

**BOUGHTON PARISH COUNCIL**  
**MINUTES OF MEETING**

**Date:** Monday 12<sup>th</sup> September 2011  
**Venue:** Boughton Village Hall

**Time:** 7.30pm  
**Clerk:** Gordon Poole

Minute Agenda Item/Outcome

**655 Record Attendance, Apologies, Absence**

**Council:**           **Attendance:**  
Cllr Mr J Clarke (**Chairman**)    Cllr Mrs J Shephard    Cllr Mr R Wilson  
Cllr Mr R Greener                    Cllr Mr S Potter            Cllr Mrs G Kingston  
Cllr Mrs A Davison  
**Apologies for absence:**  
Cllr Mr J Parker                            Cllr Mr K Greatorex  
**Absence:**  
None

**Invitees:**           **Attendance:**  
DCllr Mr J Shephard  
**Absence:**  
None

**Public:**            Mr Michael Stead (Chairman of FOBA action group)  
Mr Alan Dale (Resident)  
Mr Colin Bayment (Chairman of Planning on Brixworth Parish Council)  
Mr Bob Chattaway (Chairman of BRANE action group in Brixworth)  
Apologies were received from residents Mrs Butler and Mr Mabbutt

**656 Hold a Public Session for 15 minutes:**

It was resolved to accept the Chairman's proposal that the public session be for open discussion between attending public, Council and District Councillor on the subject of the Buckton Fields Development (Application DA/2011/0666 being addressed in minute 664(6) below); also, expected shortly, an amended DA/2008/0500 for 376 dwellings plus a Primary School on Buckton Fields East. Session summary follows:

The Chairman summarised the current situation with regard to Buckton Fields as follows:

- \*Planning application DA/2007/1400 was refused by DDC on 20/07/2011
- \*DDC have not yet issued a formal decision notice to the developer. The press release reason from DDC for this was stated as 'to check the transport evidence'
- \*New application DA/2011/0666 (with an amended Traffic Impact Analysis) now replaces the refused one
- \*Developer is stating a Government notice that 'Planning applications should be approved without delay'
- \*A special DDC Planning meeting has been arranged on 20/10/2011 to decide on the new application
- \*DDC state that public protest/volume of objection responses is not a 'Material Planning Consideration'
- \*Joint Core Strategy (Pre-submission 2011) has not yet been submitted to the Inspector for his comments
- \*Clarification of route and end of the Northwest Bypass as stated in Policy HS2 has not yet been received.
- \*A condition on the application's decision is the receipt of a Highways Agency report by 20/10/2011
- \*A separate amended application DA/2008/0500 for 376 dwellings + Primary School (phase 1) is imminent
- \*Local MPs seem to be in favour of supporting all the objections submitted from the surrounding areas

In the subsequent discussion, the following points were made:

- \*Cllr Greener considered the new application to be premature in the absence of emerging new policies
- \*DCllr Shephard stated that:
  - \*NCC (not DDC) is the local authority over highway sustainability
  - \*Case Officer must be professional, independent and responsive to DDC's Planning Committee
  - \*Resubmission of an application may be cheaper than pursuing an appeal
  - \*There are material changes and pressures over the planning process emanating from Government
- \*Mr Stead considered that:
  - \*HS2's NW Bypass (Phase 1) routing and end needs to be clearly defined by NCC's Highway Authority
  - \*The issue of a new application gives rise to a reissue of all documentation and a restart of consultation
- \*Cllr Clarke expressed a need to question NBC & NCC on them meeting and submission of new responses

In summary of the session's outcome, the following points are made:

- \*The fear of an expensive appeal should not be a Planning Committee consideration
- \*The substantial protest, and opposition to the development should be a material consideration
- \*An extra-ordinary Parish Council/Public Meeting should be held as soon as possible
- \*Boughton Parish Council is recommended to submit a further response of REFUSAL
- \*Applications are premature in the light of evolving new policies and justification of dwellings, etc. needs
- \*Loss of prime agricultural land and encroachment into the rural landscape should be of material concern
- \*Dwellings and School adjacent to a site on which 'hazardous' material is processed should be worrying
- \*Increased traffic, lack of adequate road infrastructure and traffic calming is of major concern
- \*Representatives from Brixworth and others Parishes, plus Kingsthorpe, are voicing their strong opposition
- \*The applications seem to be un-necessarily rushed with no apparent consideration to 'localism' views

**657 Record any Declarations of Interest on subjects included on this agenda:**

Cllrs Shephard and Potter declared their personal and prejudicial interests in planning application DA/2011/0652 (Minute 664-3 below).

**658 Agree minutes of last meeting held on 11/07/2011:**

It was resolved to agree the minutes of the last meeting and for the Chairman to sign them.

**659 Report on any matters arising on minutes of last meeting, not covered by items on this agenda:**

Minute 646 The Clerk apologised to Cllr Shephard for not yet seeking repair of the chain link fence.  
Minute 652 Cllr Shephard reported that Police were pursuing the bike riders with a Section 59 Order.

**660 Receive a report from District Councillor (Mr John Shephard)**

Refer to minute 656 above for Cllr Shephard's participation with Council and Public on the Buckton Fields Development issue.

**661 Receive a report from County Councillor (Mrs Judy Shephard)**

Cllr Shephard reported that the County Council was in the process of having to make £136m of cutbacks over the next 4 years starting in 2010/11; to-date cutbacks have been made in street lighting and cutbacks in people are expected (inclusive of street crossing patrollers). In answer to a question, "no money is available for any infrastructure projects other than what may be obtained from Government".

**662 Review list of correspondence/items received/sent since last meeting (Plus any late receipts/sents):**

There were no highlighted matters addressed other than those relating to matters included on the agenda. It was resolved to accept the list and for the Chairman to sign it.

**663 Review the Clerk's resignation and plan for a replacement:**

Members expressed their sorrow with understanding that Gordon had resigned due to finding the role becoming too onerous and time-consuming as a result of increasing expectations and requirements from authorities. It was mentioned that Gordon's appointment on 1<sup>st</sup> April 2007 was initially only to be short term, to over-come some Clerking deficiencies at that time; to-date, it has extended to over 4years as a result of harmony and effectiveness of both Council and Clerk working together on the many issues that face a Parish/Council. Cllr Shephard stated the Gordon's work had been 'exceptional' and that he could not be easily replaced. Cllr Potter recommended that an Admin Assistant be recruited to help Gordon..

Gordon thanked the Chairman and all members for their kind words and harmonious working together. He had been reluctant to decide on a plan to retire after 10years of Clerking but had realised that other alternative activities need to be pursued before old-age, frustrations and expectations further take their toll; however, it may be that some amicable arrangement could be arranged for some Clerking work to continue.

It was resolved to ask the Clerk to reconsider his decision in conjunction with members re-appraising the work, influences, hours and payment of the Clerk (inclusive of Responsible Financial Officer duties) to make the role less onerous through increasing expectations and inefficiency from authorities. In the absence of an amicable arrangement, Gordon expressed a wish to terminate appointment on 31/12/2011.

## **PLANNING:**

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

Responses to the following planning applications were resolved:

**1. DA/2011/0644 2 storey rear extn plus alterations to roofs, gables, chimney at 74 H'boro Rd Nth**  
NO OBJECTIONS

**2. DA/2011/0655 Work to trees subject of a TPO at Quietways, Humfrey Lane**  
SUPPORT

**3. DA/2011/0652 Formation of a lake on land at Boughton Park**  
OBSERVATION

Recommend that the 'pond' should not be enclosed (as referred to in the Design and Heritage Statement).

**4. DA/2011/0654 Conversion of building into a residence at Sedgebrook Lodge, Ch.Brampton**  
NO OBSERVATIONS

**5. DA/2011/0628 150 houses & estate road on land to the west of Northampton Road, Brixworth**  
OBJECTION due to development outside village confine and encroaching onto land with scenic beauty

**It was resolved to accept the following late submission:**

**6. DA/2011/0666 1050 dwellings, etc on Buckton Fields (resubmission of planapp DA/2007/1400)**

With reference to the Public Session and its outcomes in minute 656 above, it was resolved for the Chairman and Clerk to arrange an extra-ordinary planning related Parish Council/Public meeting for further discussion on the subject, to aid the production of a response to the new application; in addition to those previously submitted to DA/2007/1400. The 'key' agenda items were agreed to be planning applications DA/2011/0666 (1050 Dwellings) and DA/2008/0500 (376 Dwellings) only.

**After meeting note:** The agreed meeting has been arranged for 21/09/2011 in the Village Hall at 7.30pm.

Following discussion on the subject, Cllr Greener proposed that Council engage a professional planning consultant (initially up to a cost of £500) for some advice and guidance on how to respond to the applications for maximum effect. Cllr Shephard seconded and the motion was carried to enable Chairman and Cllr Greener to pursue an appointment.

It is understood that the WASPRA Action Group is to meet on their response to the subject on 16/09/2011.

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

**1. DA/2011/0475 First floor rear extension at 2 Devonshire Close - Granted**

**2. DA/2011/0435 Single storey side extension at 'Home Close', Moulton Lane - Granted**

**3. DA/2011/0472 Removal/Work to trees in conservation area at Boughton Village Hall – Granted**

**4. KAT/JALNA Change of use order (C3 to C4) for all dwellings at Boughton Rise – Granted**

**It was resolved to accept the following late submission:**

**5. DA/2007/1400 1050 dwellings, etc on Buckton Fields - Refused**

In summary the main reasons given for this were:

\* To consider inclusion of the Northampton Northwest Bypass; notwithstanding the acceptability of the principle of development as proposed in this location

\* To further consider the draft Heads of Terms of a 106 agreement

\* To satisfy failed criteria C & D of Policy GN2 and criteria E of Policy HS2, also element of Policy GN3

\* To await receipt of a 'Holding Direction Report' from the Highways Agency which expires 20/10/2011

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

**1. 10/00078/WAS Variation of condition 2 re K-Lime processing at Boughton Quarry**

Cllrs Clarke and Shephard reported that they would be reviewing and commenting on the subject at a meeting with the Waste Planning Authority and Environmental Agency tomorrow. Of major concern to residents is the processing of 'hazardous' material and the mitigation measures being taken. Cllrs Clarke and Shephard will also be attending the next Quarry Liaison Group Meeting on Monday next, chaired by NCC; the following matters are expected to be addressed: K-Lime processing, proposed new Concrete Batching Plant, proposed relocation of Boughton Loam from Kettering to Pitsford Quarry, Restoration of Boughton site for agriculture by 2015 and General Management of operations and sites.

**2. DA/2007/1400 1050 dwellings, etc. on Buckton Fields**

With reference to the REFUSAL notice recorded in minute 665(5) above, the application has now been totally and quickly resubmitted with new reference DA/2011/0666 as recorded in minute 664(6) above. It is understood the only change between the two submissions is to the Traffic Impact Analysis document.

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

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

Cllr Clarke reported that Cllr Mary Clarke had been appointed as the new WNJPU chairperson for the ensuing year on 25/07/2011. It was also reported that the post consultation amended Joint Core Strategy document (Pre-submission 2011) had not yet been submitted to the Inspector.

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

**It was resolved to accept the following late submissions:**

**1. Proposed installation of a Concrete Batching Plant at Boughton Quarry**

The Clerk reported that Boughton Quarry have produced a planning application but, before submission to the Waste Planning Authority, an agreed presentation for Council and Public discussion in Boughton Village Hall needs to be arranged; to be addressed at the Liaison Group meeting on Monday next.

**2. DA/2008/0500 376 dwellings and a Primary School on Buckton Fields**

A resubmission of this long-standing dormant application (originally for 500 dwellings and no Primary School) is now being resubmitted within the next few days on a stand-alone basis following REFUSAL of application DA/2007/1400, as mentioned in minutes 665(5) and 666(2) above. The application has now been amended to include a Primary School and reduce the number of dwellings to 376. It is understood the application will be decided upon at a special DDC planning committee meeting on 20/10/2011; in conjunction with the overall Buckton Fields application DA/2011/0666.

**FINANCE:**

**669 Approve Financial Statement/Bank Reconciliation as at 31/07/2011 and 31/08/2011:**

Following the acceptance of the Clerk's apology for stating on the 31/07/2011 statement a positive instead of a negative balance of £379.08 for the Playground Project Phase 1 Reserve Account, it was resolved to approve both financial statements and for the Chairman to sign them.

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

It was resolved to add 1 late invoice as follows:

**PLS (Lighting Service) - Voucher P410 - Cheque 1295 - Amount £84.00 from the Lighting Reserve**

It was subsequently resolved to approve the listed proposed payments totalling £1,791.89 from the precept account and £144.00 from 2 reserve accounts to enable Cllrs Shephard and Potter to sign the cheques and initial invoices and cheque stubs accordingly.

**671 Review and progress the matters that were included in the Internal Auditor's report for 2010/11:**

Cllr Wilson referred to the Internal Auditor's letter for 2010/11 and his recent contact with the NCALC Internal Audit Service to whom he expressed concern and disputed the statement in the letter that 'recording of payments were open to abuse'. In discussion with NIAS it was determined that some issues raised by the Internal Auditor were only for implementation as 'best practice' and were not 'mandatory'; on this basis, Council is recommended to consider them for implementation in due course.

With regard to the issue of Council being an Employer and the Clerk an Employee, this is a legal requirement from HMRC (confirmed with External Auditor BDO), and is proposed for implementation without exception when the outcome of the Clerk's resignation has been concluded (Re minute 663 above).

It was resolved to accept the position and recommendations as reported by Cllr Wilson.

Particular thanks were accorded to Cllr Wilson for the work that he had done on this subject.

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

The Clerk reported as follows:

**Phase 1 (Playbuilder funded):** Following receipt of a final VAT claim of £420.00, the balance showing on the cash flow statement is £40.92. No further orders and payments are expected.

**Phase 2: (Community Spaces funded):** Following receipt of a VAT claim of £123.90, the balance showing on the cash flow statement is minus £6.32, caused by a grant payment error; this will be corrected when some final work payments/Grant and VAT claims take place to finish the project. The cost of the outstanding works is not expected to exceed the grant provision balance.

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

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

1. Cllr Greener reported that he was currently pursuing the owner of the weeping willow tree down Butchers Lane to trim it and raise its canopy to above DDC's refuse collection vehicle height.
2. Cllr Potter reported that he was currently reviewing the placement of speed restriction stickers on residents wheelie bins by the school, similar to those being used in Moulton and Church/Chapel Brampton.
3. The Clerk reported on some flooding that was occurring in heavy rain at the lower end of Spring Close; reported to him by a resident who was having no success on the matter from NCC, DDC and Anglian Water. Emailed photos were tabled. The manager at MGWSP is proving to be very helpful (without prejudice) with hope that a solution will be determined before the end of this month.

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

1. In the absence of Cllr Parker, the Clerk reported that 7 quotation requests had been made on potential contractors for the planned upgrade works to be completed in 2011/12. Deadline for receipt is 30/09/2011.
2. Cllr Clarke raised the question of why no footway lighting in Spinney Close. The reason seems to be that it is not an adopted road; however, it was agreed to consider the matter in the lighting upgrade project.

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

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

Cllr Clarke complimented the work that M&K Gardening is doing in the village on a contract basis. Cllr Greener added that the M&K planted border outside the Graveyard wall 'looked lovely'.

## **OTHER MATTERS:**

### **676 Review and progress any consultation requests and agree the latest status report:**

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

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

19/07/2011 – Community Panel Meeting – Cllr Clarke

Particular subjects raised were the on-going traffic problems in Moulton and NCC's withdrawal of the crossing control person to cut costs. There was also mention of an access to Moulton College from the Harborough Road at Pitsford being under review. Minutes of the meeting will be available when received.

20/07/2011 – DDC Planning Committee Meeting (Re decision on Buckton Fields Applic'n) – Cllr Clarke

Attendance by Boughton residents (by bus and cars) and others was very good; the Council Chamber was full and overflowing into the corridor and a committee room. Rapturous applause followed Cllr Clarke and Michael Stead who spoke for 3 minutes to propose that the application be refused. The result was worth the efforts. Refer to minute 665(5) above for a summary of the refusal reasons.

25/07/2011 – WNJCS Planning Committee Meeting (Re progressing of a new JCS) – Cllr Clarke

Refer to minute 667(1) above.

### **678 Plan and confirm dates for Village Day 2011 and a Queens Diamond Jubilee celebration event**

Cllr Potter agreed to form a Committee and report back to Council on its outcome.

### **679 Receive a report on Boughton Village Hall:**

Cllr Clarke reported that management of the Hall continued to go well and events such as Jumble Sale and Quiz Night had been held. The planned 'Village through the ages' evening on 07/10/2011 was fully booked and all seem to be looking forward to it with much enthusiasm.

### **680 Adopt an Information and Plan for 2011/12 (particularly to include Responsibilities & Objectives):**

After agreeing a proposal from Cllr Shephard to remove commas from around house names on page 2, it was resolved to adopt the document and for the Clerk to provide all members with a copy. Cllr Shephard agreed to review the Boughton Village Design Statement in the light of its amendment or for change into a Community Plan as referred to in the Localism Bill currently being progressed by Government.

### **681 Agree any proposed new 'Welcome to Boughton' letters:**

There were no letters proposed.

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

1. Clerk           The Police page on the website has been updated.  
A link to a travel information site has been added to the home page.
2. Cllr Potter     Is arranging a visit to the Hi Tech Police Control Room and is seeking those interested.
3. Cllr Clarke     Has received a bench request from the Venes family and seeks suggestions for siting; to-date, Playground and Willow Tree Green have been suggested.

**683 Confirm a next meeting date on 10/10/2011:**

It was confirmed for the next meeting to be held on the above date in Boughton Village Hall at 7.30pm. Cllr Shephard gave her apologies for not being able to attend.

**684 Close meeting:**

The meeting was closed at 9.35pm

**THESE MINUTES WERE ACCEPTED BY COUNCIL AT MEETING ON 10/10/2011 (MINUTE \_\_\_\_\_)**

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