

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

Date: Wednesday 21st September 2011
Venue: Boughton Village Hall

Time: 7.30pm
Clerk: Gordon Poole

Minute Agenda Item/Outcome

P013 Record Attendance, Apologies, Absence

Council: **Attendance:**
Cllr Mr J Clarke (Chairman) Cllr Mr J Parker Cllr Mr R Wilson
Cllr Mr R Greener Cllr Mr K Greatorex Cllr Mrs G Kingston

Apologies for absence:
Cllrs Mrs J Shephard

Absence:
Cllr Mrs A Davison Cllr Mr S Potter

Invitees: DCllr Mr J Shephard

Public: Michael Stead (FOBA Action Group)
Angela Bartlett (WASPRA Action Group)
25 recorded attendees
11 unrecorded attendees
4 Apologies for absence

Prior to commencement of the meeting the Chairman welcomed and thanked the large number of parish residents, plus others from outside, for attending. The attendance particularly reflected the very strong interest in the agenda subjects. The Chairman stated that the meeting was a Parish Council one quickly convened to address two critical planning applications. A longer than normal Public Session was being allowed to enable the public to have its say and discussion with Parish Council members; this to help Council formulate responses to the District Planning Authority (DPA). Protocol for the meeting was explained including a statement that attending public could stay if they wished to listen to subsequent items on the agenda; however, public speaking would not be allowed.

P014 Record any Declarations of Interest on subjects included on this agenda:

There were no declarations to record.

P015 Conduct a Public Session on the applications below to aid preparation of responses to the DPA:

1. DA/2011/0666 (Response deadline 30/09/2011. DDC decision meeting 20/10/2011)

Outline residential development consisting of approximately 1050 dwellings with employment area (B1 use), local centre, primary school, care home, open space, structural landscaping, highways and drainage infrastructure works and a park and ride scheme (Retention of farm shop) (All matters reserved except for means of access) (in part) (Resubmission).

On land off Brampton Lane, Boughton (Known as Buckton Fields)

The Chairman gave an introduction to the subject that particularly included the following:

- *The application is a re-submission of DA/2007/1400, refused 9 to 2 by the DPA on 20/07/2011
- *There was delay in issuing a formal decision notice to the developer and public
- *Documents giving reasons for the decision and delay in issuing a decision notice were read out
- *Responses need to be totally separate from those being made to DA/2008/0500 mentioned below
- *Responses may be submitted as 'late representations' up to mid-day on the day of decision
- *Saved policy HS2 is a 'key' document governing the application and confusion arises with it.
- *The central issue of a Northwest Bypass mentioned in HS2 needs a review and response
- *Other than a change to the Traffic Impact Analysis it is understood there are no other changes
- *Developer is seeking approval 'without delay' as per recent Government statements
- *Developer seems to be assuming that the National Planning Policy Framework is a live policy
- *Govt. Statements on Planning and Localism need check to 'Material Planning Considerations'
- *NBC, MPs and DCllr have all responded as not in favour of the development and its application

- *NCC(Highways) and the Planning Officers at DPA seem to be the only ones 'for' the application
- *There seems to be a fear that if the application is not approved, the developer will appeal
- *The DPA has scheduled a special committee meeting on 20/10/2011 to decide on the application
- *Chairs of BPC and FOBA have been booked to speak for 3mins each at the decision meeting
- *BPC are planning to submit another strong objection response to the Buckton Fields applications

Subsequent discussion that took place resulted in the following summary of points made:

- *Kingsthorpe and Whitehills in Northampton Borough will be imposed on by the development
- *WASpra and FOBA agree to join forces to establish public views and represent them
- *If Government wants to 'kick-start' the economy, brown-field sites need to be developed first
- *Establish a central point to provide information and help residents to submit responses
- *Why the rush to resubmit responses and twin track 2 applications in the hope of getting 1 granted
- *Case Officer must be professional, independent and responsive to DPA's 'deciding' Committee
- *Application is for a material change of land use that seems un-necessary
- *Application is considered premature in the absence of justifications and emerging new policies
- *Prime agricultural land and rural countryside will be lost forever if the development is granted
- *Residents of Boughton and around were recommended to submit many personalised responses
- *Justification is needed for the number of dwellings and other planned elements of the application
- *If the dwelling numbers are needed, Buckton Fields is not considered to be an appropriate site
- *Establish some technical reason(s) to challenge the application
- *Establish if clause 4.15 in saved policy HS2 has been 'agreed' by the DPA
- *20-years to-date and still no resolution on a Town Centre Link Road and North West Bypass
- *As many as possible recommended to attend NBC's 'response' meeting on 18/10/2011
- *DPA's decision process through meetings normally held on a 3-week basis was explained
- *Applications being submitted for basically the same thing could be considered as 'vexatious'
- *The DPA is expected to take into consideration any 'unreasonable impacts on communities'
- *Reference was made to recent National Trust comments on planning and Government's response
- *It is understood developer has option to build on Buckton Fields (East) but not on the remainder
- *Clarification is needed on what is 'sustainable development' and whether application conforms
- *Buckton Fields (West) is considered to be a flood risk and needs to be mentioned in responses
- *Statement was made that inputs from technical consultants are often taken at face value
- *Cumulative effects must be considered on all planning applications
- *It is understood that for 1000 houses, 7000 traffic movements per day would result
- *If application is granted with much objection to it, goodwill to DPA will reduce and be lasting
- *It is understood that Kingsthorpe has been classified as a high pollution area
- *The overall situation to residents is confusing; an extension of the response deadlines is proposed
- *Concern is expressed as to why application is being referred to as in Whitehills and not Boughton
- *The development is incompatible with a site opposite that is processing 'hazardous' material
- *A recommendation was made for BPC to submit a strong objection again to the application

2. DA/2008/0500 (Response deadline 27/09/2011. DDC decision meeting 20/10/2011)

Outline application for residential development consisting of up to 376 dwellings with primary school, open space, structural landscaping, highways and drainage infrastructure works (all matters reserved except means of access) (in part) (Amended Scheme).

On land off Brampton Lane, Boughton (Known as Buckton Fields – East)

The Chairman gave an introduction to the subject that particularly included the following:

- *The application (Phase 1 / DA/2007/1400) is an amended one after being dormant for some time.
- *It now includes a Primary School as a 'hedge' against DA/1400(now 0666) being refused again
- *Responses need to be totally separate from those being made to DA/2011/0666
- *Responses may be submitted as 'late representations' up to mid-day on the day of decision
- *Similar comments apply as per those made for DA/2011/0666 above
- *Application will be included on the DPA Committee Agenda separate to that for DA/2011/0666

Subsequent discussion that took place resulted in the following summary of points made:

- *Many of the points made to DA/2011/0666 above also apply to this application
- *Application should be withdrawn and classed as phase 1 of DA/2011/0666 (as with 2007/1400)
- *A recommendation was made for BPC to submit a strong objection again to the application
- *The Primary School should only be shown on 1 of the 2 Buckton Fields applications

P016 Resolve on the outcome of the two applications addressed in the Public Session above:

1. DA/2011/0666

It was resolved for the Clerk to reflect and submit the following to the District Planning Authority:

- *Previous responses (4) that were made to DA/2007/1400
- *Strong objection with reasons as discussed by Council and in Public Sessions
- *Refusal until emerging new policies (National Planning Framework, Localism Bill, JCS) are finalised
- *Letter to address the elements in saved policy HS2 with what is being included in the application
- *Request for supply of NCC, HA, NBC, WNJPU, Case Officer reports before the DPA decision meeting

It was also resolved for:

- *Clerk to make a request for an extension of the response deadline.
- *Clerk to add responses and any appropriate information on to the Council's website for public viewing
- *Cllrs Clarke and Greener to seek some planning consultant advice/guidance to aid approach and responses
- *Clerk to seek DPA clarification on substantial public responses being a 'Material Planning Consideration'

2. DA/2008/0555

It was resolved for the Clerk to reflect and submit the following to the District Planning Authority:

- *Strong objection due to the application being submitted after being dormant for so long
- *Strong objection due the fact that the application is being decided separately to that of DA/2011/0666
- *Strong objection with reasons similar to those for DA/2011/0666
- *Strong objection to a Primary School being 'tactically' included in 0666 and 0500 applications
- *Previous responses (2) that were made when DA/2008/0500 was last presented

It was also resolved for:

- *Clerk to make a request for an extension of the response deadline.
- *Clerk to add responses and any appropriate information on to the Council's website for public viewing
- *Cllrs Clarke and Greener to seek some planning consultant advice/guidance to aid approach and responses
- *Clerk to seek DPA clarification on substantial public responses being a 'Material Planning Consideration'

P017 Confirm next full Council meeting to be held 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.

P018 Close meeting:

The meeting was closed at 9.35pm

After-meeting Clerk update (before draft publishing of these minutes) on matters recorded above:

- * The DPA has refused to extend the response deadlines stated in application notices to Council and Residents; however, late submissions may be made up to decision date but are unlikely to be reflected in Case Officer's report.
- * The agenda for a DPA committee decision meeting normally lists the applications in reference number order (oldest first); however, the Chairman may propose at the decision meeting that order be changed. Initially the above 2 applications will appear on the agenda as DA/2008/0500(376 dwellings) before DA/2011/0666(1050 dwellings).
- * A DPA accepted application normally has to be decided upon within 8 weeks from acceptance for a simple one and 13 weeks for a major one (specials are within 16 weeks); however, if not done and the applicant foregoes an appeal, DPA may agree extension for an indefinite period providing the application is considered as 'still relevant'.

THESE MINUTES WERE ACCEPTED BY COUNCIL AT ITS MEETING ON 10/10/2011 (MINUTE _____)

Chairman/Date:.....