

BOUGHTON PARISH COUNCIL

Minutes of the Ordinary Meeting of Boughton Parish Council held at the Village Hall, Butchers Lane, Boughton, on Monday 20th July 2026 at 7.00p.m.

In Attendance:

Councillors: Cllr Simon Phipps (Chair of the meeting), Cllr Jonathan Sambrook, Cllr Helen Chappell, Cllr Lorraine McEllin, Cllr Tracey Redwood, Cllr Karen Fletcher, Cllr Toyin Agunbiade & Cllr Stephen Trott

Others: Ciara Wanstall (Clerk), Moulton Ward Cllrs Peter York & Susan Gaskell

Apologies: Cllr Andy Gibson, Cllr Rosie Jeczalik, Moulton Ward Cllrs - John Slope

Members of the Public: 14

26/3648 – Welcome from the Chair

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

26/36249 - Apologies for Absence

Cllrs Gibson and Jeczalik gave their apologies for the meeting. These were accepted.

26/3650 - Declarations of Interest (on Agenda items only)

None.

26/3651 - Approve the minutes of the Ordinary Meeting of the Parish Council held on Monday 15th June 2026

Resolved: to accept the minutes of the last ordinary meeting of the Council on 15th June 2026 as a true and accurate record. The minutes were signed by the Chair. **Action: Chair**

26/3652 – Public Open Forum

A parishioner reported:-

- As previous Chair of the Council he was personally invested in the Community Centre
- he felt the Council’s “lack of capacity” was rather odd as it is a wealthy parish that could employ a manager for the Centre. The precept is 16th lowest across all parishes.
- Whilst Born to Shine’s intention may be honourable he noted they are governed by the Charity objects which are for the East Midlands, which he felt could be an issue.
- NCALC’s advice was that a full and comprehensive consultation was advisable.
- Buckton Fields East Management Company is now active

The Chair responded:-

- The Council agreed to lease the Community Centre to Born to Shine in November 2025.

- As detailed in the minutes of the last meeting, capacity continues to be an issue for the Council which has dealt with several large-scale projects.
- No one has come forward from Management Company regarding a proposal.
- Born to Shine have put together a 3 month programme of events/activities which are open to the public to book and also spaces for parishioners to hire the centre themselves.

Cllrs with Village Hall Committee experience emphasised the time and effort required in running a community space with various roles such as treasurer, booking secretary etc.

The Clerk noted that if a proposal did come forward from the Management Company, the 376 dwellings in that Management Company would be liable to run and maintain the centre. This would see the 376 residents pay even more fees until it could become profitable.

A parishioner asked the Parish Council to object to the double storey extension at 70 Glebe Road, as it would encroach considerably, result in a lack of privacy and possibly effect re-sale values.

A member of the public noted that 2026/0405/FULL proposes a 5 bedroom dwellings on the public open space at Boughton Rise and they asked the Council to object to the planning application.

Resolved: *to note prior to the Community Governance Review in 2025, the development 'Boughton Rise' was part of Boughton Parish. Planning application 2026/0405/FULL proposes a 5 bedroom dwelling on the public open space at Boughton Rise. The Parish Council STRONGLY object to the development of land that was designated as public open space for the original planning permission of 'Boughton Rise'. The Parish Council ask the planning officer to review the restrictive covenants of the original planning permission and ensure that public open space is not developed and remains as it should. The Daventry Local Plan (Part 2) designates this area as Local Green Space "12" on the Northampton Fringe Inset Map. We kindly ask that the case officer protects this green infrastructure, presumably under Policy PA1 & ENV4.*

Resolved: *to ask Kingsthorpe Parish Council to support their parishioners by convening an extra-ordinary planning committee meeting to object to 2026/0405/FULL which proposes a 5 bedroom dwelling on the public open space at Boughton Rise which is contrary to the Local Plan.*

Action: Clerk

26/3653 – SpeedWatch 26 – update from Malcolm Sanderson

- Over March to June, a total of 2003 speeding detections had been reported by the 31 communities in the scheme.
- Boughton contributed 422 detections, (about 21%), making us the leading scheme at the 2026 mid-point.
 - 292 (69.2%) resulted in letters being sent to the registered keeper of the vehicle.
 - The other 30.8% results from a combination of complaints / misreads, duplicates, incorrect details, lease/hire/foreign, missing information, time-out, incorrect threshold, vehicle sold or a process error.
 - In our case, most was from incorrect details or lease/hire/foreign. The first is something we can do a better job when roadside detecting, the second is beyond our control
- For July, another 188 reported to date including two motorcycles. The overall average speed is 28.0mph across the five detection locations, varying between 27.0 and 28.2mph.

Thank you to those who have given their time on the roadside, it's a lot of fun and I hope more of you will find time whilst we have such great weather. Please keep volunteering.

Resolved: to thank Malcolm Sanderson and all the volunteers for their efforts. The Council hope to encourage more parishioners to take part in the scheme.

Resolved: to request an update from Highways about the Holly Lodge Drive improvements.

Action: Clerk

26/3654 – Co-option of a new Councillor

Resolved: to co-opt Simon Hicks as a Councillor. The Clerk is to send further documentation to Simon via email.

Simon Hicks as the only candidate, duly signed his Declaration of Acceptance Form with the Clerk so he could join the meeting as a Councillor.

26/3655 – Planning Application for comment

2026/1284/FULL - Green Bank Spring Close Boughton NN2 8SJ. Detached dwelling, double garage and detached annexe - Amended Block Plan

Resolved: to respond no comment.

2026/2557/HH - 70 Glebe Road Boughton NN2 8ET. Two storey part single storey rear extension

Cllrs noted there is no design statement for Buckton Fields and that they rely upon the planning officer's expertise regarding restrictive covenants etc.

Resolved: to delegate authority to the Clerk to submit the Council's response following the Council's meeting with Assistant Director for Planning, Stephanie Gibrat. **Action: Clerk**

Planning Application/Enforcement updates: Nothing to report

26/3656 – Buckton Fields Community Centre update

- a) Council to agree and sign the Contract for the transfer of the Community Centre from Taylor Wimpey (proposed completion 14th August 2026)

Resolved: to agree and enter into the conditional contract with Taylor Wimpey for the sale of freehold land (the Community Centre) with vacant possession. The Chair and Vice-Chair are to duly sign the TP1 and Contract.

- b) Surveyor to undertake a "pre-snap" inspection on 21st July
- c) Approve a quote for a redbook valuation of the Community Centre

Resolved: to suspend Financial Regulation 5.9 (to obtain 3 estimates) as the Parish Council need to follow the statutory guidance under LGA 1972 General Disposal Consent (England) 2003 in relation to leasing the building. The Council accept a quote from Berrys for £1,200 plus VAT to carry out a redbook valuation of the Community Centre.

- d) Review the Lease and Service Level Agreement for the Community Centre. Note the draft events programme.
- NCALC advice states there was “nothing objectionable about this [proposal] noting the lack of capacity that the Parish Council has to do this”.
 - Northamptonshire ACRE advice stated
 - “I’ve now had the opportunity to discuss what you shared with my wider ACRE colleagues. They shared that there is no obvious reason why the Parish Council could not proceed with leasing the community centre to Born to Shine if you feel this is the best way to ensure the building is actively used and delivers benefits for local residents”.
 - “While this isn’t the traditional village hall model, my colleagues mentioned that arrangements like this are becoming increasingly common for community facilities on new developments, particularly where there isn’t the volunteer capacity to set up and keep running an independent management committee”.
 - “Although residents would not have the same direct role in governance as they might with a charitable village hall, the Parish Council’s meetings remain public and could therefore provide a way for residents to raise any concerns or give feedback if they wanted to”.
 - “Overall, it sounds as though you and the Council have thoroughly explored the available options and have found a practical solution to make the best use of this important community asset”.
 - The disposal (the lease of the Community Centre at less than market value) must help promote or improve the economic, social or environmental wellbeing of the parish. The Council note that the tenant’s Charitable Objects are to use “recreational activities to relieve social exclusion and assisting integration into society”, which improves social wellbeing.
 - Whilst the Redbook valuation has not been carried out the Council are confident the difference in the market rent and agreed rent will be less than £2million.
 - The Council believe they are complying with their fiduciary duties as the decision is reasonable and it is accountable to local taxpayers. If terms of the Service Level Agreement are not met, the Lease can be terminated. Quarterly reviews will take place with the tenant, and this will be reported back at public meetings of the Council for public scrutiny.

Resolved: to arrange an extra-ordinary meeting on Monday 17th August, 7pm at the Church Rooms to review and sign the Lease, subject to practical completion of the freehold taking place on Friday 14th August.

26/3657 – WNC Highways – wooden posts Moulton Lane

Highways have confirmed this is not a bespoke/piecemeal approach. They received 2 objections out of 11 residents. As they do not want to impose anything, they need BPC to make a clear statement. They also reminded the Council this is a one-off offer, and they will not reconsider this in the future as bollards are normally installed to reinforce road safety and not deter parking on the grass verge.

On 15 July, the Clerk wrote to the 11 houses concerned and has received 1 objection to the proposal, which noted the grass verges provide flexibility for cars to manoeuvre when the village is gridlocked. Lengthy discussions followed.

Resolved: to ask Highways to install the posts on Moulton Lane at a maximum distance of 450mm from the kerb, as previously advised by Kier. If this cannot be achieved, we ask Highways to clarify the position before proceeding.

26/3658 – Governance

Resolved: to approve the Internal Financial Control Policy and CIL Allocation Policy.

26/3659 – Correspondence

a) Unemptied bins at Buckton Fields

The Clerk emailed a Director of First Port. The bins were subsequently emptied. A resident's request for more bins would have to be put to the management company.

Resolved: Cllrs from Buckton Fields and the Clerk to prepare a post for the Council website about how to contact the relevant organisations at Buckton Fields.

b) Upcoming Roadworks (on the Council website)

Various upcoming roadworks 23 July to 25 August 2026. Details can be found on the Council's website.

c) Highways - Supplementary equipment for traffic and speed surveys will be installed on Howard Lane in September for a min. period of 3 months

Cllr Helen Chappell reported a parishioner approached her about Highway signs and the visibility of the roundabout on Harborough Road. The Clerk has raised a street doctor report and emailed "Outdo" about cutting the vegetation.

26/3660 – Matters arising (for information only)

a) Street Lighting installation on Spring Close

The Clerk has chased again about the installation of lights on Spring Close. No update. E.ON are now maintaining the streetlights. Any issues please report to the Clerk.

b) Lengthsman update

Nothing to report.

c) Boughton Village Date update

Resolved: to thank Cllr Lorraine McEllin and all the volunteers for their hard work in putting on a fantastic community event.

The Clerk has made the Polie Liaison Representative (PLR) aware of:-

- correspondence regarding dangerous parking on Humfrey Lane by parents picking children up from school. The PCSO has agreed to review this in September.
- a dog attack in the village. The PLR is to follow up with the PCSO for any guidance.

Action: Police Liaison Representative (Cllr Fletcher/Redwood)

26/3661 - Northampton Steam Railway Limited (Trading under the name of the Northampton & Lamport Railway) – sponsorship for £500

Resolved: to sponsor the Northampton & Lamport Railway event for £500 on behalf of "Buckton Fields Community Centre".

Action: Clerk

26/3662 – Finance/Legal

- a) Note payments made since the last meeting

Boughton Parish Council

DRAFTPAYMENTS LIST 31 TO 0

Voucher	Cheque	Name	Description	Amount
31		Arthur J Gallagher Insurance Brokers Ltd	Insurance 26-27	1,324.90
32		SSE Electricity	Electricity May 26	88.12
33		Unity Trust Bank	Service Charge for bank account	7.00
34		Kingsthorpe Parish Council	Boughton Rise POS funds	22,334.80
35		Aviva Pension	Pension Contribution	453.36
36		Aviva Pension	Pension Contribution	23.00
37		Aviva Pension	Pension Contribution	453.36
38		Talk Mobile Ltd	Talk Mobile (18 May - 17 June 26)	4.95
TOTAL				24,689.49

Resolved: to note and approve the payments made since the last meeting

- b) Note and approve proposed payments for July 2026

Boughton Parish Council

DRAFTPAYMENTS LIST 39 TO 0

Voucher	Cheque	Name	Description	Amount
39		Ciara Wanstall	Clerk Salary & Expenses - July 2026	1,776.29
40		Brown and Barden	Mowing June 26	864.00
41		G Burley and Sons Ltd	Planters 26/27	3,759.54
42		Jeremy Knivett	Whyte Melville food Village Day	1,500.00
43		Lorraine McEllin	Village Day reimburse of costs	2,604.36
44		Hobbycraft	Village Day prizes reimburse Lorraine McEll	29.92
45		Marios Ice Cream	Village Day icecream reimburse Lorraine M	599.40
46		Northamptonshire ACRE	Set up in error (26/27 fees paid in Feb 26)	
47		Boughton Village Hall	Village Hall Hire (June 26)	36.00
48		Northants CALC Ltd	NCALC - Annual Membership	1,454.58
49		Mark Frost	Lengthsman (June/July 26)	42.50
TOTAL				12,666.59

Resolved: to note and approve the payments for July 2026.

- c) Bank Reconciliation for June 2026

Resolved: to note the bank reconciliation was signed by the Verification Officer, a copy to be put on the website.

d) Q1 review

Cllr Sambrook noted he carried out a random sample of records for Q1 26/27 and confirmed the records are kept up to date, the bank accounts are reconciled and he has no concerns.

e) NCALC Appraisal Skills Training £25 + VAT (3rd November 2026)

Resolved: to approve Cllr Phipps to attend the NCALC Appraisal Skills Training course at £35 + VAT.

f) Street Light Structural Testing - £1,347.50 + VAT.

Resolved: to suspend Financial Regulation 5.9 (to obtain 3 estimates) for the streetlight structural testing in the interest of public safety because the task should have been carried out whilst the Clerk was on maternity leave, so it is now overdue. To approve E.ON 's quote for £1,347.50 + VAT to carry out structural testing of the streetlights. **Action: Clerk**

26/3662 – Urgent Matters – notified to the Chair before the meeting

Correspondence received from a parishioner attaching photographs of parked vehicles and requesting “either yellow or white lines painted on the road, from approximately where the telegraph pole is to the gate into Boughton Hall”.

Resolved: to remind parishioners if the road is blocked to report the issue to Street Doctor. The Parish Council have little jurisdiction as Highways own the roads.

26/3647 – To review items for discussion at the next meeting 21st September 2026

- Extra-ordinary meeting to agree the Lease – Monday 17th August, 7pm, Church Rooms
- Cllr Fletcher noted in the Community Facility Newsletter there are grant (£300 - £20,000) to help people connect with/care for nature in their area. Cllr Fletcher to consider a proposal.
- Planters - consider more drought resistance plants next year

The meeting closed at 20.29 pm

Chair

Date: