

Full Parish Council Meeting – Planning Applications 2025

Full Parish Council Meeting – 15th December

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2025/4176/FULL	Hollies Gate, 18 Church Street, Boughton, NN2 8SF	Proposed replacement windows to front and side elevation	Received - 14 November 2025 Deadline – 5 th December 2025 Extension requested to 16th December	<i>Resolved: to object that the windows do not match the original detail, which is required by the village design statement (VDS). The VDS also states it should match the original in scale and ensure construction material, colours and the windows are sympathetic to surroundings.</i>	PENDING
2025/4650/FULL	Land At Spring Close Boughton Northampton NN2 8SJ	Change of land use to form 4no. new residential dwellings, attenuation pond, and landscaping for pedestrian and vehicle access.	Received 20 November 2025 Deadline 11 December 2025 Extension granted to 16th December	<i>Resolved: to object noting the design is more sympathetic but the council draw officer's attention to previous submission on this parcel of land. February 2024 - Resolved: to respond the Council does not regard the amended plans as a material improvement altering the views expressed in our response of 18/04/2023 and endorses fully the views expressed by the senior conservation officer in her note of 21 December 2023.</i> <i>April 2023 - The Parish Council resolved to respond to oppose</i>	PENDING

				<p><i>this application. The PC is disappointed that the landowners seek to reopen the prospect of development of the site which was comprehensively reviewed and rejected some years ago. The importance of the site as open space has been long recognized and is supported in the Boughton Village Design Statement. Its reference to the site is at para 5.5.D, describing the site as providing: “an important and attractive open feature adding to the form and character of the locality” In recent years Boughton Parish has seen consents for some 1103 dwellings in Buckton Fields, 41 in Welford Road and 38 off Central Avenue. The protection of open space in the parish is of growing not lessening importance to residents</i></p>	
2025/4829/FULL	Millers Yard Cafe Boughton Mill Farm Welford Road Chapel Brampton NN6 8AB	Retrospective application to regularise the change of use in the building to a cafe available to the general public.	<p>Received 21 November 2025</p> <p>Deadline 12 December 2025</p> <p>Extension requested to 16th December</p>	<p>Resolved: <i>to comment as there was no actual building development or change, in this instance the Council have no further comment, but they would request any further development goes through the proper channels.</i></p>	PENDING

2025/4697/FULL	64 Glebe Road Boughton NN2 8ET	Proposed side two storey extension	Received 21 November 2025 Deadline 12 December 2025 Extension requested to 16 th December	<i>Resolved:</i> to comment, assuming the application meets restrictive covenants/design requirements of Buckton Fields, the Parish Council note parishioner comments about visibility and they request Highways comment on this.	Approved – 05/01/25
2025/4700/LBC	Hawking Tower Boughton Park Boughton NN2 8SQ	To remove approximately 2sq meters of stone from above the doorway and rebuild to the original line using the same stone. Replacement of the upper section of the limestone head (original has separated through the middle and not expected to stay complete). Replacement of the right hand ironstone plinth which has degraded.	Received 21 November 2025 Deadline 12 December 2025 Extension requested to 16 th December	<i>Resolved:</i> to respond no comment on the application but note an observation that the new fence is not in keeping with Boughton’s listed parklands and as one of the Boughton Follies.	PENDING
2025/3736/FULL	Detached garage to front and new retaining wall to front of dwelling.	Stonebrigg Butchers Lane Boughton NN2 8SL	Received 27 November 2025 Deadline 11 December 2025 Extension requested to 16 th December	<i>Resolved:</i> to note they have no observations on the application in general but they ask the planning officer to consider whether this will change the street scene and if it will comply with the 45-degree rule for the neighbouring property.	Approved – 22/12/25

Full Parish Council Meeting – 17th November

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2024/3523/FULL	Land adjacent to Riverbank Farm Fishery Pitsford Road Chapel Brampton NN6 8AE	Change of Use of a Barn to a Dwellinghouse. (Retrospective) Change of Proposal revised application form and Site Location Plan.	<ul style="list-style-type: none"> • 21 October 2025 • 11 November 2025 (extension granted to 18 th November)	<i>to object to the inappropriate nature of the application. We understand it is not supported by Planning Officers, and we would support their technical expertise and guidance.</i>	PENDING
2025/3999/MAO	Land To North Of Boughton Road Moulton.	Outline application for up to 120 dwellings together with public open space and associated works, access considered (all other matters reserved).	In Moulton Parish Respond by 27 th November 2025	<i>to object noting the rural nature of the location and the impact on neighbouring villages including the local environment and infrastructure. Boughton parish has concerns about increased traffic volumes and road safety.</i>	PENDING
2025/4176/FULL	Hollies Gate, 18 Church Street, Boughton, NN2 8SF	Proposed replacement windows to front and side elevation	Received 14 November 2025 – so it missed the November agenda. Deadline – 5 th December 2025	Consider requesting extension to 16th December or hold an extra-ordinary meeting	PENDING

Full Parish Council Meeting – 20th October

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2025/3736/FULL	Stonebrigg, Butchers Lane Boughton NN2 8SL	Detached garage to front and new retaining wall to front of dwelling.	<ul style="list-style-type: none"> • 26 September 2025 • 17 October 2025 (extension to 20th) 	<i>Resolved: to comment the Parish Council wish to clarify the position of the garage in the plot, (i.e. how far away it is from the road) so that the proposed development does not affect the street scene.</i>	Approved – 22/12/25
2025/3657/FULL	St Antonys, Spring Close, Boughton NN2 8SJ	To demolish, remove and replace a concrete sectional garage destroyed by a falling tree (part retrospective).	<ul style="list-style-type: none"> • 9 October 2025 • 30 September 2025 	<i>Resolved: to the Parish Council finds this application to be essential repair work which needs to be carried out and is broadly in line with Boughton Village Design Statement. We note that a brochure from the proposed garage supplier has arrived showing a range of possible building materials but we are uncertain as to specifically which materials from the brochure will be chosen. We note the planning officer has been to visit and ask for clarification that materials selected are sympathetic to Boughton Village Design Statement. Once this has been established, we can confirm our support for the project and welcome the improvement the removal of the asbestos roof will bring.</i>	Approved – 08/12/25

Full Parish Council Meeting – 15th September

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2025/3276/FULL	Land to the West of Welford Road Boughton	Residential development of up to 21 dwellings.	<ul style="list-style-type: none"> • 22.08.25 • 12.09.25 Extension to 15.09.25	<p><i>Resolved: to comment the Parish Council finds the development does not fit within the Village Design Statement of keeping to 2 storey dwellings, but notes that the development is outside the village boundary and within a more densely developed area of the Parish and is willing to take guidance from WNC officers, on whether this point is to be of concern. The Parish Council finds the property to be similar to other dwellings in the neighbouring development, and supports the detailed planting scheme proposed around the development, to help it blend into the landscape. Please check the flood mitigation measures are adequate, as the council notes that the development is sandwiched between flood zones. Please also check this is adequate parking, there appears to be 40 spaces, is just under 2 per property adequate, as there is nowhere to park on the</i></p>	PENDING

				highway outside the development.	
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Full Parish Council Meeting – 18th August 2025

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2025/2486/S73	Beech House, Butchers Lane, Boughton, NN2 8SL	To increase size of extension by 1.5m of approved 2025/0088/FULL [Single and two storey rear extension]	<ul style="list-style-type: none"> • 05.08.25 • 26.08.25 	<i>Resolved to respond the Council finds this application to be very similar to the last approval. The Council kindly request officers check that the positioning of the new windows does not cause any overlooking issues for neighbouring properties (i.e The Leas).</i>	Approved – 01/09/2025

Full Parish Council Meeting – 21st July 2025

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2025/2033/FULL	Boughton Village Hall	Front access ramp with overhead canopy, replace panelling façade with cladding, replace main door and window frames, new full height window and signage and lettering to elevation	<ul style="list-style-type: none"> • 20.06.25 • 11.07.25 Deadline extended to 22.07.25	<i>Resolved to respond the Parish Council finds this application to be in line with Boughton Village Design Statement. Hence, we support this application.</i>	Approved – 16/10/25
2025/1747/FULL	Butchers Butchers Lane Boughton NN2 8SH	Amended Plans –	<ul style="list-style-type: none"> • 23.06.25 • 03.07.25 Deadline is extended	<i>Resolved to respond that the Parish Council finds this</i>	Approved – 27/07/25

		Proposed Two-Storey Extension to Existing Dwelling		<i>application to be in line with Boughton Village Design Statement and will offer an enhanced appearance to the building materials with the use of more sandstone and less render in a conservation area. Hence, we support this application. Please could the planning team check into the materials proposed to be used for the casement windows and check it is appropriate.</i>	
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Full Parish Council Meetings January – June 2025

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2024/0097/FULL	Site of Buckton Fields School	Retrospective Application for planning for Temporary School accommodation at Buckton Fields School	To be presented at the Planning Committee meeting on 08-01-25	<i>No comment to be made</i>	Approved – 09/01/25
2024/5372/FULL	64 Glebe Road, Boughton, NN2 8ET	Change of use of detached garage into a workspace for physiotherapy and office space (Retrospective)	<ul style="list-style-type: none"> • 13 January 2025 • Extended until 21 January 2025 	<i>No Comment to be made</i>	Approved – 03/02/25
2024/5528/FULL	6 Greville Close, Boughton, NN2 8RZ	Proposed two storey front and side extension together with alterations and new detached garage	<ul style="list-style-type: none"> • 10 January 2025 • Extended until 21 January 2025 	<i>No Comment to be made</i>	Approved – 10/02/25
2024/3258/FULL	Grange Farm Cottage, Harborough Rd Nth, NN2 8SW	Demolition of fire damaged house and erection of detached dwelling	<ul style="list-style-type: none"> • 16 January 2025 • Deadline 30.01.25 • Extended until 17.02.25 	<i>To Comment: We do not see any material difference in the amendment and refer to our</i>	Approved 17/07/25

		Second application with amended plans	<ul style="list-style-type: none"> Resubmitted 26.03.25 Deadline 09.04.25 	<p><i>previous comments which are still relevant, and which are exacerbated by below ground works which will require greater vehicle movements and construction works to the detriment of neighbours. However, we wish to add that due to the large size of the building we are unsure how this will achieve net environmental gain, there will also be an adverse effect on the public footpath.</i></p> <p>To further comment on amended application that the PC is concerned that the height may exceed that of the adjoining building and would like to invite the planning offices to ensure that it isn't.</p>	
2024/5400/MAF	Roadside facility associated with NNWRR EV Charging station and sales/retail unit & drive through units, car parking, landscaping	Land off Welford Road	<ul style="list-style-type: none"> 10.02.25 Deadline 03.03.25 	<p>Resolved to object with following comments:</p> <p>1. The Council is very surprised to see an application of this nature coming forward in what is locally known to be an area subject to frequent and often extensive flooding but assumes that that aspect will be thoroughly reviewed by experts.</p>	PENDING

				<p>2. Notwithstanding the creation of two new roundabouts the area and aspect from the new road to the North remains distinctively rural. The proposal constitutes an unwelcome commercial intrusion into the area. It is considered that it would result in a substantial adverse impact upon the open landscape which makes a significant contribution to its distinctive form character and appearance of land viewed from the east (Boughton Parish and Brampton Valley Way), South (Welford Road) and West.</p>	
2024/5418/MAF	Development of ground mounted Solar Farm with capacity up to 5MW, incorporating installation of solar PV panels, infrastructure access, landscaping and enhancement	Land off Welford Road, NN6 8GH	<ul style="list-style-type: none"> • 10.02.25 • Deadline 03.03.25 	<p>To Object as below:</p> <p>1. The Council is very surprised to see an application of this nature coming forward in what is locally known to be an area subject to frequent and often extensive flooding but assumes that that aspect will be thoroughly reviewed by experts.</p> <p>2. The Council considered a similar application some ten years ago, refused under reference 2014/1026. In its view, no significant difference can be identified.</p> <p>3. The site is adjacent to the Brampton</p>	PENDING

				<p>Valley Way and would harm the views and is contrary to Paragraph 3.32 of Policy EN10. There would be a significant change to the nature and appearance of the open rural countryside. The proposed solar panels are at right angles to the Brampton Valley Way and so present an entirely industrial view of the site which would have an adverse impact on the surrounding area. This unwarranted industrial intrusion into the Northamptonshire countryside would result in a loss of its amenity value.</p> <p>4. There are rights of way and public footpaths in the immediate area and the views from these paths will be greatly impaired and existing views will be lost. The enjoyment of walking the countryside will be severely diminished by the proposed development.</p> <p>5. There will be disruption to the natural habitat of flora and fauna. The site is immediately adjacent to the river and forms a part of the River Nene Regional Park. At present this is a corridor of</p>
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				green open space which is the habitat of local wildlife such as owls and other birds such as herons and cormorants, together with other small animals such as stoats, weasels and rabbits. In addition, the area has a rich plethora of bog and wetland plants highlighted in recent surveys carried out on behalf of the River Nene Regional Park.	
2025/0088/FULL	Beech House, Butchers Lane, NN2 8SL	Single & two storey rear extension (<i>Resubmission of 2024/5457/FULL</i>)	<ul style="list-style-type: none"> • 17.01.25 • Deadline 07.02.25 • Extended until 17-02-25 	<i>No Comment to be made</i>	Approved – 07/03/25
2025/0140/FULL	82 Harborough Rd Nth, NN2 8LZ	Demolition of existing rear single storey lean to and erection of single storey rear extension	<ul style="list-style-type: none"> • 17.01.25 • Deadline 07.02.25 • Extended until 17.02.25 	<i>No Comment to be made</i>	Approved – 25/03/25
2025/0237/FULL	Jasmine Cottage, Church St, NN2 8SG	Replacement of existing windows and new garage door	<ul style="list-style-type: none"> • 24.01.25 • Deadline 14.02.25 • Extended to 17.02.25 	<i>No Comment to be made</i>	Approved – 27/03/25
APPEAL 2024/2504/FULL	The Cottage, 15 Church Street, NN2 8SF	Demolition of lean-to rear extension, construction of replacement single storey extension	<ul style="list-style-type: none"> • 11.02.25 • Deadline 13.03.25 	<i>To Comment we acknowledge the structure in need of significant refurbishment and have no objection to the application as proposed</i>	PENDING
APPEAL 2024/2632/LBC	The Cottage, 15 Church Street, NN2 8SF	Listed Building Consent for demolition of lean-to rear extension, construction of replacement single storey extension	<ul style="list-style-type: none"> • 11.02.25 • Deadline 13.03.25 	<i>To Comment we acknowledge the structure in need of significant refurbishment and have no objection to the application as proposed</i>	PENDING

TREWORKS	Annandale, Butchers Lane, NN2 *SH	Reduction to flowering cherry tree and holly tree	<ul style="list-style-type: none"> • 30.01.25 • Deadline 20.02.25 	No Comment to be made	
2025/0759/FULL	Ulverscroft, Vyse Rd, NN2 8RP	Proposed 2 storey glazed atrium entrance, two storey infill extension to front elevation, conversion of garage, ground floor extension to the rear, raising existing roof to create 2 nd floor accommodation, new dormer windows to rear elevation with roof lights – alteration to existing openings to the front sides and rear elevation along with related internal alterations t	<ul style="list-style-type: none"> • 11.03.25 • Deadline 01.04.25 	<i>To comment we are concerned that the height of the roof appears to be greater than the overall current height and would therefore object to it. We refer to the Boughton Village Design Statement guidelines paragraph I and paragraph L.</i>	Approved – 17/07/25
2025/1273/FULL	2 Spring Close, NN2 8SJ	Single storey front and side extension	<ul style="list-style-type: none"> • 07.04.25 • Deadline 28.04.25 	No Comment to be made	Approved – 08/05/25
2025/0930/MAF	Buckton Fields Primary School, NN2 8ES	Demolition of existing building and erection of new two storey school building with sports provision, parking and landscaping	<ul style="list-style-type: none"> • 20.03.25 • Deadline 10.04.25 	<i>To comment we have sympathy with neighbours' request for a zebra crossing and asks the planning authority to give it very serious consideration</i>	Approved – 25/09/25
2025/1242/PIP	The Beeches, 8 Spinney Close, NN2 8SQ	Demolition of existing dwelling and erection of 2 x self-build dwellings	<ul style="list-style-type: none"> • 11.04.25 • Deadline 02.05.25 • Extension requested until 19.05.25 	<i>To comment the council are concerned that the road is unadopted so the constructor should be responsible for any damage caused during building works. The council are concerned there is a public footpath running next to property raising Health</i>	Approved – 21/05/25

				<i>and Safety concerns with lorries going up and down. The council are concerned that the trees in the garden are part of the view from footpath and may be removed. The council are concerned about the impact on wildlife and believes there is a need for an environmental impact assessment. Please be aware of the Village Design statement when considering this application</i>	
2025/1367/FULL	Bunkers Hill Farm Moulton Rd, Pitsford, NN6 9BB	Alterations and conversion of existing barn to residential (previously under DA/94/0554)	<ul style="list-style-type: none"> • 14.04.25 • Deadline 05.05.25 	<i>No Comment</i>	PENDING
2025/1381/LBC	Bunkers Hill Farm Moulton Rd, Pitsford, NN6 9BB	Listed building consent for alterations and conversion of existing barn to residential (previously under DA/94/0554)	<ul style="list-style-type: none"> • 11.04.25 • Deadline 05.05.25 	<i>No Comment</i>	PENDING
2025/1747/FULL	Butchers, Butchers Lane, NN2 8SH	Proposed two storey extension to existing dwelling	<ul style="list-style-type: none"> • 02.05.25 • Deadline 23.05.25 	<i>TO Comment;</i> <i>The council have no concerns if it complies with the Village Design statement</i>	Approved – 24/07/25
2025/1991/FULL	Hunters Moon, Vyse Road, NN2 8SE	Two storey front and rear extension, loft conversion, including crown roof with skylights, rear dormer and Juliet balcony	<ul style="list-style-type: none"> • 27.05.25 • 17.06.25 	<i>To comment:</i> <i>Object with presentation explaining application not in line with Village Design Statement</i>	Approved – 10/09/25
2025/2326/FULL	Thornfield, Moulton Lane, NN2 8RF	New First floor gable	<ul style="list-style-type: none"> • 12.06.25 • 03.07.25 	<i>To Comment:</i> <i>No objection if in line with Village Design Statement</i>	Approved – 21/07/25

2025/0759/FULL	Ulverscroft, Vyse Road, NN2 8RP	Two storey glazed atrium, two storey infill extension to front, raised roof to create additional second floor accommodation, new dormers and various changes to door and window openings, ground floor extension to rear and construction of new detached double garage to front and repositioning of driveway access	<ul style="list-style-type: none"> • 10.06.25 • 24.06.25 	<p>To Comment: "Object - please see the attached presentation explaining the reasons for the objection and summarising as follows:</p> <p><i>In summary BPC object to this proposal of grounds of it not cohering to paragraph H,I,M of democratically approved and adpoted by WNC, Boughton Village Design Statement. It is disappointing to note that our objections to the previous planning which were clearly stated as breaches to point I & L, and were not addressed in this new application.</i></p> <p><i>Whilst the existing planning permission for the site is also contrary to the adpoted planning policy this does not make either the previous or current application correct, as due diligence was not followed on that approval.</i></p> <p><i>BPC also object based on the garage being a two storey building with upstairs toilets. It is our understanding that garages are made for housing vehicles and with a second storey</i></p>	Approved – 21/07/25
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				<i>this could be redeveloped into an additional dwelling.</i>	
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