

BOUGHTON PARISH COUNCIL

Minutes of the Ordinary Meeting of Boughton Parish Council held at the Village Hall, Butcher Lane, Boughton, on Monday 17th February 2025 at 7.00p.m.

In Attendance:

Councillors: Cllr John Shephard (Chair of the meeting), Cllr Rosie McDonnell, Cllr Carolyn Penny, Cllr S Phipps, Cllr Tracey Redwood, Cllr Roy Adams, Cllr Jonathan Sambrook

Apologies: Cllr Nasir Chatha, Cllr Karen Fletcher, Cllr A Awan, Cllr A Gibson

Members of the Public: 12

25/3292 - Welcome

Cllr John Shephard ("the Chair") welcomed everyone to the Ordinary Meeting of the Parish Council.

25/3293 - Apologies for Absence

Cllr N Chatha, Cllr K Fletcher, Cllr A Awan and Cllr A Gibson gave apologies for the meeting. The apologies were accepted.

25/3294 - Declarations of Interest (on Agenda items only)

There were no declarations of interest

25/3295 - Approve the minutes of the Ordinary Meeting of the Parish Council held on Monday 20th January 2025

***Resolved:** to accept the minutes of the last ordinary meeting of the Council on 20th January 2025 as a true and accurate record. The minutes will be signed by the Chair.*

Action: Chair

25/3296 - Public Open Forum Session

Malcolm Sanderson advised he had spoken about his concerns last February in relation to speeding and he feels little has changed since. Last year he conducted a survey of approximately 24 households and 2/3 of those disagreed with Moulton Lane being closed, this may reduce traffic but would adversely affect residents who use it for access. He is concerned that WNC have not attempted to find out what local needs are in relation to traffic, and he is aware from conversations over the last couple of years that parishioners are very concerned about speeding vehicles and personal safety. Through Community Speed watch Mr Sanderson provided detailed information to the Parish Council in July 2024 about the severity of the speeding problem along Vyse Road, including comparisons with 2022 results for Moulton Lane and 2 other traffic surveys from Northants Police from 2023 and 2024. Mr Sanderson stated WNC are obliged to comply with Condition 25 of the Planning Permission for the NWRR and these measures must be implemented prior to the road opening. In December 2023 it was reported in Boughton Village Matters that the preferred option was a form of road closure, possibly Moulton Lane which received parish council agreement. Mr Sanderson is concerned that nothing has changed in the last 15 months with the

same option being proposed. He feels there shouldn't be a binary choice between one or the other. He is especially concerned that Persimmon Homes are reporting that the final section of the road is nearly complete and should be open this summer. He feels that this will put added pressure onto WNC to open the WNC section as well and he is concerned this will leave Boughton with a "fait accompli" decision accepting the WNC proposals whether they comply with parishioners wishes or not. Mr Sanderson stated he is an advocate of a village wide 20mp zone, which he believes will achieve traffic calming and reduce volume. He is willing to conduct door to door surveys over the next few weeks of 260 houses to ask for thoughts on what would work in relation to traffic calming and will analyse that data and share with the Parish Council. He is concerned that Boughton only have one opportunity to get this right and achieve progress and it must not be wasted.

Cllr Shephard confirmed it seems as if the WNC position is being distilled into a binary choice, the opening of the road however is in the hands of WNC and not the developer and he has been advised it will be about this time next year not this summer. He confirmed that Mr Sanderson is welcome to carry out a survey however there will be discussion later on the prospect of a formalised referendum.

A few parishioners had come along and spoke against the proposal for the rebuild of Grange Farm Cottage and the effect this will have on neighbouring properties and wanted to object on numerous grounds, it overlooks gardens, construction traffic and limited turning space, the amount of soil excavation that will need to take place and the sheer size of the proposed property. Cllr Shephard confirmed that the revised application is on the agenda and the Parish Council had previously commented that the site was being overdeveloped, and we will look at this again during the meeting tonight.

Ms Helen Chappell had come to speak about the planning application for the land off Welford Road and the proposed Solar Farm and fast-food restaurant. She investigated the ownership of the site at Companies House and the applicant is called Brampton Valley Way Trust and she wondered if the PC knew who they are. She stated the Design and Access statement discusses an agreed contact between them and Northampton County Council, she wondered if this changes anything now that WNC is the Council. Cllr Shephard advised that the Council is unaware of the ownership details but must deal with the planning application on its merits.

Ms Chappell's other concern is about the traffic, she had forwarded Ring Doorbell footage which evidenced the issues in Church Street, she is extremely concerned about the impact on the road if emergency services need to get through. She feels that a 20mph speed limit will not put people off coming through the village, she is concerned about the timeline and how these issues are going to be resolved now let alone once the road opens.

Ms Wood advised that the speed of traffic in Moulton Lane is quite terrifying and in the dark it is even worse, she wondered if there was a possibility of a streetlight on Moulton Lane like there is in Spring Close. Cllr Shephard advised that the Cllr C Penny is our representative in relation to lighting and he suggests they have a conversation separately from the meeting to discuss this further.

Ms Charlotte Mackaness also wished to speak about the issues with traffic, she feels there is no silver bullet and whatever is chosen will cause division in the village, she feels disappointed that parishioners have not been invited to talks, she feels there has been a missed opportunity to take different suggestions from parishioners so there is more choice of options.

Cllr Shephard reminded members of the task and finish group comprising parishioners from each street in the village which met in early 2022 and considered a large number of suggestions. He advised that WNC and the Council are still in consultation mode so if any other suggestions come up then we can look at them, we are seemingly being directed to a binary choice but if there are further ideas the PC is happy to look at them.

25/3297 – Planning Applications for Comment:

2024/3258 – Grange Farm Cottage, Harborough Rd, NN2 8SW

Resolved: *to comment: We do not see any material difference in the amendment and refer to our 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.*

Action: Clerk

2025/5457/FULL – Beech House, Butchers Lane, NN2 8SL

Resolved: *to respond No Comment*

Action: Clerk

2025/0140/FULL – 82 Harborough Road, NN2 8LZ

Resolved: *to respond No Comment*

Action: Clerk

2025/0237/FULL – Jasmine Cottage, Church St, NN2 8SG

Resolved *to respond No Comment*

Action: Clerk

Tree Works – Annandale, Butchers Ln, NN2 8SH

Resolved *No Comment*

2024/2632/LBC – Appeal on The Cottage, 15 Church Street, NN2 8SF – for information

Resolved: *to Acknowledge the structure in need of significant refurbishment and have no objection to the application as proposed*

Action: Clerk

2024/2504/FULL – Appeal on The Cottage, 15 Church Street, NN2 8SF

Resolved: *No Comment*

2024/5400/MAF – Land off Welford Road, Northampton, NN6 8GH

We have now received confirmation of the application, and we confirm that our comments from previous FCM stand

Resolved: *to respond Object:*

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.

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.

Action: Clerk

2024/5418/MAF - Land off Welford Road Northampton NN6 8GH

To confirm comments as recorded in the minutes of the last Full Council Meeting:

Resolved: to respond Object:

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.
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.
3. The site is adjacent to the Brampton 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.
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.
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 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.

Action: Clerk

Chapel Brampton Parish Council requested a copy of any comments made in relation to Welford Road planning applications which was agreed by all.

Resolved: To provide a copy to the Clerk of CBPC

Action: Clerk

25/3298 – CIL

Cllr S Phipps reported on discussions with the 3 CIL bidders.

Pocket Park: Cllr Phipps confirmed he met with Paul Morris who wishes to get the works done for the summer and confirmed that the contract will be in the name of the Parish Council. The Committee will manage the installation and obtain pro-forma invoices from the contractor. It has been agreed that payments will be managed by Cllr Chatha and Cllr Phipps will look after the face-to-face works required. They are currently going through the tender proposal and obtaining revised costs prior to getting the proposal in the Parish Council's name.

Boughton Village Hall: Cllr Phipps met with Nicky Callis, Charlotte Mackaness and Karen Fletcher. There will be a similar process to the Pocket Park and the contract will be in the name of the Parish Council and Karen Fletcher will be the single point of contact. It has been agreed that the inside and outside works will be carried out in one phase. The Committee are still pinning down costs and exact scope of works, there will be an element of grants in some works which may change things slightly so this will be finalised and decided what works will fall within the Contract. The Design

Consultants will be managing the planning process and that needs to come through before works start, they are hopeful this will be through in the next 10-13 weeks. Karen Fletcher will be liaising with the Parish Council and obtaining pro forma invoices and a payment plan.

Boughton Church: Cllr Phipps confirmed there had not yet been a meeting with the Church representative.

25/3299 – NWRR

Cllr J Shephard confirmed that WNC have consulted the Council on its current proposal of a 20mph limit being applied to the village. Council to resolve what more information it requires from WNC and consider a means of consulting parishioners.

Cllr Shephard advised that WNC have made specific proposals to a 20mph speed limit as opposed to a zone, a limit will be signposted with no traffic calming aspect. Members have seen draft proposals and await WNC's final suggestions as to the extent of the limit area. When that is known the final proposals will be put on the Council's web site and the process of parishioner consultation begun.

The driver of that limit is to take traffic out of the village, not necessarily to reduce speed, that is the evidence proposed via WNC's traffic modelling who state that in 2031 50% of traffic will be reduced by virtue of drivers not wishing to go in 20mph limit and they will instead go along Holly Lodge Drive to get to Moulton Park.

Cllr Shephard confirmed that there is a need to put some questions to WNC and gain more information about their modelling, but in the interim we need to decide about consulting the parish. Some questions have been formulated already for WNC, and a decision needs to be reached if any more need to be added.

There was general discussion around whether there should be a penalty for speeding such as a speed camera; also, would WNC agree to a temporary limit and if that results in a reduction of traffic, we may consider that as an option. Cllr Shephard advised that if we follow Cllr McDonnell's suggestion of looking at more physical measures then we need our traffic consultants to say where they would be suitably placed before this is suggested to WNC.

Cllr Penny advised that we need to look at the impact the cricket pavilion and crematorium will have on the modelling, it is naive to ignore them because they don't have planning permission yet given they have already rented the site for 125 years, it is necessary to have the modelling for that in the figures.

There was further discussion about the modelling extending their peak period and issues around air quality with the increased traffic as well as asking for a noise and vibration assessment report giving the cars travelling though will double. There was also discussion on the potential for a road closure in Moulton Lane which was agreed would clearly achieve the objective but might be divisive within the village.

Resolved: To ask WNC the following:

1. There is widespread scepticism amongst Council members and parishioners at the projection that a 20mph limit will alter driver behaviour to the extent suggested. The projection can



- easily be tested. Please apply a temporary 20mph limit to assess actual rather than predicted behaviour.
2. Please supply (a) the modelling data used in the formulation of the December 2023 presentation and (b) the network modelling in respect of that and the current DS9 and DS13 proposals.
 3. Please confirm, when possible, the location of the West and East points of the beginning of the 20mph limit proposed and supply a revised consultation document which we may share and discuss with parishioners as the WNC's "best offer".
 4. Can the modelling be rerun, bringing into account the proposals in Moulton for the Cricket Club and Crematorium, both of which will be functioning in 2031.
 5. Would WNC consider applying a 20mph zone?

Action: Clerk

Resolved: Cllr Phipps will contact Emberton Village who have been through a similar situation

Action: Cllr Phipps

Cllr Shephard then raised the subject of consultation within the Parish and how this would be carried out, i.e. the whole of Boughton or just the old village which is currently affected. After discussion it was agreed that the Parish Council are not ready to consult yet until we know if there is a possibility of a temporary 20mph system then the prospect of a referendum will be discussed further.

25/3300 – Parish Matters

The Clerk updated the Council on tasks carried out by Lengthsman, he has reported some of the drains again and a couple of kerbs he feels require attention. He has cleaned up the Moulton Lane sign and straightened out the Howard Lane footpath sign.

In relation to the drain off Howard Lane going up to the Obelisk, the Lengthsman has checked this however as it appears to be a private road, Spinney Close so not WNC's responsibility. Cllr Penny advised that the drain is full to the top with silt and does need clearing out.

Cllr McDonnell was unsure if the No Lorries sign had been removed and ask if the Lengthsman could replace this if it has. It was agreed that Cllr McDonnell would check if the sign was there first and report back at the next Full Council Meeting.

Resolved: The Clerk to ask the Lengthsman to also check and report any potholes and to contact the owners of Spinney Close regarding the drains.

Action: Clerk

25/3301 – Buckton Fields Community Centre

Cllr Phipps confirmed that construction of the new Community Centre is now well underway and estimated to be complete in around 10 weeks' time. It was agreed a site visit would be useful with Sam Thomas from the developer team and it was agreed that the Clerk would contact him to arrange this. Cllr Shephard advised that there were some volunteers ready to join and support the running of the Community Centre so be good to get them involved as well.

Resolved: To contact Sam Thomas and arrange a site visit.

Action: Clerk

25/3302 – Street Lighting in Spring Close

Clerk updated the Parish Council on discussions with Zeta lighting who had advised that the only way we could receive a quote for putting a light on the post in Spring Close was to get permission from the post owner. It was confirmed that permission from the landowner has been granted but we now need to contact National Grid to gain their approval. Cllr Shephard agreed to look at the post and take the relevant number from it so that the clerk can contact National Grid to ask for permission.

Action: Clerk/Cllr J Shephard

25/3303 – Governance

- a) To review and approve the Council's Risk Assessment Policy and Asset Register.

Resolved: To Approve as agreed

Action: Clerk

- b) To review and re-adopt the CIL Allocation Policy.

Resolved: To Approve as agreed

Action: Clerk

- c) Pocket Park: Cllr Shephard will provide the document to Councillors prior to the next FCM, and this matter will be adjourned until then.

Action: Cllr J Shephard

25/3304 - Finance/Legal

- a) The Parish Clerk confirmed invoices in respect of the proposed payments have been examined, verified and certified by the RFO.

Resolved: to approve the cheque payments made between Council meetings and the proposed cheque payments for 17th February 2025: -

Boughton Parish Council PAYMENTS (AWAITING AUTHORISATION) LIST

14 February 2025 (2024 - 2025)

Voucher Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
120 Village Hall Hire	17/02/2025		NatWest Current Acc	Cheque No 2601	Village Hall Hire - Meetings	Boughton Village Hall	Z	30.00		30.00
119 Repair and maintenance (leng)	17/02/2025		NatWest Current Acc	cheque No 2605	lengthsman	Mark Frost	Z	90.00		90.00
121 Subscriptions	17/02/2025		NatWest Current Acc	Chq No 2602	Membership 25-26	Northamptonshire ACRE	S	35.00	7.00	42.00
122 Maternity Pay	17/02/2025		NatWest Current Acc	Chq No 2603	Clerk - Maternity pay February	Ciera Wanstall	Z	957.22		957.22
125 Office Consumables	17/02/2025		NatWest Current Acc	Chq 2604	Stamps & envelopes	Maria Sadler (Mat cover) P.	Z	20.00		20.00
124 Office Consumables	17/02/2025		NatWest Current Acc	Chq 2603	Clerk Mobile Phone	Ciera Wanstall	Z	4.95		4.95
123 Office Consumables	17/02/2025		NatWest Current Acc	2603	Microsoft Licence	Ciera Wanstall	Z	12.36		12.36
126 Salary (net)	17/02/2025		NatWest Current Acc	Chq 2604	Clerk Salary - February 2025	Maria Sadler (Mat cover) P.	Z	1,591.57		1,591.57
127 Parish Office Expenses (non-tax)	17/02/2025		NatWest Current Acc	2606	Donation - Boughton Church H	Boughton Church	Z	10.00		10.00
128 Training / Conferences	17/02/2025		NatWest Current Acc	Chq 2608	NCALC Training Course	Northants CALC Ltd	S	84.00	16.80	100.80
129 Subscriptions	17/02/2025		NatWest Current Acc	Chq 2609	Subscriptions - Community Fec	Northamptonshire ACRE	S	40.00	8.00	48.00
Total								2,875.10	31.80	2,906.90

- b) The Reconciliation Report for January 2025 has been approved by the Verification Officer and will be signed at the March 2025 meeting when he is in attendance, copy can be found below:

Boughton Parish Council

Prepared by: _____ Date: _____
Name and Role (Clerk/RFO etc)

Approved by: _____ Date: _____
Name and Role (RFO/Chair of Finance etc)

A	Bank Reconciliation at 31/01/2025		
	Cash in Hand 01/04/2024		369,998.80
	ADD Receipts 01/04/2024 - 31/01/2025		159,904.45
	SUBTRACT Payments 01/04/2024 - 31/01/2025		529,903.25
			72,879.21
	Cash in Hand 31/01/2025 (per Cash Book)		457,024.04
B	Cash in hand per Bank Statements		
	Petty Cash 31/01/2025	0.00	
	NatWest Current Account 31/01/2025	200.00	
	NatWest Reserve Account 31/01/2025	102,024.96	
	NatWest CIL Reserve Account 31/01/2025	356,917.08	
			459,142.04
	Less unrepresented payments		2,118.00
			457,024.04
	Plus unrepresented receipts		
	Adjusted Bank Balance		457,024.04
	A = B Checks out OK		

25/3305 - WNC Councillor's Report on matters arising

Cllr Shephard advised that the WNC budget is being set this Thursday, he noted that the Boughton Parish Precept is one of the lowest in the district per Band D property, £40 for Band D with others in the hundreds so we are very good value.

25/3306 - Urgent Matters notified to the Chair before the meeting

Cllr R McDonnell raised concerns about the collapsed bridge at Butchers Lane, she would like the PC to consider restoring this in some way. Cllr Phipps advised that a bridge engineer had initially

said that it would cost around £260k to restore it full for all traffic but it can be improved for around £40k. Cllr McDonnell asked if CIL money could be used to repair it as a historical part of the village.

Cllr Shephard advised that there would be a need for someone to propose this and obtain 3 quotes together with a decision on how the work to be done and how it is funded, the PC have been sympathetic to investing CIL money in private land before as in the case of the Church and the Village Hall.

Resolved: Cllr McDonnell will look at proposing this and Cllr Phipps will provide her with the required information.

Action: Cllr McDonnell/Cllr Phipps

25/3307 To review items for discussion at future meetings

No Items.

25/3308 To consider the exclusion of the press and the public

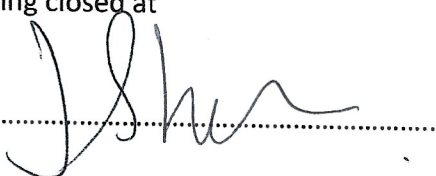
Discussed and agreed

25/3308 Note the next Parish Council Meeting

Monday 17th March 2025, 7.00pm at the Village Hall.

The meeting closed at

Chair



Date: 17th February 2025