

BOUGHTON PARISH COUNCIL
MINUTES OF EXTRA-ORDINARY (PLANNING) MEETING

Date: Monday 14th February 2011
Venue: Boughton Village Hall

Time: 7.30pm
Clerk: Gordon Poole

Minute Agenda Item/Outcome

P006 Record Attendance, Apologies, Absence

Council:

Attendance:

Cllr Mr J Clarke (Chairman)	Cllr Mr R Wilson	Cllr Mr J Parker
Cllr Mrs J Shephard	Cllr Mr R Greener	Cllr Mr S Potter
Cllr Mrs A Davison	Cllr Mr K Greatorex	

Apologies for absence:

Cllr Mrs G Kingston

Absence:

None

Invitees:

Attendance:

DCllr Mr J Shephard
5 Representatives from Overstone and Pitsford Parish Councils
1 Representative from FOBA

Apologies for absence:

2 representatives from Brixworth Parish Council

1 representative from NRA

Public:

2 Residents

The Chairman thanked everyone for attending this extra-ordinary meeting to discuss three significant planning matters that will have a major impact on Boughton and its surrounding areas. Hopefully there will be continuing involvement and contributions by residents and surrounding Parish Councils to help Boughton Parish Council produce responses to the challenges emanating from developers and authorities.

P007 Record any Declarations of Interest on subjects included on this agenda:

Cllr Wilson – Minute P009(4a) – Developments at 3-4 Church Street

P008 Conduct a Public Session on the following planning matters:

1. Pre-submission of new West Northants Joint Core Strategy – update, discussion, proposals:

The Chairman informed on the impending issue by the Joint Planning Unit of a consultation document on a planning framework to 2026 for comment on in the 6 week period from 17/02/2011 to 31/03/2011.

Particular items related to Boughton Parish for the community to review and comment on seem to be:

1. Justification for the housing allocation for the area north of Whitehills (Buckton Fields)
2. Planned routing of the proposed Northwest By-pass beyond its current end at Harlestone Firs
3. Inclusion of the Boughton Quarry recently designated a ‘preferred site’ by NCC for waste operations
4. Traffic calming and congestion reductions at strategic points surrounding the Buckton Fields site

District Councillor John Shephard reported that the JCS document strategically covered the South Northants, Daventry District and Northampton Borough areas. The overall housing allocation for West Northamptonshire has been reduced down from 62,000 to 50,000; to-date, 29,000 have been built, or are in the planning stage, leaving a balance of 21,000 to plan and build by 2026. 1050 dwellings currently planned on the Buckton Fields site would seem to be associated with NBC’s housing needs and not DDC.

As it was with the previous submission of a Joint Core Strategy consultation document, it was suggested that local Parishes meet to formulate a joint response to it, in addition to personalised ones if parishes choose to do so. County Councillor Judy Shephard agreed to chair the meeting as she had done previously.

2. Boughton Quarry Developments – update, discussion, proposals:

The Chairman informed on his recent attendance and speaking at the NCC planning decision meeting at which Boughton Quarry's application for 'hazardous' (not mentioned in application's title) K-lime processing was granted with the following conditions:

1. For a trial period of 6 months to check there are no unacceptable emissions from 'hazardous' material
2. Process to be restricted to 2013 (prior to the site being restored for agriculture by 2015)
3. Monitoring of the process to be specified and approved before commencement
4. Entrance to site to be kerbed to prevent vehicles churning up verges and depositing mud on the road
5. No processing or storage of material outside the building (this may affect the viability of the operation)

NCC's recent proposal in the Minerals and Waste Development Framework for Boughton Quarry to be a 'preferred site' for waste operations has been supported by an Inspector; he also states that he sees no reason why the site should not continue its operations beyond the NCC 'conditioned' date of 2015; however, this would need to be the subject of a planning application to vary condition 2 which the Parish Council would have the opportunity to comment on.

Overstone prompted Boughton to request an environmental study for the K-Lime operation; Overstone are currently involved with something similar (not K-Lime) in their Parish.

The Chairman reported that the next Quarry Liaison meeting to be arranged and chaired by NCC was scheduled on 21/03/2011; subjects currently planned by the Parish Council for addressing are:

1. K-Lime operations, monitoring & environmental study; also to know viability of no outside processing.
2. Kerbing of entrance and continual prevention of mud being deposited on highways.
3. Position on the restoration of site for agriculture by 2015 (Including Landfill).
4. Position on the continual monitoring of the site by NCC.

3. Buckton Fields Planning Application (DA/2007/1400) Amended – update, discussion, proposals:

The Chairman reported that the Parish Council had submitted 3 'objection' responses to the application to-date; following this meeting, a further response was considered likely. Objection has been based on:

1. Challenging the need for houses when NBC and DDC have previously stated they have no need.
2. Insufficient traffic calming and road infrastructure surrounding the development.
3. Delay until WNPJU and Government have issued their strategies for the West Northants area.

Currently the deadline for DDC deciding on the application has been stated by the Case Officer as 'not before 09/03/2011'; District Councillor John Shephard stated that it now seems unlikely before May 2011.

Before a decision, the Parish Council has requested having a copy of reports on the application from NCC(Highways), NBC (Planning) and DDC (Case Officer recommendation to the planning Committee). The current application seems to be being governed by the HS2 policy that states traffic calming and a Northwest By-pass is to be constructed before any development on Buckton Fields takes place. Even if the section from Harlestone to the Windover Pub on Welford Road is constructed (as shown in the Joint Core Strategy Pre-Submission Document) it will be insufficient to avoid the congestions that currently exist in Kingsthorpe, en-route to/from Northampton Town Centre, and will be created on the Welford Road by the Windover; further extension of the by-pass (possibly helping to solve the traffic problem to/from Moulton College) is considered necessary before any development takes place on Buckton Fields; even the 500 dwellings submitted in the 'not withdrawn' application DA/2008/0500. It is understood from County Councillor Judy Shephard that NCC have currently budgeted £3.5m for a by-pass and £1.5m for a bus lane between the Cock Hotel in Kingsthorpe and the Windover Pub on the Welford Road.

A 'key' factor in the whole process of determining the development seems to be the sale by NCC (Properties) of the majority of the Buckton Fields land. On this basis it is considered crucial that NCC(Properties) and NCC(Highways) in their apparent current negotiations with the developer of S.106 agreements results in adequate traffic calming and highway infrastructure that is installed to widely surround the Buckton Fields development before it is decided on and subsequently started. In addition, District Councillor John Shephard informed that NCC(Highways) and DDC are to satisfy the Highways Agency under a 'holding direction' on planned highways infrastructure to ensure that it interfaces into the Agency's national network for the region. Councillor Shephard could not be certain that not satisfying the Highways Agency would delay a DDC decision on the Buckton Fields development; however, it would need to be qualified. He further commented that he considered it crucial that surrounding highway infrastructure must be adequate before any Buckton Fields development takes place.

4. Comment on 2 new planning applications listed in minute P009(4) below:

There were no comments from the public.

5. Any Other matters:

The Chairman thanked all those that attended with hope that they and others would continue to support Boughton and surrounding villages affected by planning applications and strategies. Boughton will be giving particular attention to a response on the Joint Core Strategy and pressing NCC(Highways), NBC(Planning) and DDC(Case Officer) for their earliest reports on the Buckton Fields application.

P009 Resolve on the outcomes of the following matters addressed in the public session above:

Based on the outcomes of the public session above, and BPC's current pursuits, it was resolved to:

1. West Northants Joint Core Strategy:

1. Review the consultation document and submit a response within the period 17/02/2011 to 31/03/2011.
2. Participate in a meeting (Chaired by Judy Shephard) of local parish councils to produce a joint response.
3. Question need for housing on Buckton Fields land when NBC and DDC have previously stated no need.
4. Obtain more detail on the proposed northwest by-pass and links into Northampton via A508 & A5199.
5. Clarify the 'key' governing policies over the Buckton Fields application (ie: HS2, JCS, etc)

2. Boughton Quarry

1. Prepare for next Quarry Liaison meeting on 21/03/2011 and request who is responsible for its calling.
2. Obtain a copy of an environmental study for the approved K-Lime operation; also to know of other sites.
3. Heighten the need for more monitoring of the site by NCC; particularly K-Lime and mud on the roads.
4. Assume site (incl.Landfill) will be re-instated for agriculture by 2015; despite Inspector's comment.
5. Confirm that the site is not classified for processing of hazardous material

3. Buckton Fields

1. Submit a further response after this meeting and particularly refer to the Highways Agency involvement and recent High Court ruling that intended scrapping of regional strategies is a 'material consideration'.
2. Continue to press for reports from NCC(Highways), NBC and DDC for earliest receipt prior to decision.
3. Request date of NBC committee meeting agreeing its response so BPC may request to speak if required.
4. Obtain copy of S.106 agreements being negotiated by NCC & Developer before decision on application.
5. Continue objecting to the development until surrounding traffic-calming/infrastructure has been agreed.
6. Delay decision until WNJPU and Government have issued their strategies for the West Northants area.

4. New Planning applications:

a) DA/2011/0044 Listed building consent to open up front wall of barn at 3 & 4 Church Street

It was resolved to **SUPPORT** the application for improvement to the property, make the barn and the driveway functional and visually more attractive without any apparent detrimental impact to character, property's 'listing' and conservation area; also to request that the application be decided upon by Committee and not by delegated powers - District Councillor John Shephard agreed to request this.

b) DA/2011/0032 Flat to pitched roofs & single storey rear extension at 'Annadale', Butchers Lane

It was resolved to **SUPPORT** the application for improvement to the property.

5. Any other matters:

None

P010 Receive any other matters for report only (if any):

None

P011 Confirm a next meeting date of 14/03/2011:

The next meeting was confirmed to be held on 14/03/2011 at 7.30pm in Boughton Village Hall.

P012 Close meeting:

The meeting was closed at 8.40pm

THESE MINUTES WERE ACCEPTED BY COUNCIL AT MEETING ON 14/03/2011 (MINUTE _____)

Chairman/Date:.....