

BOUGHTON PARISH COUNCIL

Minutes of the Ordinary Meeting of Boughton Parish Council held at the Village Hall, Butchers Lane, Boughton, on Monday 19th January 2026 at 7.07p.m.

In Attendance:

Councillors: Cllr Simon Phipps (Chair of the meeting), Cllr Jonathan Sambrook, Cllr Helen Chappell, Cllr Carolyn Penny, Cllr Andy Gibson, Cllr Lorraine McEllin & Cllr Karen Fletcher

Others: Ciara Wanstall (Parish Clerk)

Apologies: Cllr Stephen Trott, Cllr Rosie Jeczalik, Cllr Tracey Redwood, Cllr Pete York (Moulton Ward), Cllr Susan Gaskell (Moulton Ward) Cllr John Slope (Moulton Ward)

Members of the Public: 16

26/3529 - Welcome

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

26/3530 - Apologies for Absence

Cllrs Trott, Jeczalik and Redwood gave apologies for the meeting. They were accepted.

26/3531 - Declarations of Interest (on Agenda items only)

There were no declarations of interest to report.

26/3532 - Approve the minutes of the Ordinary Meeting of the Parish Council held on Monday 15th December 2025

Resolved: to accept the minutes of the last ordinary meeting of the Council on 15th December 2025 as a true and accurate record. The minutes were signed by the Chair.

Action: Chair

26/3533 - Public Open Forum Session

- In respect of planning application 2025/5112/FULL, parishioners generally noted objections:-
 - citing the impact on the historic beauty of the area and the obvious danger as it is accessed by a 50mph road, which WNC's officers have also identified.
 - concerns were raised as to whether a successful application would make it easier for the landowner to subsequently get change of use i.e. residential development.
 - concerns were raised about the protective hedge, presumably it will be fencing until the hedge grows to 1.8m.
- Several parishioners were in attendance to hear more about the proposed 1,500 houses and to note their objections to the Parish Council.
 - Concerns were raised about the environmental impact of wildlife habitat displacement, traffic pollution, the impact on the existing low-lying boggy land, the loss of arable land, the historical monument located within the housing allocation, the impact of views from surrounding villages, noise pollution and that it is already dangerous to pull out onto the A508 from Boughton Grange.

- Residents of Boughton Grange were quite surprised by the proposed development. One resident was amazed to see her land was part of the proposed housing allocation. The residents said they would be grateful for the Parish Council's support given the significant impact it would have upon them.
- A parishioner was in attendance in respect of Highway's request for the removal of verge markers. He has provided evidence to the Clerk regarding the impact the markers make, and he hopes the Parish Council will support residents to have them re-instated.
- Two parishioners said that CIL money does not appear to have been spent on Buckton Fields. They wanted to know how much will be spent on Buckton Fields and when. The Chair confirmed an update on the CIL funds will come to the full Council in either February or March, subject to other time critical agenda items.

26/3534 - Council to note a parishioner has expressed interest in joining the Parish Council. Council to consider co-option.

Resolved:** to ask the Clerk to advertise that the Council will consider co-option at the Council meeting on 16 February 2026, 7pm at the Village Hall. **Action: Clerk

26/3535 – Planning

- a) Applications for comment

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 manoeuvring area

***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.*

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, 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

Resolved:** to comment that the Council support the professional opinion of the tree officer. **Action: Clerk

- b) Planning Updates (Applications/Enforcement)

2025/1747/FULL. – Butchers, Butchers Lane – resident has confirmed the wall is a garden wall, part of his landscaping not part of 2025/1747/FULL. The planning officer is in the process of establishing the dimensions of the garden wall. Once ascertained, they will be able to confirm whether planning permission is required.

2025/0759/FULL - Ulverscroft, Vyse Road, Boughton NN2 8RP. It was summarised that the Council did object to the amended plans in June 2025. The application was approved by WNC and they are satisfied that the extension works and new detached garage are being built in accordance with the approved details/plans.

- c) Agree response to NCALC survey on WNC's Planning Department

Resolved: to ask the Clerk to submit the response, as discussed.

Action: Clerk

26/3536 - Clerk to report on Parishioner correspondence received regarding WNC Highway's letter regarding verge marker posts

The Clerk reported the following: -

- Highways have undertaken a site visit, and posts remain in the highway verge outside Broadlands on Moulton Lane and Croft House on Vyse Road.
- Highways noted as the posts do not comply with standards if there was an accident, the person who installed them will be liable.
- Highways appreciate people's concerns regarding parking on the grass verge, but they ask the Parish Council to ask the occupiers / owners to remove these posts by the end of January 2026 at the very latest. KIER will proceed to remove them on Monday 2nd February 2026.
- The Clerk queried what measures Highways would consider as an alternative. Highways have confirmed "KIER are looking at options which we will discuss when available".

26/3537 - Note Parishioner correspondence has been forwarded to WNC Highway

The Clerk reported the Working Group have agreed with Highways that parishioner correspondence will be forwarded to them to review in line with Phase 2 works. The Clerk has emailed parishioners to confirm they are happy for their email addresses to be forwarded.

26/3538 - WNC Draft Local Plan

The Chair and Cllr McEllin attended WNC's Planning Policy meeting, which discussed the Local Plan. The Parish Council recognise parishioner concerns around insufficient infrastructure i.e. sewage, water, roads etc. The Chair reported he will be meeting with previous Chairs of the Parish Council to discuss the matter. Parishioners can send any historical background which may be helpful to the Council's submission to the Parish Clerk.

- a) Public Consultation expected at the start of February 2026 for 8 weeks.
- b) Agree a budget for legal advice as it proposes 1,500 houses for North of Buckton Fields, changes to the village confines, a housing target of 42 houses for the village up to the period 2043 and it introduces new policies about "green wedges".

Resolved: to agree a legal budget of £12,000 + VAT. Delegate authority to Clerk to instruct a legal advisor/planning consultant to advise the Council on responding to the draft Local Plan.

- c) Consideration of putting together a Neighbourhood plan

Resolved: to obtain more information and defer to the Council's February meeting.



26/3539 - WNC Consultation: Draft Active Travel Strategy, Mobility Hub and Rail Action Plans (closes 27 January 2026) – consider consultation response

Resolved: to ask the Clerk to submit the consultation response, as prepared by Cllr Redwood, which was discussed and agreed at the meeting.

26/3540 - Buckton Fields Community Centre

- a) No further update from Taylor Wimpey regarding completion

Resolved: to note an email from Taylor Wimpey received on 20th January 2026. The Council agreed to Taylor Wimpey's proposed changes to the ventilation system and request an estimated completion date.

Action: Clerk

- b) Logo prepared by Born to Shine

The proposed logo didn't gain much support, and suggestions were made to make it brighter, simpler and more contemporary. The Council appreciated the effort to combine the historic village with the new development, but it was thought by removing the stone building and the sun it would look simpler.

- c) Note the insurance provider can't quote until practical completion

26/3541 - Consider quotes for the transfer of Boughton Rise Public Open Space to Kingsthorpe Parish Council

The Clerk reported all quotes are exclusive of VAT and disbursements noting Wilson Browne quoted £850 on the basis that no consents or certificates are required, and no extensive enquiries are raised. Weller Solicitors quoted £1,200 and Howes Percival £2,500 - £3,000. Discussions took place about previous experiences of the firms and the complexity of the matter.

Resolved: to instruct Wilson Browne solicitors to transfer the public open space at Boughton Rise to Kingsthorpe Parish Council for an estimated fee of £850 + VAT + disbursements.

Action: Clerk

26/3542 - Report from Cllr Lorraine McEllin

- a) Boughton Fair. It is being organised by a committee of residents. It will take place on 20th June 2026, events such as afternoon tea, a puppet show, Born to Shine performance, welly throwing, artist exhibitions taking place at the Whyte Melville, Village Hall and on Church Street/Vyse Road subject to a road closure. There is an anticipated cost for an MC.

Resolved: to ask the Clerk to assist the Committee with the proposed road closure.

- b) Boughton Village Hall – it is proposed to start renovations at the beginning of March 2026 with an end day by 20th June. The Committee's next meeting is on 9th February 2026.

26/3543 - Street Lighting – quote for streetlights in Spring Close

The Clerk reported the Council previously approved a budget of £1,600 + VAT in line with E.ON's quote (£1,574.66 + VAT). The Clerk has since reached out two further suppliers, one declined to

d) Bank Reconciliation for December 2025

A signed Bank Reconciliation, reviewed by Cllr Sambrook, will be put onto the website.

e) Consider and approve budget for NCALC Training

Resolved: to approve £92 + VAT for Cllr Penny and the Clerk to attend NCALC's online training "Introduction to Artificial Intelligence" on 28th January 2026, 10am – 12pm. To also agree a training budget of £500 + VAT for Councillors to attend NCALC training courses of their choosing. The Clerk to circulate upcoming training events. **Action: Clerk**

f) Consider General and Earmarked Reserves

Resolved: to defer to the February meeting.

g) Consider 5% pay increase for the Lengthsman (from £15 to £15.75 p/h)

Resolved: to agree a 5% pay increase for the Lengthsman, £15.75 hourly rate from April 2026.

26/3545 – Urgent Matters – notified to the Chair before the meeting

Nothing to report.

26/3546 – Matters arising on previous agenda items


- Trees on Howard Lane – Highways have provided a list of tree species they recommend for replanting. The Clerk has queried if WNC or the Parish Council are responsible for planting.
- Buckton Fields's informal cut through to Fairmile, Whitehills – Ward Cllrs are making enquiries, but they recommend at the same time the parishes seek permission to put a proper path in place, noting Boughton's CIL could fund it.
- Permissive Footpath to the Grotto will open shortly, following the gate installation.

26/3547 – Items for discussion at the next meeting - Monday 16th February 2026, 7pm at the Village Hall

- Pavements are for People campaign

The meeting closed at 20.53pm

Chair



Date:

16/2/2026