ACTION

11. Any Other Business

DJ raised the Parish Council's recent objections to a Bloor Homes planning application to revise the house types on Phase 2. DJ stated that these house types had been built locally at Hanslope and he thought it may be useful for the Parish Council to have a look at these. DJ and TW would liaise directly.

DJ/TW

12. Dates of Future Meetings

The next meeting will be held on Wednesday 25th September 2019 at 11.00 a.m. in Boughton Village Hall, Butchers Lane, Boughton.

The meeting closed at 12.20 p.m.

DRAFT