

## Full Parish Council Meeting – Planning Applications 2026

### Full Parish Council Meeting – 17<sup>th</sup> August

| Application ref: | Location                                 | Proposal                                                                                                           | Date Received & Deadline to respond to WNC             | Parish Council Comments | WNC decision |
|------------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------|--------------|
| 2026/1584/FULL   | Ulverscroft, Vyse Road, Boughton NN2 8RP | Detached outbuilding to rear to be used for a gym. - Revised drawings showing flat roof instead of a pitched roof. | Received –21 July 2026<br><br>Deadline – 4 August 2026 |                         |              |

### Full Parish Council Meeting – 20<sup>th</sup> July

| Application ref: | Location                                 | Proposal                                                                   | Date Received & Deadline to respond to WNC                                                                                             | Parish Council Comments                 | WNC decision        |
|------------------|------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|---------------------|
| 2026/2557/HH     | 70 Glebe Road Boughton NN2 8ET           | Two storey part single storey rear extension                               | Received –7 July 2026<br><br>Deadline – 28 July 2026                                                                                   |                                         |                     |
| 2026/1284/FULL   | Green Bank Spring Close Boughton NN2 8SJ | Detached dwelling, double garage and detached annexe - Amended Block Plan. | Received –24 June 2026<br><br>Deadline – 8 July 2026<br><br><span style="color: red;">Extension granted to 21<sup>st</sup> July</span> | <i>Resolved: to respond no comment.</i> | Approved - 31/07/26 |

**Full Parish Council Meeting – 15<sup>th</sup> June**

| Application ref: | Location                               | Proposal                                                                                                 | Date Received & Deadline to respond to WNC                                                             | Parish Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | WNC decision |
|------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 2026/1533/LBC    | 8 Butchers Lane Boughton NN2 8SH       | Listed building consent to replace and repair roof thatch and porch thatch with like for like materials. | Received – 18 April 2026<br><br>Deadline – 8 June 2026<br><br><b>Extension granted to 16 June 2026</b> | <i><b>Resolved:</b> to respond no comment.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |
| 2026/1584/FULL   | Ulverscroft Vyse Road Boughton NN2 8RP | Proposed detached outbuilding to rear to be used for a gym.                                              | Received – 18 April 2026<br><br>Deadline – 8 June 2026<br><br><b>Extension granted to 16 June 2026</b> | <i><b>Resolved:</b> The Parish Council ask for application 2026/1584/FULL to be called-in to the Planning Committee due to concerns of over-development, impact on the neighbouring property and the controversy caused by the applicant's blatant disregard for the planning process.</i><br><br><i>The addition of the gym whilst the applicant seeks retrospective planning permission for 12 amendments under 2026/1954/FULL, demonstrates the over-development of the plot.</i><br><br><i>2026/1954/FULL seeks retrospective permission for many aspects including additional square footage added by way of a garden store and plant room at the side of the house whilst under this</i> |              |

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|  |  |  |  | <p><i>application requesting further development in the garden with the gym.</i></p> <p><i>While currently seeking retrospective approval, the applicant has continued to develop the site without permission as the gym is currently at least 6 courses of breezeblock high.</i></p> <p><i>Whilst this blatant disregard for the planning process is not a criminal offence, it has made the site controversial within the parish, and it should be subject to wider scrutiny rather than a single planning officer.</i></p> <p><i>The plans indicate the gym will have 4 glazed doors at a height of 2.25m with the roof reaching a height of 4.32m. Given that a standard fence is 2m high, the Council ask the planning committee to consider the impact on the neighbouring property as the gym sits at the boundary.</i></p> <p><i>The Parish Council have received numerous parishioner comments about the development at</i></p> |  |
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|                |                                         |                                                                                                                                                                                                                                                                                                                                                           |                                                              | <p><i>Ulverscroft, Vyse Road and it's significant impact to the village on numerous grounds from unauthorised burning by the builders (which resulted in several visits from Environmental Health) to contractors blocking pavements, to building commencing in contravention of the approved planning permission, in particular building the garage closer to the property boundary which dramatically impedes on the street view.</i></p> <p><i>The merits of this application should be subject to the scrutiny of the planning committee rather than a single planning officer.</i></p> |  |
| 2026/1954/FULL | Ulverscroft, Vyse Road Boughton NN2 8RP | Demolition of north wing and reconstruction of new 2.5 storey north wing with raised roof, front and rear dormers, and single-storey addition to side. Raised roof over central hallway, including new fully-glazed atrium entrance. Single-storey extension to rear, front and rear dormers to south wing, and fenestration changes throughout. Detached | <p>Received – 1 June 2026</p> <p>Deadline – 22 June 2026</p> | <p><b>Resolved:</b> <i>to respond following multiple concerns raised by parishioners to Boughton Parish council, the Parish Council have no option but to raise significant concerns regarding the planning process and planning details driven by the applicant. There has been unprecedented disregard to the planning application process and local concerns.</i></p>                                                                                                                                                                                                                    |  |

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|  |  | garage to front, repositioned site access, and new boundary treatment (part-retrospective revised scheme to 2025/0759/FULL). |  | <p>1. Concerns from the retrospective application</p> <p><i>These works commenced without consent on 01/10/2025. with significant works carried outside of the approved planning permission. The works are major material changes that cannot be addressed wholly by Section 73. this warrants a member level scrutiny rather than officer delegation for any breaches, also further reports requested from other departments e.g. Heritage and tree officers.</i></p> <p>2. Changes made from the original planning approval</p> <p><i>A total of 12 separate deviations have been identified from the approved scheme in the retrospective application by the applicant themselves. These include a repositioned garage, enlarged front glazed roofline, a new garden store and plant room (which increases the footprint), revised access and revised boundary treatment. With a recent additional application for a Gym that is already under construction without formal</i></p> |  |
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|  |  |  |  | <p><i>consent. These are not minor changes.</i></p> <p><i>3. Major material changes</i></p> <p><i>a) The repositioning of the garage has had a major impact on the street scene. The character of the road is a tree lined street with mature trees, hedging and shrubs that sweep down to the road on both sides, with all buildings set well back including all garages. Historic England states regarding the approach “the surroundings in which a heritage asset is experienced” they explicitly note that this includes principal views and approaches into the area. The repositioning resulted in the felling of mature trees, hedgerows and shrubbery.</i></p> <p><i>b) This enlarged atrium will also have a significant and detrimental impact on the street scene. It appears to have doubled in size from the approved drawings and has</i></p> |  |
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|  |  |  |  | <p><i>the potential to increase the light pollution, including but not limited to vehicle headlight intrusion into neighbouring sitting rooms.</i></p> <p><i>c) There is significant increase in the size of the building, structure and outbuildings, this has adversely affected the protection of the local character of one of the most attractive roads that leads into the conservation area</i></p> <p><i>4. Management of the development</i></p> <p><i>There are multiple incidents showing a complete disregard for the planning process.</i></p> <p><i>a) The compressed decision timeline- The target decision date of 19/06/2026 is just 1 day after the close of the representations period. For an application of this scale that does not allow for proper consideration by the planning officers.</i></p> <p><i>b) The justification for the demolition of the northern wing rested solely on an account from the structural</i></p> |  |
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|  |  |  |  | <p>engineer appointed by the applicant, there is no independent assessment to consider. This offered an opportunity to divert from the original plan.</p> <p>c) The proposed mitigation does not replicate the screening function of the mature vegetation that has since been removed.</p> <p>d) The extent of the works already undertaken and is some cases completed without consent and outside the normal planning process.</p> <p>The Parish council requests that the information presented is fully considered and the request for further reports are undertaken.</p> |  |
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**Full Parish Council Meeting – 18<sup>th</sup> May**

| <b>Application ref:</b> | <b>Location</b>                           | <b>Proposal</b>                                      | <b>Date Received &amp; Deadline to respond to WNC</b>         | <b>Parish Council Comments</b>          | <b>WNC decision</b> |
|-------------------------|-------------------------------------------|------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------|---------------------|
| 2026/1284/FULL          | Green Bank ,Spring Close Boughton NN2 8SJ | Detached dwelling, double garage and detached annexe | <p>Received – 20 April 2026</p> <p>Deadline – 11 May 2026</p> | <i>Resolved: to respond no comment.</i> |                     |

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|                |                                              |                                                                                         | Extension granted to 19 <sup>th</sup> May 2026                                                       |                                         |  |
| 2026/1521/FULL | Southfields 3 Obelisk Close Boughton NN2 8RX | Single storey rear extension, two storey side extension including internal alterations. | Received – 20 April 2026<br>Deadline – 11 May 2026<br>Extension granted to 19 <sup>th</sup> May 2026 | <i>Resolved: to respond no comment.</i> |  |

**Full Parish Council Meeting – 20<sup>th</sup> April**

| Application ref: | Location                                    | Proposal                                                                                                                   | Date Received & Deadline to respond to WNC                                                               | Parish Council Comments                                                                                                                                                                                                                                                | WNC decision          |
|------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 2026/1059/S73    | 64 Glebe Road Boughton NN2 8ET              | Variation of condition 2, exterior change of stone to render finish to approved 2025/4697/FULL [Two storey side extension] | Received – 20 March 2026<br>Deadline – 10 April 2026<br>Extension granted to 21 <sup>st</sup> April 2026 | <i>Resolved: to note concern as to whether this variation meets the restrictive covenants and/or design requirements of the planning permission for the Buckton Fields development. The Parish Council rely on the expertise of planning officer to consider this.</i> | Approved – 30/04/2026 |
| 2026/1117/TPO    | STABLE LODGE BOUGHTON PARK BOUGHTON NN2 8SQ | 2 LARGE SCOT'S PINES SITUATED TO THE SIDE OF STABLE LODGE, SHOWING SIGNS OF DECLINE, BOTH TREES BE REMOVED                 | Received – 20 March 2026<br>Deadline – 10 April 2026<br>Extension granted to 21 <sup>st</sup> April 2026 | <i>Resolved: to comment they rely upon the expertise of the tree officer.</i>                                                                                                                                                                                          | Approved – 12/05/26   |

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| 2026/0416/FULL                                             | The Old House Church<br>Street Boughton NN2 8SG | Proposed Timber framed<br>garden gym.            | Received – 23 March<br>2026<br><br>Deadline – 13 April<br>2026<br><br><i>Extension granted to<br/>21<sup>st</sup> April 2026</i> | <i>Resolved: to respond no<br/>comment.</i>                                                                                                                                                            |  |
| 2026/1522/TPO<br>Works to Trees<br>(Preservation<br>Order) | Butchers, Butchers Lane,<br>NN2 8SH.            | T1 TPO: Copper Beech Tree                        | Received – 15 April<br>2026<br><br>Deadline – 6 May 2026                                                                         | <i>Resolved: to respond in respect of<br/>2026/1522/TPO and<br/>2026/1523/TCA, the Parish<br/>Council would rely on the tree<br/>officer's expertise in any event.<br/>No time extension required.</i> |  |
| 2026/1523/TCA - -                                          | Butchers, Butchers Lane,<br>NN2 8SH.            | T2 and T3: Beech Tree - Pull<br>back by 4 metres | Received – 15 April<br>2026<br><br>Deadline – 6 May 2026                                                                         | <i>Resolved: to respond in respect of<br/>2026/1522/TPO and<br/>2026/1523/TCA, the Parish<br/>Council would rely on the tree<br/>officer's expertise in any event.<br/>No time extension required.</i> |  |

**Full Parish Council Meeting – 16<sup>th</sup> March**

| <b>Application ref:</b> | <b>Location</b>                           | <b>Proposal</b>                                                                                                                                                 | <b>Date Received &amp;<br/>Deadline to respond<br/>to WNC</b>                                                                        | <b>Parish Council Comments</b>                                                                                                                                                                                                                                                  | <b>WNC<br/>decision</b> |
|-------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 2025/3999/MAO           | Land To North Of Boughton<br>Road Moulton | Outline application for up<br>to 120 dwellings together<br>with public open space and<br>associated works, access<br>considered (all other<br>matters reserved) | Received – 13 February<br>2026<br><br>Deadline – 6 March<br>2026<br><br><i>Extension requested to<br/>17<sup>th</sup> March 2026</i> | <i>Resolved: to strenuously object,<br/>the development is outside the<br/>village boundary and continued<br/>development would result in<br/>coalescence of the two parishes.<br/>This is overdevelopment and<br/>does not align with the Local<br/>Plan. We rely upon the</i> |                         |

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|                |                                                    |                                      |                                                          | environmental and conservation officers to review the impact of the proposed development, as the parish council have serious concerns. The parish council question the current infrastructure in place to deal with ad-hoc development. Flooding on the road has been observed. The current disrepair of public highways would be further exacerbated by more dwellings in the area. The Council suggest current traffic mitigation schemes should be completed before further development is considered. |  |
| 2025/4650/FULL | Land At Spring Close Boughton Northampton NN2 8SJ. | Additional Info - Artists Impression | Received – 10 March 2026<br><br>Deadline – 24 March 2026 | <b>Resolved:</b> to provide no further comments and refer the planning officer to the previous objections.                                                                                                                                                                                                                                                                                                                                                                                                |  |

**Full Parish Council Meeting – 16<sup>th</sup> February**

| Application ref: | Location                                          | Proposal                                                                                                                        | Date Received & Deadline to respond to WNC                                                                                       | Parish Council Comments                                                                                                                                                               | WNC decision |
|------------------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 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 January 2026<br><br>Deadline – 10 February 2026<br><br><b>Extension requested to 17<sup>th</sup> February 2026</b> | <b>Resolved:</b> to respond the Parish Council stands by their responses made to your previous consultation, and strongly supports the objection raised by Rachel Booth, Heritage and |              |

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|                |                                                | <u>Amended Details:</u><br>Updated scheme drawings and updated highways/drainage information                                                                                                                                                          |                                                               | <i>Conservation Officer, to the principle of building on an important piece of open space within Boughton Conservation Area. This objection concurs with Boughton Village Design Statement. Aside from these objections. BPC are concerned about applications to build on any land in our Parish, with a "surface water flow path". The close is named after the local Springs on the land. It is only fair this point is drawn to the attention of potential purchasers.</i> |  |
| 2026/0261/FULL | The Old Rectory Church Street Boughton NN2 8SG | Repairs and installation of new 6.7 mm vacuum glazing to ground floor windows (W1-W4); replace existing early 19th century through to late 20th century first floor windows (W5-W9) with windows to match W1-W4, all located on South West elevation. | Received – 27 January 2026<br><br>Deadline – 17 February 2026 | <i><b>Resolved:</b> to support the planning application but ask the planning officer to check the new windows are like for like and made of wood.</i>                                                                                                                                                                                                                                                                                                                         |  |
| 2026/0262/LBC  | The Old Rectory Church Street Boughton NN2 8SG | Listed building consent for repairs and installation of new 6.7 mm vacuum glazing to ground floor windows (W1-W4); replace existing early 19th century through to late 20th century first floor windows                                               | Received – 27 January 2026<br><br>Deadline – 17 February 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |

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|               |                                                | (W5-W9) with windows to match W1-W4, all located on South West elevation.                               |                                                               |                                         |                          |
| 2026/0379/TCA | Glen Cottage, Butchers Lane, Boughton, NN2 8SH | T 1 WEEPING WILLOW. TO POLLARD TO PREVIOUS COLLARS, T 2 WEEPING WILLOW. TO POLLARD TO PREVIOUS COLLARS. | Received – 30 January 2026<br><br>Deadline – 20 February 2026 | <i>Resolved: to provide no comment.</i> | No objections – 27/02/26 |

**Full Parish Council Meeting – 19<sup>th</sup> January**

| Application ref: | Location                             | Proposal                                                                                                                             | Date Received & Deadline to respond to WNC                                                                              | Parish Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | WNC decision |
|------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 2025/5112/FULL   | Field to North West of Boughton Lane | Change of use of agricultural land to dog exercise areas including new access and laying a hardstanding parking and maneuvering area | Received – 12 December 2025<br><br>Deadline – 2 January 2026<br><br><i>Extension granted to 20<sup>th</sup> January</i> | <i>Resolved: to object noting that the land sits on the historical site of Boughton Fair and it is in close proximity to the listed heritage site “the Old Church of St John the Baptist”. The Council note the negative impact it would have on the view and landscape. Serious concerns were raised about the danger of accessing the site from a 50mph road and the immediate danger should a dog escape. The Council note the Highways officer has raised traffic concerns. The Council also note there are several nearby</i> |              |

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|               |                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                    | <i>enclosed dog walking facilities which offer sufficient supply within the area. The Council also object to the development of prime agricultural land.</i> |                     |
| 2026/0019/TPO | The Whitehills Hotel,<br>Whitehills Way,<br>Northampton. NN2 8EW | <p>T1 - OAK - CROWN RAISE TO 3M TO CLEAR PARKING SPACES OF OBSTRUCTING BRANCHES</p> <p>T3 - OAK - REMOVE DEADWOOD</p> <p>T4 - DEAD - FELL TO THE GROUND</p> <p>T5 - DEAD - FELL TO THE GROUND</p> <p>T6 - OAK - PRUNE TO PROVIDE A 3M CLEARANCE FROM THE BUILDING</p> <p>G1 - BEECH - REMOVE IVY FROM THE STEMS TO ALLOW FOR FUTURE INSPECTIONS</p> <p>G3 - ELDER - PRUNE TO PROVIDE A 2M CLEARANCE FROM THE BUILDING</p> | <p>Received – 5 January 2026</p> <p>Deadline – 26 January 2026</p> | <b>Resolved:</b> <i>to comment that the Council support the professional opinion of the tree officer.</i>                                                    | Approved – 10/02/26 |