

Minutes of the meeting held on Friday 9th June 2017 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)	Clerk to Boughton Parish Council
Cllr John	Clarke	(JC)	Chairman Boughton Parish Council
Mr Steve	Ellis	(SE)	Daventry District Council
Cllr Kevin	Greatorex	(KG)	Vice-Chair Boughton Parish Council
Mrs Emily	Hale	(EH)	Bloor Homes (South Midlands)
Mr Alun	Isaac	(AI)	Joint Project Manager Isaac Mercer Ltd
Mr Andy	Leighton	(AL)	Northamptonshire County Council
Cllr Judy	Shephard	(JMS)	Ward Councillor Northants County Council

Three Members of the Public from Buckton Fields

ACTION

1. Apologies

Apologies were received from Cllr Chris Millar (Daventry District Council), Richard Wood (Daventry District Council), Paul Doyle (Bloor Homes), David Joseph (Bloor Homes), John Matuszewski (Martin Grant Homes) Cllr Russell Wilson (Boughton Parish Council)

2. Minutes of the Last Meeting

The Minutes from the last meeting held on Friday 14th October 2016 were approved as a true record.

3. Matters Arising

- i. AI reported that the S278 works on Brampton Lane were now completed.
- ii. The current speed indicator sign on the pedestrian crossing on Harborough Road North was being looked at with the aim to replace.
- iii. Following the connections at the roundabout on the A508, the unsatisfactory workmanship had now been rectified.
- iv. The "No Construction" sign on Moulton Lane had now been completed. A request had been made by the parish council to move the sign further back to the junction at Boughton Green.
- v. AL to check the speed limit signage on Brampton Lane but he understood that the current 40 mph limit will be changed to 30 mph.

AL

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

AI reported that the off-site S278 works had been completed except for the Holly Lodge Road junction (involving an increase in the southbound flare on Harborough Road and the installation of MOVA at the traffic lights). This will be an 8-week programme of works which will be undertaken during the summer holiday break. An application to bring all the S278 works into maintenance will follow with adoption by NCC 12 months thereafter.

The public open space areas on the development would be completed in accordance with the Section 106 triggers and some public open spaces were being brought forward.

Regarding the comparative speed of build for the respective developers, AI reported as follows: -

Bloor Homes would be finalised and off-site by Q2 2018

Build progress for Bloor Homes was as follows: -

Q2 2016	20 occupations
Q2 2017	90 occupations (target)
Q2 2018	188 occupations (target)

(Figures are based on a 30th June financial year-end (Q2))

Build progress for MGH was as follows: -

Q4 2016	20 occupations
Q4 2017	70 occupations
Q4 2018	110 occupations
Q4 2019	160 occupations
Q1 2020	188 occupations

(Figures are based on a 31st December year-end (Q4))

Following a question from JC, AI confirmed that the location of the affordable homes on the development were linked to the build route and the triggers under the S106 agreement. The affordable homes were being built in sequence.

The affordable homes would meet the housing needs of Northampton Borough.

SE agreed to circulate a copy of the relevant section of the S106 for circulation with the Minutes.

SE

JMS reported that a build-out on the recently-extended flare on the Brampton Lane/Welford Road junction improvements had been causing problems and AL agreed to inspect and report back.

AL

ACTION**5. Bloor Homes Update**

EH reported that Bloor Homes, jointly with Martin Grant Homes, were in discussions with NCC and were moving forward with the development of Phase 2 Buckton Fields (West).

6. Daventry District Council

SE reported that the present site continues to make good progress and he was pleased to see that the link between Whitehills and Central Avenue was now open. He continued to monitor progress of the S106 agreement. SE stated that he continued to receive enquires from residents, on Buckton Fields and in the Borough, regarding the development but had not recorded any complaints.

Following a question from AI, SE confirmed that he would be happy to be a point of contact for the payment of the financial contributions from the S106 to NCC although EH confirmed that she has the contact details for all parties and she agreed to pass these onto AI.

SE
AI
EH

SE confirmed that there was an extant resolution (from October 2011) to grant outline permission for the balance of the site which would make a total of 1050 dwellings.

This application will be updated and submitted in a revised form and will be treated as a fresh application and undergo full re-consultation.

EH stated that she could not give specific timings, however, technical studies were on-going and infrastructure design was in a draft layout form. These would be finalised in the next few months at which time pre-application discussions with Daventry District Council would take place. It was hoped that a revised application would be submitted some time later in 2017. Both developers were looking at a 50/50 split again.

7. Boughton Parish Council

General discussion took place regarding school provision and JC emphasised that this must be looked at in conjunction with the whole of the site. It was understood that NCC were already receiving money from the S106 agreement from Buckton Fields (East) for education. JC reported that a new 420 place primary school had been granted permission to open at Buckton Fields through the Education Funding Agency's 'Free School' programme. This would be for pupils generated from the development.

JMS agreed to obtain further information from NCC and would report back to the meeting.

JMS

	ACTION
<p>JC reported that the island on the A508 at the top of Vyse Road was looking an eye-sore and the developers had been asked to consider improvements possibly with some turfing and planting. AI had raised this request previously but would chase again with the developers.</p>	AI
<p>JC reported that a resident had raised the untidy condition of the school site with the parish council. AI confirmed that surplus spill had been taken to the area and it was generally being tidied up.</p>	
<p>8. Any Other Business</p> <p>JS reported that a request by a resident for a village sign on Brampton Lane to the parish council had been passed to NCC Highways for further advice. The matter was on the agenda for the next meeting of the parish council on Monday 12th June 2017.</p> <p>The meeting closed at 10.50 a.m.</p>	
<p>9. Dates of Future Meetings</p> <p>The next meeting will be held on Friday 27th October 2017 at 10.00 a.m. in Boughton Village Hall.</p>	