

BOUGHTON PARISH COUNCIL

Minutes of the Extra-Ordinary Meeting of Boughton Parish Council held on Wednesday 14th December 2016 at 7.00 p.m. in Boughton Village Hall, Butchers Lane, Boughton

Present: Councillors: J Clarke (Chairman), K Greatorex (Vice-Chairman)
S Potter, Mrs J Shephard, S Trott and T Wright

In Attendance: District Councillor John Shephard
Mrs J Bunting – Parish Clerk

Other Attendees: None

16/1644 To Receive and Accept Apologies for Absence

Apologies for absence were received from Cllrs: A Dale Mrs R McDonnell and R Wilson. These apologies were approved.

16/1645 To Record Members Declarations of Interest (on Agenda Items Only)

Councillors declarations of interest are recorded in their statutory declarations which are held on the Daventry District Council website. There were no declarations of interest.

16/1646 Public Open Forum Session

There were no questions from members of the public.

16/1647 Planning

a) **Agree response to the following Planning Applications:-**

i. **DA/2016/0955 17 Home Farm Drive, Boughton NN2 8ES**

Single storey rear conservatory extension

No Objection by Councillors.

ii. **DA/2016/1047 Boughton Green Farm, Moulton Lane, Boughton NN2 8RF**

Change of use of workshop (Class B1) to Place of Worship (Class D1) and change of use of garden land and land associated to existing workshop to Prayer Hall/Meeting Room Parking Area

General discussion took place and whilst the Parish Council had no objection to the change of use, councillors raised significant concerns regarding parking and highways issues.

The Parish Council had had prior notice of this application from the applicant but, in terms of occupancy, the Parish Council understood that the numbers were considerably less than the 50-person maximum occupancy stated by the applicant's agents to Daventry District Council. The Parish Council believed that this information post-dated the highway conditions requested by Northamptonshire Highways and the Parish Council were concerned that the car parking provision was wholly inadequate for a 50-person maximum occupancy. This would inevitably lead to cars parking on Moulton Lane which raised concerns with councillors. This stretch of Moulton Lane was notorious for speeding traffic and the entrance to the proposal site was in a dip in the

road which raised doubts about the safety aspect in this particular part of Moulton Lane.

Councillors also expressed concerns that the car park was not adequate to accommodate reversing and turning vehicles as it appeared to be an extremely constricted area and certainly not sufficient in size to accommodate the numbers of vehicles from the maximum occupancy stated by the Agents.

Councillors appreciated that the applicant had addressed the issues requested by NCC Highways but the Parish Council requested a further highways assessment by NCC Highways as councillors were not satisfied that they were fully aware of the maximum occupancy of the building and the potential issues this would raise.

In addition, the Parish Council were concerned with the extremely early opening hours on a Sunday morning. If the congregation was at its maximum occupancy the vehicle movements and potential noise nuisance that this may cause to adjoining neighbours in Moulton Lane at this time in the morning would be wholly unacceptable.

Councillors felt that a new footpath would urbanise this location and detract from the rural aspect of this area of the village which leads into open countryside.

b) Planning Application Decisions Received

DA/2016/0973 Junction of Church Street & Butchers Lane, Boughton

Work to Tree with a Conservation Area

Approved by DDC with some advice recommended by the Landscape Officer. Work to the tree would be undertaken on Thursday 15th December 2016.

16/1648 Budget Proposals 2017/2018 Update

The Clerk reported that the Band D equivalent figure, based on the proposed precept of £34,450, had now been received from Daventry District Council. Cllr Wilson and the Clerk were still looking at the figures and would report again to councillors at the next full council meeting in January 2017.

16/1649 Urgent Matters for Report Only (notified to the Chairman before the Meeting)

None.

16/1650 Confirm Date of Next Meeting

The next Full Council Meeting of Boughton Parish Council would be held on Monday 9th January 2017 in Boughton Village Hall at 7.00 p.m. The meeting closed at 8.00 p.m.

Signed as a true record of the above meeting.

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Cllr J Clarke (Chairman)

Dated this 9th January 2017