



## **PLANNING:**

### **693 Determine responses to the following new planning applications (Plus any late receipts):**

#### **1. DA/2011/0666 1050 dwellings and a primary school, etc on Buckton Fields (Overall)**

General discussion between members and DCllr John Shephard took place. Particular points raised were: Cllr Greener reported on a meeting with a planning consultant who recommended the sending of a request for the Buckton Fields 'East' application to be withdrawn due to it being phase 1 of the overall application. The pursuit of 2 twin-tracked applications seemed to be tactical and confusing in order to get at least the smaller of the two applications granted. The 'key' issues of Government's NPPF Statement and the fear of an appeal by the applicant (after claiming that he has been reasonable in meeting all planning obligations) would seem to be strong influences on the committee in deciding on the application.

Cllr Clarke referred to the Design & Access Statement and the overall Master Plan of which the Buckton Fields 'East' application was phase 1. Both applications include a Primary school, even though the 'East' application on its own could not support it. Nothing seems to have changed since application DA/2007/1400 was refused by 9 votes to 2 so, on this basis, there seems no reason for a change in decision. DCllr Shephard referred to the Case Officer's report that well summarises responses received; the Case Officer is not obliged to respond to questions in the responses. With regard to questions about pressure on Committee Members, the Chairman normally takes a firm line to protect members from this; an example being, from the fear of an appeal by the applicant if his application is refused.

With regard to the NCC Highways/Consultant reports stating that mitigations will avoid the need for a Northwest By-pass, Cllr Greatorex commented more weight seems to be given to consultant/computer provided information rather than on local highway users who have to put up with traffic congestions daily.

Following discussion it was resolved for the following to be pursued:

- a) BPC to continually emphasise strong objection to the application due to 'no material change'
- b) Chairman to formulate another response letter if considered necessary
- c) Chairman to forward a copy of his previous (DA/2007/1400) speech to all DPA Committee Members
- d) Chairman to speak at the NBC Planning Committee Meeting on 18/10/2011
- e) Chairman to speak at the special DDC Planning (decision) Committee Meeting on 20/10/2011
- f) Chairman to have meeting with NCC Highways (Rob Sim-Jones) as soon as possible
- g) Clerk to obtain a 'FoI' copy of a quarry access photo displayed at the DA/2007/1400 decision meeting
- h) Clerk to request the sound system in DDC's Council Chamber to be improved for better hearing
- i) Clerk to arrange a minibus for residents who have difficulty in getting to the decision meeting

#### **2. DA/2008/0500 376 of 1050 dwellings and a Primary School on Buckton Fields (East)**

It was resolved for the following to be pursued prior to DDC's decision meeting on 20/10/2011:

- a) BPC to continually emphasise strong objection to the duplicated application and request its withdrawal
- b) Clerk to obtain a 'FoI' copy of applicants request and reason for extension/dormancy of DA/2008/0500
- c) Chairman to formulate another response if considered necessary
- d) Chairman to speak at the special DDC Planning (decision) Committee Meeting on 20/10/2011

#### **3. DA/2011/0748 Garage/Extn demolitions + dwelling & access alterations at Winston Hs, Vyse Rd.**

Due to Chairman Cllr Clarke declaring a personal and prejudicial interest in this late submitted application, it was proposed and resolved that Vice Chairman Cllr Greatorex with other Councillors formulate a response out of meeting; this to take into consideration a previous application for demolitions.

### **694 Note/comment on recent planning application decisions received (plus any late receipts):**

No decision notices have been received since the last meeting.

### **695 Review any matters on any applications previously decided upon (if any):**

#### **1. Boughton Quarry (K-Lime processing)**

The Chairman reported on his recent meetings with the Waste Planning Authority on 13/09/2011 and with the Boughton Quarry Local Liaison Group on 19/09/2011. At both meetings, the question of whether K-Lime was hazardous to health was emphasised; response was that more monitoring and analysis is being done by environmental officers with a view to them assuring residents and public they are in no danger.

#### **2. Boughton Quarry (Site reinstatement for agriculture by 2015)**

The Chairman reported on his recent attendance at the Boughton Quarry Local Liaison Group meeting at which was the indication that an application was being made for extension beyond the 2015 deadline for site restoration for agriculture; K-Lime processing, and 2 further operations being planned, seem to give rise to this for on-going operations to take place in a 4acre fenced area in the bottom of the quarry. However, restoration is in progress around the site with grass and trees being grown on reclaimed areas. Currently, trees are being selected with expectation that NCC and BPC will be involved before ordering.

**696 Review any matters related to Planning Policies:**

**1. WNJPU – West Northants Joint Core Strategy (Pre-submission)**

A statement published by the new Chairperson of the WNJPU after its meeting on 25/07/2011 was read out by the Chairman; particular reference was made to the following and the possibility that BPC could highlight this in responses to the Buckton Fields applications.

*“Against the background of the emerging changes to the planning system it is considered prudent that the Local Development Scheme should not be considered by the Committee this evening, rather, it should be further updated and brought back before the Committee. The Committee will be kept regularly informed of progress on this in the coming months”.*

**2. GOVERNMENT – Localism Bill and National Planning Policy Framework**

The Chairman stated that the policies continue to emerge but no detail to rely on seems available; however, the NPPF seems to be a ‘material planning consideration’ in the 2 Buckton Fields applications mentioned above. It was agreed for both policies to be kept abreast of and responded to in whatever form they are introduced in the changing planning process.

**697 Review any matters related to planning applications in preparation or awaiting decisions:**

**1. Boughton Quarry – Proposed applications for Concrete Batching and Aggregate Bagging plants**

Emanating from Peter Bennie Limited management at recent Boughton Quarry Local Liaison Group meetings, two new plants are being planned. With regard to Concrete Batching, a requested presentation in Boughton Village Hall is being arranged to enable the public to comment on them before an application is submitted to DDC. A ‘key’ issue with both plants is whether they are deemed to be of an ‘industrial’ nature rather than a ‘waste recycling’ one, for which Boughton Quarry is only licensed.

**FINANCE:**

**698 Approve Financial Statement/Bank Reconciliation as at 30/09/2011:**

After correcting the Playground Project (Phase 2) reserve account (SA12) from –£130.22 to £130.22, plus the affected balances, it was resolved to approve the statement to enable the Chairman to sign it. A similar correction was made for the same account/amount on the 31/08/2011 statement.

**699 Approve payments shown on Financial Statement and sign cheques (including late invoices):**

It was resolved to approve the listed proposed payments totalling £1,680.16 from the precept account enabling Cllrs Greatorex and Potter to sign the cheques and initial invoices and cheque stubs accordingly. There were no proposed payments from reserve accounts.

**700 Report on progress/financial position with regard to new Venes playground project (Phases 1 & 2):**

The Clerk reported as follows:

**Phase 1 - Playbuilder funded:**

No change since the last meeting. Balance on account is £40.92

**Phase 2 - Community Spaces funded:**

No change since the last meeting. Balance on account is £6.32-

**HIGHWAYS (Including Lighting, Public Footpaths and Transport):**

**701 Review/Progress any highway maintenance, works or traffic calming / parking matters:**

The Clerk gave a report on the current position with regard to flooding in heavy rain at the bottom of Spring Close. MGWSP manager has confirmed that an investigation/repair (without prejudice) is planned to take place on 17/10/2011.

**After meeting note from the Clerk:**

The flooding was caused by a broken underground pipe that was found to be easily and quickly repaired. The source of the water, and who has a responsibility for maintaining the pipe, is unknown. In the process, MGWSP re-laid turf very neatly and also re-cemented the bottom step of several leading up to the Spring Close level. MGWSP have been thanked and appreciated for how they had responded to a request and, subsequently, investigated and repaired it.

**702 Progress footway lighting upgrade plan and budget; particularly those related to works in 2011/12:**

Cllr Parker gave a report on the current position with regard to the request on 7 contractors for the lighting upgrade works in 2011/12. To-date, 3 have responded within the deadline, 2 are expected shortly and 2 have made no contact. Council’s current contractor seems to be the better of the 3 options but the overall situation is being looked at in more detail before a final decision is made. It was resolved for Cllr Parker, the Clerk and lighting Consultant to progress the project and place an order on who is considered the best.

**ENVIRONMENT (Including NCC and M&K Green-works):**

**703 Review/Progress any green-work maintenance / works matters:**

The Clerk reported that 2 quotes had been received (from The Handyman and M&K Gardening) for repairs and painting of the chain link fence on Willow Tree Green down Butchers Lane. However, the lower of the 2 quotes did not include concreting of some posts and painting of the chain. As a result, it was resolved for the Clerk to place order on M&K Gardening (Council's current contractor for green-works) at a cost of £295.00 (No VAT) including labour and materials.

**OTHER MATTERS:**

**704 Progress matters related to Clerk resignation, Internal Audit and Council as an Employer:**

With the Clerk's agreement to continue until a replacement can be found it was resolved to give these matters a high priority in addressing them when the work load on the Buckton Fields applications has subsided; hopefully, after the decision meeting on 20/10/2011. It was hoped that the Clerk would consider staying until after the election of a new Council in May 2012.

**705 Review and progress any consultation requests and agree latest status report:**

It was resolved for the tabled list of consultations to be accepted with no responses being proposed.

**706 Progress/Receive reports on attendances since last BPC meeting:**

13/09/2011 – Meeting with NCC Waste Planning Authority re Boughton Quarry – Cllr Clarke

Cllrs Clarke and Shephard attended a meeting with representatives of the Waste Planning Authority and Environmental Agency. The main issue was dust emanating from K-Lime operations and its potential to affect health. Using dust monitors at strategic locations on site, the Health Authority is continuing to monitor the situation and report on it; hopefully to assure local residents that health is not being affected.

19/09/2011 – Boughton/Pitsford Quarry Local Liaison Group meeting – Cllr Clarke

Cllrs Clarke and Shephard, plus the Clerk, attended. The main issue continues to be dust from the hazardous K-Lime process affecting health. Regrettably, the Environmental Agency representative was not present but reference was made to the meeting on the issue reported above.

A developing and concerning matter is the planned submission by Peter Bennie of 2 applications for new plants (Concrete Batching and Aggregate Bagging) that are expected to continue beyond the 2015 deadline for completion of overall site restoration. Before submission of the applications, Peter Bennie have agreed to present them in the Village Hall to local residents; a date for this to be determined shortly after the work load on the Buckton Fields applications has subsided.

Site restoration is continuing to planned levels and trees are also being decided on, ordered and planted.

**707 Confirm dates for Village Day 2012 and Queens Diamond Jubilee; plan and progress:**

Cllr Potter reported that a progressing committee was still being formed and volunteers from Councillors and residents were being sought. A first priority for the Committee will be to determine an event day/date.

**708 Receive a report on Boughton Village Hall:**

Cllr Clarke reported that management of the Hall was continuing to go well. Recent events of Jumble Sales, Night at the Gee Gees and Village History were all successful.

**709 Agree a proposal for the purchase of a replacement printer and the funding of it from reserve:**

The Clerk proposed a replacement HP printer costing approx £100.00 that would scan, double side print, operate wirelessly, fax, print faster than at present and print more pages from a more expensive ink cartridge. It was resolved for the Clerk to purchase the model proposed.

**710 Agree any proposed new 'Welcome to Boughton' letters:**

There were no letters proposed.

**711 Receive any other matters for report only (if any):**

1. Clerk Request was made to view the 'FORINFO' page on the website and make comment. The next development on the website is to reformat the 'NOTICES' page to make it useful, impacting and easy to maintain.

2. Cllrs Wilson and Kingston were prompted to submit email photos of themselves to add to the website.

**712 Confirm a next meeting date on 14/11/2011:**

It was confirmed for the next meeting to be held on the above date in Boughton Village Hall at 7.30pm.

**713 Close meeting:**

The meeting was closed at 9.00pm

**THESE MINUTES WERE ACCEPTED BY COUNCIL AT MEETING ON 14/11/2011 (MINUTE \_\_\_\_\_)**

**Chairman/Date:.....**