

**Full Parish Council Meeting – December 2023**

- No planning applications received

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<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>
2023/5369/PA	Boughton Spring Stables	Conversion of two stables to C3 Residential units under class Q has gone to appeal for non-determination of a planning application	Received in Dec 23	<i>The Parish Council has no comments or observations to make on this application. We had none in July and our position remains unchanged.</i>	<b>Appeal pending 30.11.23</b>
WNC/23/00034/MINFUL	Pitsford Quarry, Harborough Road, Pitsford, Northamptonshire	Scoping Opinion associated with the submission of a scheme of working within Phase 2 in accordance with planning permission reference 14/00057/MINFUL	Received in Nov 2023	<i>The Parish Council has no comments or observations to make on this application</i>	<b>Application still pending</b>
Notification of Tree works	16 Howard Land, Boughton. NN2 8RS	Intended Tree Works Works to 1 x Variegated Acer and 2 x Beech Trees Subject to TPO DA299	Received in Nov 2023	<i>The Parish Council has no comments or observations to make on this application</i>	<b>n.a</b>
2023/7469/FULL	Monkton Cottage, Moulton Lane, Boughton.	Variation of condition 2 (plans) of WND/2022/0494 - (Demolition of existing dwelling, detached garage and detached outbuilding) revised plans	Received in Nov 2023 <ul style="list-style-type: none"> <li>• 23<sup>rd</sup> Nov 2023</li> </ul>	<i>Members of the Parish Council have reviewed the revised plans for the property which are unattractive and the PC would request that the home owners are made to build to the original agreed planning application they was granted by West Northants Planning Department in the first place.</i>	<b>Application still pending</b>
2023/6411/FULL	Hunters Moon, Vyse Road, Boughton.	Extension to Existing property	Received in Oct 2023 <ul style="list-style-type: none"> <li>• 15<sup>th</sup> Nov 2023</li> </ul>	<i>Having reviewed the latest planning application for Hunters Moon with the nearby residents, these are a summary</i>	<b>Application still pending</b>

				<p><i>of all the concerns, new and old.</i></p> <p><i>No notification was given to local residents or displayed in the village of the changed planning application, neither was any notice displayed of the first application.. The proposal is put in by J Miah of Direct Property Services on Kettering Road a letting company.</i></p> <p><i>Loss of Light and Loss of Privacy. The extension breach West Northamptonshire RESIDENTIAL EXTENSIONS AND ALTERATIONS DESIGN GUIDE Appendix 7, the 45 degree rule, by over 4.77m to Whytegates and 2m to Brackendale putting neighbouring dwellings into darkness</i></p> <p><i>Windows overlooking Whytegates.</i></p> <p><i>Overdevelopment Part 1 : On the first application we were initially concerned about the internal layout of the proposed property consisting of 6 bedrooms and a further two undefined rooms ,7 shower rooms, a large dining and games area and minimal lounge area are not common in private residential dwellings and requested that any planning permission contains a condition that a later request to change of use to commercial use, i.e. for renting out multiple rooms, is prohibited. We note the changes to the layout in application two, and welcome the appearance of use as a family dwelling but can see the layout could easily be adapted for commercial use at a later</i></p>	
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				<p><i>date, so maintain the request to ensure that planning permission is for residential use only and subsequent planning for commercial use is prohibited.</i></p> <p><i>Overdevelopment Part 2 : The development alters the character of the area, as all the backs of the others house on Vyse Road follow a line, this extends beyond the line. This is still a major concern in the new plan, as the size of the proposed extension has not changed.</i></p> <p><i>Overdevelopment Part 3 : The proposed extension crosses a flood line which will displace more water and cause significant distress and inconvenience to residents downstream in Vyse Road. This is still a concern and we can confirm flooding has been occurring as recently as last week.</i></p> <p><i>Overdevelopment Part 4 The drainage system on Vyse Road is very old and challenged, allowing residents to run one shower or one dishwasher or one washing machine at a time and will not handle the water from 5 or 7 showers at once. CIL contribution to improving the drainage may need to be requested.</i></p> <p><i>It has an impact on trees The attractive front garden trees are retained and hence consideration is given to the amount of parking space available and the scale of the extension.</i></p>	
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				<i>Inconsistencies in the plan supplied in application 2 for windows which look directly onto the patio and into the kitchen and landing of Whytegates: The new application shows 4 windows in the side elevation and the floor shows 3. Which is the proposal? In any event, the windows look directly on to patio and into the kitchen and landing area of Whytegates and we object to this intrusion in to the neighbours privacy.</i>	
2023/7594/FULL	Owl Barn, Boughton Grange, Harborough Road. NN2 8SW	Proposed single garage extension to outbuilding	Received 13 <sup>th</sup> November  • 4 <sup>th</sup> Dec 2023	<i>The Parish Council has no comments or observations to make on this application</i>	<b>Application was refused 8.12.23</b>

**Full Parish Council Meeting – October 2023**

- No planning applications received

**Full Parish Council Meeting – September 2023**

<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>
WND/2023/0145	Quietways, Humfrey Lane, Boughton	Change of materials to sections on the front and rear of property, addition of two dormer windows, minor amendments(removal) of some windows and rooflights, following substantial completion of the two -storey extension approved under	Received in Sept 2023  • 12 <sup>th</sup> Sept 2023	<i>The Parish Council has no comments or observations to make on this application</i>	<b>Application Approved 13.9.23</b>

		DA/2019/1032 granted 13/04/2020			
2023/6411/FULL	Hunters Moon, Vyse Road, Boughton	Extension to Existing Property	Received in August 23 <ul style="list-style-type: none"> <li>28th Aug 2023</li> </ul>	<i>The Parish Council have a number of concerns regarding this application ranging from The proposal has the appearance of a form of multiple use. The building line to the rear of adjoining Vyse Road houses is reasonably constant. The proposed line is significantly further south. concerned that the large two storey extension may exacerbate the flooding issues in Vyse Road. The drainage system serving this part of Vyse Road has been found to be inadequate, will their cope with 7 showers?, Removal of trees in the front garden would adversely effect the street scene. the application is not consistent with the WNC residential extensions and alterations design guide, identifying that the "45 degree" rule is exceeded by 4.77m 9 Whytegates) and 2m (Brackendale), to the detriment of those neighbouring properties. The proposal is an over development of the site.</i>	<b>Application Pending</b>
2023/5593/FULL	Boughton Grange Cottage, Harborough Road, North Boughton	Repair existing stone barn and extension to form enclosed parking for 2 cars with store/workshop above	Received in Sept 2023 <ul style="list-style-type: none"> <li>4<sup>th</sup> Oct 2023</li> </ul>	<i>The Parish Council has no comments or observations to make on this application.</i>	<b>Application was approved 3.11.23</b>
2023/6040/FULL	Beechwood Moulton Lane Boughton	Proposed two storey rear extension, replacement conservatory, extension to and first floor over existing garage, changes to fenestration and materials	Received in July <ul style="list-style-type: none"> <li>10<sup>th</sup> Aug 2023</li> </ul>	<i>The Parish Council has no comments or observations to make on this application.</i>	<b>Application was approved 20.9.23</b>

2023/6033/FULL	Owl Barn Boughton Grange Harborough Road North Boughton	Proposed single storey front extension, fenestration changes and internal layout changes to main house	Received in July <ul style="list-style-type: none"> <li>10<sup>th</sup> Aug 2023</li> </ul>	<i>The Parish Council has no comments or observations to make on this application.</i>	<b>Application was approved 20.9.23</b>
For information purposes only - 2023/6567/TCA	Vyse Cottage, Humfrey Lane, Boughton	1 Holm Oak approx 8m tall, reduce to approx 5m and reduce the width by 1m both sides. 2 Holly approx. 4m tall, reduce to approx 3m 3 Cherry Plum approx. 5m, reduce to approx 3m		<i>N/A - no need for a respond. This is a notification of works only</i>	<b>Application was approved 26.9.23</b>

#### **Full Parish Council Meeting – July 2023**

- No planning applications received

#### **Full Parish Council Meeting – June 2023**

<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>
2023/5369/PA	Church Furlong Farm, Moulton Lane, Boughton. NN2 8RE	Conversion of two barns to C3 residential units under Class Q.	Received in June 2023 <ul style="list-style-type: none"> <li>28<sup>th</sup> June 2023</li> </ul>	<i>The Parish Council resolved to respond to this application with the following comments: The Parish Council questions whether the site has been used for agriculture. It is not satisfied that either building qualifies for Ground Q permission. The development is undesirable in the open countryside.</i>	<b>Application Pending</b>
2023/5383/LDP	Quietways Humfrey Lane, Boughton. NN2 8RN	For Information Only - Certificate of Lawfulness for Existing Development comprising of Proposed Detached Garage.	Received in June 2023	N/A – No need to respond	<b>Permitted Development 3.7.23</b>

2023/5406/FULL	Stable Lodge, Boughton Park, Boughton. NN2 8SQ	Proposal includes creation of new opening within stone façade to receive glazed doorset.	Received in June 2023 <ul style="list-style-type: none"> <li>3<sup>rd</sup> July 2023</li> </ul>	<i>Members considered the application and had no comments or observations at this time</i>	<b>Application was approved 11.8.23</b>
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**Full Parish Council Meeting – May 2023**

- No planning applications received

**Full Parish Council Meeting – April 2023**

<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>
WND/2023/0129	Land to rear of, St John the Baptist's Church, Spring Close, Boughton, Northamptonshire.	Outline application for four dwellings with associated vehicular access, garaging and landscaping (layout and means of access not reserved).	Received in March <ul style="list-style-type: none"> <li>5<sup>th</sup> April 2023</li> </ul>	<i>The Parish Council resolved to respond to oppose this application. The PC It 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</i>	<b>Application Pending</b>

				<i>of open space in the parish is of growing not lessening importance to residents.</i>	
	Notification of tree work at 1, Swedish Houses, Humfrey Lane, Boughton	Northamptonshire. Intended tree work includes: Works to fell tree in a conservation area.	Received in April <ul style="list-style-type: none"> <li>27<sup>th</sup> April 2023</li> </ul>		

**Full Parish Council Meeting – March 2023**

<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>
WND/2023/0145	Quietways, Humfrey Lane, Boughton.	Change of external materials on frontage of property, following substantial completion of the two storey extension approved under DA/2019/1032 granted 13/4/2020	Received in March, see below <ul style="list-style-type: none"> <li>27<sup>th</sup> March 2023</li> </ul>	<i>The Parish Council resolved to respond no comment.</i>	<b>Application was approved 13.9.23</b>

**Full Parish Council Meeting – 13 February 2023**

<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>
WND/2022/1069	Ingatestone, Vyse Road, Boughton, Northamptonshire, NN2 8RP	First floor side extension, single storey rear extensions and first floor terrace to rear.	Received in January, see below <ul style="list-style-type: none"> <li>14 February 2023</li> </ul>	<i>The Parish Council resolved to respond with concerns that the neighbours property will be overlooked from the terrace. Also given the substantial size of the gate, does planning</i>	<b>Application was approved 18.7.23</b>



				<i>permission need to be sought?</i>	
WND/2022/1098	Hilltop House 9, Howard Lane, Boughton, Northamptonshire, NN2 8RS	Two storey side and rear extension, removal of existing roof, new roof with second floor accommodation.	<ul style="list-style-type: none"> <li>10 January 2023</li> <li>31 January 2023 (extension granted to 14 February 2023)</li> </ul>	<i>The Parish Council resolved to respond no comment.</i>	<b>Application was approved 22.3.23</b>
WND/2021/0717 Appeal number - APP/W2845/W/22/3311385	Land Off Holly Lodge Drive, Boughton, Northamptonshire	<p>Planning Appeal to the Planning Inspectorate in respect of the refused planning permission for:-</p> <p>Outline application for construction of up to 65 dwellings all matters reserved except access, comprising 50% affordable housing, community hub (Class E/F), parking, landscaping &amp; associated works including demolition of existing structures on site.</p>	<ul style="list-style-type: none"> <li>12 January 2023</li> <li>Response via post, must arrive by <u>13 February 2023</u></li> </ul>	<i>The Parish Council resolved to respond the PC supports the planning authority's resisting the appeal.</i>	<b>Appeal Dismissed</b>
WND/2021/0500	Land Off Central Avenue, Boughton, Northamptonshire	Residential development of affordable homes including access, parking, landscaping and associated infrastructure.	<ul style="list-style-type: none"> <li>Application will be considered by the Planning Committee on 20 February 2023</li> </ul>	<i>The Parish Council resolved to respond the PC has always supported this application and our support remains. As in previous correspondence we would request that pedestrian access remains open and that care is taken to preserve as many trees/shrubbery and ask for a consideration of re-planting suitable vegetation or hedgerows as possible.</i>	<b>Application was approved 31.3.23</b>
WND/2022/1107	Spring Meadow Farm, Spectacle Lane, Moulton, Northamptonshire, NN3 7RY	Construction of two storey side extension and single storey outbuilding.	<p>01 February 2022</p> <ul style="list-style-type: none"> <li>22 February 2022</li> </ul>	<i>The Parish Council resolved to respond no comment.</i>	<b>Application was approved 7.3.23</b>

		Conversion of side wing to annexe..			
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**Full Parish Council Meeting – 9 January 2023**

<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>
WND/2022/1117	Finchfield, Moulton Lane, Boughton, Northamptonshire, NN2 8RG	First floor extension over existing garage/office/utility including fenestration (amended scheme).	<ul style="list-style-type: none"> <li>• 3 January 2023</li> <li>• 24 January 2023</li> </ul>	<i>The Parish Council resolved to respond no comment.</i>	<b>Application was approved 7.2.23</b>
WND/2022/1069	Ingatstone, Vyse Road, Boughton, Northamptonshire, NN2 8RP	First floor side extension, single storey rear extensions and first floor terrace to rear.	<ul style="list-style-type: none"> <li>• 6 January 2023 (after the meeting agenda was posted)</li> <li>• 27 January 2023</li> </ul>	<i>The Planning Portal contained no documents, an extension of 14 February 2023 was granted by the planning officer.</i>	<b>Application was approved 18.7.23</b>