

## BOUGHTON PARISH COUNCIL

Minutes of the Ordinary Meeting of Boughton Parish Council held at Boughton Village Hall,  
Butchers Lane, Boughton, on Monday 9<sup>th</sup> August 2021 at 6.30 p.m.

### In Attendance:

**Councillors:** Cllr Roy Adams, Cllr Karen Fletcher, Cllr David James (Chair of the meeting),  
Cllr Carolyn Penny, Cllr Simon Phipps, Cllr Rigel Statham, Cllr Rosie McDonnell  
and Cllr Sam Di Pane

**Apologises:** Cllr Charlie Browne, Cllr John Shephard, Cllr Nicola Abrahams

**Also present:** Ciara Wanstall (Clerk and Responsible Financial Officer), Matt Collerson (CC  
Town Planning on behalf Taylor Wimpey)

**Members of the** 1  
**Public:**

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### 21/2482 Welcome

Cllr David James as vice-chair of the Parish Council chaired the meeting. Cllr David James “the  
Chair” welcomed everyone to the Ordinary Meeting of the Parish Council.

### 21/2483 Apologies for Absence

Apologies for absence were received from Cllr Charlie Browne, Nicola Abrahams and John  
Shephard. The apologies were accepted.

### 21/3484 Declarations of Interest (on Agenda items only)

There were no declarations of interest.

### 21/2485 Approve the Minutes of the last full Council meeting held on 12 July 2021

**Resolved:** to accept the minutes of the last full Council meeting as a true and accurate record. The  
minutes will be signed electronically by the Chair with no administrative amendments.

### 21/2486 Public Open Forum Session

Harpal Singh, a resident of the Boughton Rise development situated off Boughton Green Road,  
asked the Parish Council for help and support with introducing traffic calming measures on  
Boughton Green Road, particularly around the school. Mr Singh explained that when the  
Northampton University site on Boughton Green Road was replaced with housing, the road was  
re-designed and a roundabout was removed. This has seen an increase in the speed of the traffic.  
Mr Singh also noted that 7.5 tonne vehicles pass along this road and he believes they are not  
supposed to.

CLlr David James explained that traffic calming measures have previously been investigated by the Parish Council but no outcome was agreed. The latest update is that the Local Highways Authority will be introducing some traffic calming measures in relation to the North West Relief Road (NWRR) and the Parish will be consulted on this. However, given the deficit of the NWRR budget this is unlikely to occur in the next 12 – 18 months.

The Parish Council agreed to prioritise traffic calming measures and requested that the Clerk puts this item on the next meeting agenda for September. **Action: Clerk**

The Clerk clarified that Boughton Green Road is on the boundary line of Boughton and Kingsthorpe Parish. Mr Singh agreed to liaise with the Clerk regarding any relevant contact details so he can contact the school situated on Boughton Green Road, Kingsthorpe Parish Clerk and Highways directly. Mr Singh can then report back to Boughton Parish Council.

### **21/24687 Planning Application for comment**

- WND/2021/0416 - 5 Spinney Close, Boughton, Northamptonshire, NN2 8SD - Demolition of conservatory and porch. Construction of two storey extension to rear and new porch to front of dwelling.  
**Resolved:** no comment
- WND/2021/0313 - 1 Greville Close, Boughton, Northamptonshire, NN2 8RZ - Construction of part single and part two storey side extension, first floor side extension and two side dormers. Upgrade existing conservatory. Render and cladding of external appearance. Roof and window alterations.  
**Resolved:** no comment
- WND/2021/0322 - Obelisk Farmhouse, Church Street, Boughton, Northamptonshire NN2 8SG - Construction of summerhouse (retrospective)  
**Resolved:** no comment
- WND/2021/0395 - Highfield, Vyse Road, Boughton, Northamptonshire, NN2 8RP - Removal of one tree and work to one tree within a conservation area  
**Resolved:** no comment

The Clerk noted that a new planning application has been submitted and any comments to WNC are requested before the next Council meeting. CLlr Rigel Statham raised whether the Council should set up a planning committee. It was agreed to put this item on the agenda for the next meeting. **Action: Clerk**

### **21/2488 Planning Updates**

**POST MEETING NOTE:** All 3 phases of Buckton Fields have the benefit of outline planning permission, under application DA/2011/0666. The master plan for all 3 phases can be found here: <https://selfservice.daventrydc.gov.uk/NorthgatePublicDocs/00086512.pdf>

Matt Collerson is representing Taylor Wimpey in respect of Phase 3 specifically the areas identified on the master plan as residential areas R3 and R4, the local centre and the open space.



*The areas referred to as “Residential Care Home”, “Employment” and “Park & Ride Site” on the master plan will be dealt with by a separate reserved matters application in due course. Under planning application DA/2020/0840, West Northamptonshire Council has approved by resolution an increase in 85 dwellings (now referred to as R5), see pages 24-26: <https://selfservice.daventrydc.gov.uk/NorthgatePublicDocs/00167887.pdf>*

Matt Collerson presented the following to the Parish Council:-

- The master plan originally indicated that the local centre would be 3 storeys high and incorporate the community centre as well as some retail and residential units. The whole phase would have a maximum number of 294 dwellings and 79 flats. The long term management of the mixed-use building raised concerns.
- Taylor Wimpey now proposes a standalone single storey community centre, 224 dwellings plus three apartment buildings. The apartment buildings will be three storeys high and there will be a total of 60 apartments - two buildings will contain 18 apartments each and the third building will have 24 apartments.
- The current proposal is below the maximum number of dwellings set out in the outline permission due to changes in policies regarding open spaces.
- Taylor Wimpey expects to submit the reserved matters planning application for R3, R4, the community centre and open space to West Northamptonshire Council in the next few weeks. The application must be submitted by 8 November 2021.
- The current intention is that the Parish Council will take on the ownership/management of the Community Centre. However, should the Parish Council not wish to take on the building under the s.106 agreement the building must be marketed for a period of 2 years.

**POST MEETING NOTE:** *The planning consultant for Taylor Wimpey was not sure if the 2 year period has already begun or when it will begin. He said he will confirm the position.*

The Councillors raised various queries:-

- whether the local centre had enough car parking spaces
- what trees were being planted on the site
- whether the community centre was comparable to other parishes
- whether there was an opportunity for the Council to influence the design of the apartments and the community centre.

Matt explained that the planning application drawings are not yet finalised and he hopes to be able to come back to the Parish Council in September and discuss the finer details of the application. Matt said the Overstone scheme would be a comparable site and that community centre design was prepared by the architect from Monksmoor park, which was previously identified by the Parish Council as a standard to aim for. Matt said there is an opportunity for the Parish to contribute to the overall design of the community centre and that the Parish Council should continue to have an open dialogue with him.

The play area was raised as an area of concern and the Parish Council said they would like to have an input regarding the type of equipment and the material it is made from because wood equipment requires more maintenance.

A query was raised about Taylor Wimpey implementing electric car charging points. Matt confirmed the requirement is for Taylor Wimpey to provide the infrastructure for connection, which they will do, and it is down to the end user to install the charging point.

Further queries were raised about the sustainability of the site as the Government plan to ban the sale of new petrol/diesel cars from 2030 and whether a communal electric scooter/bike scheme could be implemented. Matt explained that contributions to public transport would have been taken into consideration via the s.106 agreement and it would be difficult to consider this again at this late stage.

A query was raised about how much of the application is open to review by the Parish Council. Matt explained that technically there is no obligation to provide the retail units but if the Parish Council had concerns about the amount of retail units being provided it could be challenged on the basis more was originally envisaged. The Parish Council emphasised that they wanted to have an input into the design before it was too late for plans/drawings to be amended. The Parish Council asked if Taylor Wimpey may also take on the 85 dwellings under planning application DA/2020/0840. Matt could not firm this but said they may. The Parish Council hoped that if this was the case, then the two planning applications could be more cohesive.

Concerns were raised about the location of the apartments. As they are three storeys high, they will block the views to the west of Buckton Fields. Matt suggested that the proposed layout will have less of an impact compared to the master plan which incorporated a three storey multi-use local centre. Matt clarified that once the plans have been validated, he hopes to share a full set of drawings including elevations of the apartments with the Councillors. Matt anticipates it would be around 2/3 weeks until the drawings are validated but he welcomes any comments in the meantime.

#### **21/2489 Environment**

- a) Cllr Simon Phipps noted that the footpath alongside the quarry is open and there is a coffee shop in the open area of the meadow but there is a large mound to climb to get into it. He suggested the Clerk writes to Bennies asking them to knock the mound/bund down to enable easier access

**Action: Clerk**

- b) The Clerk reported the damage to the planters as per paper C.

**Resolved:** to approve expenditure of up to £20 to replace the stolen plants.

**Action: Cllr Rosie McDonnell**

- c) The Clerk reported R&G have provided an updated quote to mow both verges on Moulton lane as per paper D.

**Resolved:** to approve the additional cost of £13 per verge mow until the end of season.

**Action: Clerk**

#### **21/2490 Documents/Policies**

**Resolved:** to adopt the revised Code of Conduct.

**Resolved:** to review the Standing Orders at the next meeting.

#### **21/2490 Finance**

**Resolved:** to ask the Clerk to set up an e-business services account with Land Registry and approve the required variable direct debit required in respect of the account.

**Action: Clerk**

**Resolved:** to approve the following cheques for payment in August 2021, by unanimous decision.

<u>Payable to</u>	<u>Cheque No</u>	<u>Details of Payment</u>	<u>Amount (no VAT)</u>	<u>VAT</u>	<u>Total Cheque Payment (inc VAT)</u>
Ciara Wanstall	C2345	Clerk's employment	£873.01	£0.00	<u>£873.01</u>
R & G	C2346	Parish Mowing (July 2021)	£270.00	£54.00	<u>£324.00</u>
NCALC	C2347	Code of Conduct Training on 13 July 2021	£114.00	£0.00	<u>£114.00</u>
E.on - unmetered street light supply	C2348	1 April - 30 June 2021	£573.28	£28.66	<u>£601.94</u>
E.on - maintenance contract	C2349	1 April - 30 June 2021	£153.90	£30.78	<u>£184.68</u>
Cllr Rosie McDonnell	C2350	Reimbursement of planting around Chestnut Tree	£20.52	£4.10	<u>£24.62</u>

\*R&G invoice shows £296 + £59.20 = £355.20. This is an error because of the quote to increase verge cutting. R&G have asked the Council to approve the usual fees (£270 + £54 =£324).

**Payments made in July 2021 - for report to the Council**

Date	Payable to	Standing Order	Details of Payment	Total Amount (including VAT)	VAT
15/07/2021	MGT Design Ltd	Standing Order	Monthly Website Maintenance July 2021	£90.00	£15.00
<b>Total Standing Order Payments:</b>				<b>£90.00</b>	<b>£15.00</b>
Date	Payable to	Direct Debit	Details of Payment	Total Amount	
21/07/2021	Aviva	Direct Debit	Monthly Administration Fee July 2021	<b>£45</b>	
<b>Total Direct Debit Payments:</b>				<b>£45</b>	

**21/2491 West Northamptonshire Councillor Report on matters arising since last meeting**

There were no matters for report.

*J. Pheasant*

**21/2492 Urgent Matters for Report Only (Notified to the Chair before the Meeting)**

There were no matters for report.

**21/2493 Correspondence for information only**

Correspondence was received from:-

- WNC - Summer Activities and Early help Review
- WNC – Have your say on how your new council communicates

**21/2494 Date of Next Meeting (Information Only)**

Cllr Karen Fletcher suggested the next meeting agenda includes an item in respect of the Parish Council contributing to the grass cutting of the Pocket Park. The Clerk will liaise with Karen on this.

**Action: Clerk**

The Clerk confirmed she reported two trees on Devonshire Close via the Street Doctor website and will liaise with the resident on the matter.

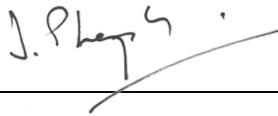
Cllr Karen Fletcher confirmed she met with Brampton Valley care home who would be willing to offer volunteers for the Parish's Jubilee celebrations.

The Councillors requested the Clerk ask the PCSO to attend next meeting.

**Action: Clerk**

The meeting closed at 20.25pm

Chairman



Date: 13 September 2021