

Minutes of the meeting held on Friday 14th October 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 Steve	Ellis	(SE)	Daventry District Council
Mr David	Joseph	(DJ)	Bloor Homes (South Midlands)
Mr Alun	Isaac	(AI)	Joint Project Manager Isaac Mercer Ltd
Mr John	Matuszewski	(JM)	Martin Grant Homes
Mr Andy	Leighton	(AL)	Northamptonshire County Council
Cllr Judy	Shephard	(JMS)	Ward Councillor Northants County Council

ACTION

1. Apologies

Apologies were received from Cllr Chris Millar (Daventry District Council), Richard Wood (Daventry District Council), Debbie Taylor-Bond (Northamptonshire County Council), Paul Doyle (Bloor Homes), Emily Hale (Bloor Homes), Cllr Russell Wilson (Boughton Parish Council)

2. Minutes of the Last Meeting

The Minutes from the last meeting held on Friday 15th April 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 reported that the new foul pumping station is now operational. An order has been placed to turf the verges from the Harborough Road North roundabout to the entrance to the site which will make the area look more presentable. This will also include some tree planting.

As regards the S278 works the footpath along Brampton Lane needs to be topped. A date is to be arranged but AI hoped that this could be undertaken as a footpath closure only, without the need to close part of the carriageway.

AI

ACTION

AI stated that work to the Holly Lodge Drive junction had been delayed due to gas works and as a result it was unlikely that the junction works would be completed before Christmas. He confirmed that this was predominately signalling works which would commence in the New Year for 4 to 6 weeks.

AI stated that the off-site works had generally now been completed.

The Toucan Crossing on the Harborough Road, which will give pedestrian access to the site, needs to be commissioned by Siemens and will eventually be adopted by Northamptonshire County Council (NCC).

JMS raised some concern with the 40 mph speed limit sign on the Harborough Road immediately before the Toucan crossing. She felt that a 40 mph limit was dangerous in such close proximity to the crossing as road users were leaving a 30 mph zone and then immediately speeding up to 40 mph as they approached the crossing. AI agreed to look further into this issue with AL.

AI
AL

Following concerns raised by AI about the unsatisfactory workmanship undertaken by NCC Highways under the S50 Licence AI & AL agreed to liaise. AI stressed that this work needed to be rectified and that he had been unsuccessful with his attempts to liaise with NCC which he stressed was unacceptable.

AI
AL

5. Bloor Homes Update

Following a question from JC, DJ confirmed that the public open spaces will be completed in advance of the S106 obligations which are triggered in any event by a 50% occupancy rate on the site. DJ confirmed that an established Management Company will maintain the public open spaces on the development which residents will fund through an annual service charge.

DJ reported that from April to June 2016 there had been twenty occupations and from July to September 2016 there had been twelve occupations. There would be a further forty-four occupations by the end of June 2017. Within that figure there would be 16 affordable homes by Bloor's year end. Bloor Homes contract for affordable housing would be with Spire Housing Association.

DJ stated that houses were selling well and the annual completion rate would be fifty to sixty houses per year.

6. Martin Grant Homes Update

JM reported that Martin Grant Homes (MGH) had completed on 6 properties and that twenty-one completions were due by the end of December 2016 which was the end of their financial year. Forty-three occupations were anticipated in 2017. MGH contract for affordable housing was with Aragon

ACTION

Housing Association and their affordable housing provision would be at the end of 2017.

JC stated that some residents had raised an issue with the Parish Council about the sign on the site advertising affordable homes. It was very large and sparse. DJ stated that the affordable homes will be marketed separately to the rest of the development hence the requirement for the additional signage.

Following a question from JC, DJ confirmed that the houses fronting the Harborough Road will be built in the final phase.

7. Buckton Fields Phase 2

The Clerk reported that residents had enquired about the archaeological dig that was being undertaken on land at Smiths Farm. SE confirmed that archaeology was one of the technical matters that had to be resolved as part of the resolution to grant for the whole site and that discussions on phase 2 were on-going.

8. Boughton Parish Council

JC thanked the developers for the joint contribution of £5,000 which had now been received by the Parish Council. He confirmed that the Parish Council will consider using this money for items for the Village Hall, the Church Rooms and the two Pocket Parks.

9. Daventry District Council

SE reported that the site was progressing well and that he was not aware of any adverse matters. There were no current applications, including NMA applications, although DDC had received an application for a conservatory at one of the Martin Grant plots, which was not yet registered. He confirmed that DDC will continue to monitor the progress of the site and the S106 obligations.

10. JB confirmed that the two site offices had kindly agreed to distribute welcome letters to the new residents from the Parish Council with their own welcome information. DJ agreed to pass on the Parish Council's thanks.

11. Affordable Homes

Covered earlier on the Agenda.

12. JC stated that there had been some complaints about mud on the road on Brampton Lane and AI confirmed that there are regular road sweeps. As the infrastructure works and hard standing were now in place on the site there should be little further problem.

	ACTION
<p>13. Following concerns raised by JC and JMS regarding the location of the “No Construction Traffic” sign at the entrance to the village on Moulton Lane AI agreed to liaise with the Construction Manager to ascertain if the sign could be moved back further to the junction of Boughton Green. It was agreed that once construction traffic sees the sign in its current location that it was too late then for lorries to turn around and they had no alternative but to drive through the centre of the village.</p> <p>SE suggested logging the details of any construction vehicles that were observed not following the approved routes within construction management plans.</p>	AI
<p>14. JC reported that an application had been made to the Parish Council for a temporary directional sign to be erected in the village on a street light owned by the Parish Council. The application had been made on behalf of Avant Homes Limited to direct traffic to the development at Morrise Fields off Boughton Road, Moulton. The Parish Council had been concerned that NCC Regulations had already given permission for a plethora of signs to this development which included a sign directing traffic off the A508 directly into the village. JMS agreed to forward details of the application to AL and SE and she would take up the Parish Council’s concerns directly with NCC. Additionally, AL agreed to look into the matter.</p>	JMS SE AL
<p>15. School & Community Centre Provision</p> <p>JS stated that this is a matter to be considered in Phase 2 and would be deferred.</p>	
<p>16. Telecommunications/Broadband</p> <p>Following a question from JC, AI confirmed that there will be no fibre-optic cable on the site.</p>	
<p>17. Any Other Business</p> <p>None. The meeting closed at 10.45 a.m.</p>	
<p>18. Dates of Future Meetings</p> <p>The next meeting will be held on Friday 17th March 2017 at 10.00 p.m. with the proviso that a meeting could be arranged at an earlier date if necessary.</p>	