

Full Parish Council Meeting – Planning Applications 2026

Full Parish Council Meeting – 21st September

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2026/3334/s73	Owl Barn Boughton Grange Harborough Road North Boughton NN2 8SW	Variation of condition 3 of approved 2024/2121/S73 [Proposed single storey front extension, fenestration changes and internal layout changes to main house, Two dormers on the front elevation, a roof light on the rear elevation and other fenestration changes to the annexe] Revised plans to amend the design of the single storey front extension and to include new solar panels to front elevation	Received –20 August 2026 Deadline – 10 September 2026 Extension granted to 22nd September	<i>Resolved: to respond no comment</i>	
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	Received –2 September 2026 Deadline – 16 September 2026 Extension requested to 22nd September	<i>Resolved: to object, whilst the garage has been removed from the planning application the Parish Council wish to reiterate and refer the planning officer to the comments previously submitted in June 2026.</i>	

		south wing, and fenestration changes throughout. Repositioned site access, and new boundary treatment (part-retrospective revised scheme to 2025/0759/FULL). Description amended (detached garage has been removed from the application and will come forward on a separate application).			
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Full Parish Council Meeting – 24th 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 Deadline – 4 August 2026 Extension requested to 25th August	<i>Resolved: to respond the Council are disappointed that due process was not followed by the applicant as this building has already been built and the integrity of the planning process should be upheld. The Council object to the height of the gym but will withdraw calling the matter into the planning committee for consideration. The Council defer to the planning officer to comment on the</i>	Approved – 03/09/26

				<i>proximity to the boundary and whether this is appropriate, the Council understand under permitted development a structure within 2m of the boundary line must not exceed 2.5m in height. The Council is not opposed to a flat roof, but the building should not be overbearing, and the height should be kept within 2.5m with surface water run-off into their own property. For the avoidance of doubt, the previous design of a pitched roof would be even more overbearing. We defer to the Planning Officer's expertise on this matter.</i>	
2026/3145/HH	The Old Dairy Bunkers Hill Farm Moulton Road Pitsford NN6 9BB	Detached single storey building to create self contained annex	Received – 17 August 2026 Deadline - 7 September 2026	Resolved: <i>to respond no comment.</i>	
2026/2613/HH	The Cottage 15 Church Street Boughton NN2 8SF	Replacement roof, windows & doors to existing rear extension . Decrease the size of window.	Received – 17 August 2026 Deadline - 7 September 2026	Resolved: <i>to respond no comment.</i>	
2026/3208/LBC	The Cottage 15 Church Street Boughton NN2 8SF	Listed building Consent - Replacement roof, windows & doors to existing rear extension . Decrease the size of window.	Received – 17 August 2026 Deadline - 7 September 2026	Resolved: <i>to respond no comment.</i>	

Full Parish Council Meeting – 20th 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 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 Deadline – 8 July 2026 <i>Extension granted to 21st July</i>	<i>Resolved: to respond no comment.</i>	Approved - 31/07/26

Full Parish Council Meeting – 15th 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 Deadline – 8 June 2026 <i>Extension granted to 16 June 2026</i>	<i>Resolved: to respond no comment.</i>	

2026/1584/FULL	Ullerscroft Vyse Road Boughton NN2 8RP	Proposed detached outbuilding to rear to be used for a gym.	Received – 18 April 2026 Deadline – 8 June 2026 Extension granted to 16 June 2026	Resolved: 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. 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. 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 application requesting further development in the garden with the gym. While currently seeking retrospective approval, the applicant has continued to develop the site without permission as the gym is	Approved – 03/09/26
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				<i>currently at least 6 courses of breezeblock high.</i> <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> <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> <i>The Parish Council have received numerous parishioner comments about the development at 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</i>	
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				<i>the approved planning permission, in particular building the garage closer to the property boundary which dramatically impedes on the street view.</i> <i>The merits of this application should be subject to the scrutiny of the planning committee rather than a single planning officer.</i>	
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 garage to front, repositioned site access, and new boundary treatment (part-retrospective revised scheme to 2025/0759/FULL).	Received – 1 June 2026 Deadline – 22 June 2026	<i>Resolved:</i> <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> <i>1. Concerns from the retrospective application</i> <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</i>	

				<i>scrutiny rather than officer delegation for any breaches, also further reports requested from other departments e.g. Heritage and tree officers.</i> <i>2. Changes made from the original planning approval</i> <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 consent. These are not minor changes.</i> <i>3. Major material changes</i> <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</i>	
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				<i>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> <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 the potential to increase the light pollution, including but not limited to vehicle headlight intrusion into neighbouring sitting rooms.</i> <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</i>	
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				<i>attractive roads that leads into the conservation area</i> 4. Management of the development <i>There are multiple incidents showing a complete disregard for the planning process.</i> a) <i>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> b) <i>The justification for the demolition of the northern wing rested solely on an account from the structural engineer appointed by the applicant, there is no independent assessment to consider. This offered an opportunity to divert from the original plan.</i> c) <i>The proposed mitigation does not replicate the screening function of the mature vegetation that has since been removed.</i>	
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				d) <i>The extent of the works already undertaken and in some cases completed without consent and outside the normal planning process.</i> <i>The Parish council requests that the information presented is fully considered and the request for further reports are undertaken.</i>	
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Full Parish Council Meeting – 18th May

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
2026/1284/FULL	Green Bank ,Spring Close Boughton NN2 8SJ	Detached dwelling, double garage and detached annexe	Received – 20 April 2026 Deadline – 11 May 2026 Extension granted to 19th May 2026	<i>Resolved: to respond no comment.</i>	
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 Deadline – 11 May 2026 Extension granted to 19th May 2026	<i>Resolved: to respond no comment.</i>	Approval – 13/08/26

Full Parish Council Meeting – 20th 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 Deadline – 10 April 2026 Extension granted to 21st 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 Deadline – 10 April 2026 Extension granted to 21st April 2026	<i>Resolved: to comment they rely upon the expertise of the tree officer.</i>	Approved – 12/05/26
2026/0416/FULL	The Old House Church Street Boughton NN2 8SG	Proposed Timber framed garden gym.	Received – 23 March 2026 Deadline – 13 April 2026 Extension granted to 21st April 2026	<i>Resolved: to respond no comment.</i>	
2026/1522/TPO Works to Trees (Preservation Order)	Butchers, Butchers Lane, NN2 8SH.	T1 TPO: Copper Beech Tree	Received – 15 April 2026 Deadline – 6 May 2026	<i>Resolved: to respond in respect of 2026/1522/TPO and 2026/1523/TCA, the Parish Council would rely on the tree officer's expertise in any event. No time extension required.</i>	

2026/1523/TCA - -	Butchers, Butchers Lane, NN2 8SH.	T2 and T3: Beech Tree - Pull back by 4 metres	Received – 15 April 2026 Deadline – 6 May 2026	Resolved: to respond in respect of 2026/1522/TPO and 2026/1523/TCA, the Parish Council would rely on the tree officer's expertise in any event. No time extension required.	
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Full Parish Council Meeting – 16th March

Application ref:	Location	Proposal	Date Received & Deadline to respond to WNC	Parish Council Comments	WNC decision
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)	Received – 13 February 2026 Deadline – 6 March 2026 Extension requested to 17th March 2026	Resolved: to strenuously object, the development is outside the village boundary and continued development would result in coalescence of the two parishes. This is overdevelopment and does not align with the Local Plan. We rely upon the 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	

				<i>suggest current traffic mitigation schemes should be completed before further development is considered.</i>	
2025/4650/FULL	Land At Spring Close Boughton Northampton NN2 8SJ.	Additional Info - Artists Impression	Received – 10 March 2026 Deadline – 24 March 2026	Resolved: <i>to provide no further comments and refer the planning officer to the previous objections.</i>	

Full Parish Council Meeting – 16th 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. <u>Amended Details:</u> Updated scheme drawings and updated highways/drainage information	Received – 20 January 2026 Deadline – 10 February 2026 Extension requested to 17th February 2026	Resolved: <i>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 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</i>	

				<i>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 Deadline – 17 February 2026	Resolved: <i>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 (W5-W9) with windows to match W1-W4, all located on South West elevation.	Received – 27 January 2026 Deadline – 17 February 2026		
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 Deadline – 20 February 2026	Resolved: <i>to provide no comment.</i>	No objections – 27/02/26

Full Parish Council Meeting – 19th 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 Deadline – 2 January 2026 Extension granted to 20th January	<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 enclosed dog walking facilities which offer sufficient supply within the area. The Council also object to the development of prime agricultural land.</i>	Refused – 09/09/26
2026/0019/TPO	The Whitehills Hotel, Whitehills Way, Northampton. NN2 8EW	T1 - OAK - CROWN RAISE TO 3M TO CLEAR PARKING SPACES OF OBSTRUCTING BRANCHES T3 - OAK - REMOVE DEADWOOD	Received – 5 January 2026 Deadline – 26 January 2026	<i>Resolved: to comment that the Council support the professional opinion of the tree officer.</i>	Approved – 10/02/26

		T4 - DEAD - FELL TO THE GROUND T5 - DEAD - FELL TO THE GROUND T6 - OAK - PRUNE TO PROVIDE A 3M CLEARANCE FROM THE BUILDING G1 - BEECH - REMOVE IVY FROM THE STEMS TO ALLOW FOR FUTURE INSPECTIONS G3 - ELDER - PRUNE TO PROVIDE A 2M CLEARANCE FROM THE BUILDING			
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