

BROUGHTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council, held at Broughton Village Hall on Wednesday, 20 March 2013, commencing at 7.00pm.

Present: Cllr. Mrs. MC Rust (in the Chair).
Cllrs. R Baxter, Mrs. HJ Bull, Mrs. PA Cope, P Gordon, DJ Perkins, Mrs. P Roke, R Shrive, and Mrs. C. Taylor.
3 members of the public.

13/6829 **APOLOGIES.** Apologies for absence were tendered by (and accepted for the reasons noted):

Cllr. JC Chester (work commitment)

13/6830 **DECLARATIONS OF INTEREST.** None were made at this opportunity.

13/6831 **MINUTES.** The draft minutes of the Parish Council meeting held on 20 February 2013, copies having been circulated, were approved by members and authorised for signature by the Chair.

13/6832 **RIGHT TO SPEAK.** No use of the facility was made at this meeting.

13/6833 **MATTERS ARISING.** Arising from 13/6820, it was confirmed that an indication had been received from the co-ordinator of the Community Speedwatch scheme that late joining might be possible if the current position with lack of volunteers changed as a result of the impending Broughton News article or other publicity.

Arising also from 13/6820, members noted that the request for Parish Council consultation on reserved matters, discharge of conditions and S106 obligation drafting in connection with the Cransley Hill scheme proposed by Redrow Homes, had resulted in further exchanges with Borough Council officers who, so far, had only confirmed that such consultation would occur on reserved matters and condition 22 (construction management plan). The Parish was continuing to press for fuller involvement than this and representation in support of this had been acknowledged as being taken under consideration.

Further arising from the same minute, councillors noted that the County Council had been rather more receptive to requests for dialogue concerning those matters falling within the County remit (principally the proposed roundabout for the High Street/Cransley Hill junction), and a date for a site meeting involving County Highways and Development Engineering officers had been arranged for 19 April at 9:30am.

Again arising from 13/6820, it was confirmed that a working group meeting had been arranged for 27 March at 7:00pm in order to consider the various representations received as a result of the consultation undertake concerning the proposed parking/waiting restrictions at High Street and Coxs Lane.

Arising from 13/6806, Cllr. Shrive updated members on the Pocket Park tool store proposal and asked that a specific Agenda item be included for this at the April

meeting. In respect of the Pocket park generally, the meeting heard that the extended period of very poor weather over the winter had prevented any work really being undertaken and the condition of the spinney was now very muddy and this also needed to be reviewed given the difficulty in retaining volunteers to maintain the area.

Arising from 13/6821, relating to the possibility of making an entry for the forthcoming 'Best Village' competition, Cllr. Mrs. Bull reported that, on her assessment of the competition criteria, a very credible entry could be made. Members noted the entry cost would be £35 and **RESOLVED** that the Parish Council do enter the competition.

Arising from 13/6812, Cllr. Gordon advised that the local Scout troop had not accepted the offer to perform the deliveries for the new edition of Broughton News and, accordingly, alternative arrangements would need to be made.

13/6834

CORRESPONDENCE. The following items of correspondence were reported and action, as detailed, was agreed to be taken, with other general items being placed on circulation:-

- a) A communication received from then Councillor Les Manning, dated 22 February 2013, in which he expressed concerns that his views on the most effective means to respond to development pressures confronting the village were at odds with other members of the Parish Council. Given his discomfort with this, Mr. Manning had confirmed his resignation as a member of the Parish Council with immediate effect. The meeting noted this with disappointment given the valuable insight Mr. Manning had brought to the table as informed by his experience in construction and civil engineering, but concluded there was little alternative except to record their thanks to Mr. Manning for his contributions to council activity whilst a member, and to notify the Returning officer of the casual vacancy now arising.

Councillors noted that, in addition to tendering his resignation, Mr. Manning had commented upon the inclusion within the Council's estimates for 2013/14 of provision for a grant to the Playing Field and Village Hall Association in the light of the Chair not declaring an interest as a member of the committee of that organisation. Upon it being clarified by the Clerk that, such membership did not amount to a Disclosable Pecuniary Interest within the contemplation of the Localism Act 2011 but was a Registerable Personal Interest within the terms of the Parish Council's own code of conduct, and this had accordingly been disclosed on the written register as such, it was agreed no concern arose as to the provision made in the estimates.

- b) A communication received from a prospective buyer of premises in High Street, seeking information in support of a proposal to open a pharmacy business from there. Members noted the proposal and noted that the enquirer had been advised as to potential sources for the information he sought, which was not within the control of the Parish Council.
- c) Material received from an Agent acting for Glanmoor Investments Limited, promoting a proposed development by that company of a site off Glebe Avenue

for housing purposes. Members were aware of this and had some had also attended a supporting exhibition held on 14 March as organised by the developer. In this latter respect, the Chair clarified that certain comments attributed to her in subsequent correspondence, as having been made at the exhibition, were not correctly represented and she had been entirely neutral in any views expressed there in the knowledge that a planning application might well be submitted and need to be commented upon. Councillors noted this served as a good example of the potential for such exercises to give rise to difficulties for members.

- d) A copy of a letter sent by Cransley Parish Council to the Borough Council in connection with the Redrow Homes proposal, where concerns were being expressed about the perceived lack of consultation of that Council given the likely impact on Cransley of the development, if permitted. Members agreed the concerns voiced were warranted and agreed also to associate the Parish Council with the same.
- e) Information provided by Fields in Trust, concerning that organisation's 'Have a Field Day' initiative, relating to potential events to be held on the newly dedicated Queen Elizabeth Fields. This was placed on circulation.

13/6835

REPORTS OF MEMBERS ATTENDING MEETINGS OF OTHER BODIES.

The Chair reported upon a meeting that had occurred between herself, Cllrs. Mrs. Bull, Shrive and with Ms. K Pratie of Kettering Borough Council Housing Services in order to discuss the Housing Needs Survey for the village. This meeting had settled the ability for the survey to include questions and a covering letter originated by the Parish Council, and had heard that average response rates were typically 25-30% of households canvassed although the Parish would be seeking a much higher level of return.

It had been learned that the survey exercise normally took 3 weeks or so to turn-around, with the outcomes being available within 2 months or so. The resulting report will be in the public domain and published on-line.

Needs identified by the survey will be disclosed to prospective developers and if a specific need for starter homes was apparent, this could inform negotiations with developers but could only be insisted upon within the affordable housing component of any scheme coming forward.

If a 'Local Needs Area' was designated as an outcome, this would result in preference of allocation being given to those applicants with a demonstrable local connection to the village, then cascading to applicants from further afield if immediately local applicants did not fully take up units.

The 'Strategic Housing Assessment' process would take into account factors including local house prices, census data, property types and tenures, as applied by a tool kit that could be shared with the Parish Council. The survey results could be incorporated in any future Neighbourhood Plan.

A sample questionnaire and related material was placed on circulation to assist

members in formulating proposals for the questions they wished to include.

The Chair then reported upon the meeting of the Village Hall Committee held on 12 March 2013. Business there included an indication that the Church led Lent work initiative on 16 March might take in tree planting activities if weather permitted, with internal tasks being substituted if not. Quotations were in the process of being sought for refurbishment of the Meachem Room and general toilets. Future projects were looking to address the requirements of the Under 5s group.

Further live entertainment events were under consideration for the spring, and a presentation was to be made to the committee on the proposed changes to the Church on 9 April. Finally, the meeting had noted that the Broughton 4 Youth group had been disbanded.

Minutes of the Village Hall Committee meeting held on 12 February were placed on circulation.

13/6836

DEVELOPMENT CONTROL.

Planning Applications submitted for the Parish Council's observations:-

In respect of the following applications, it was **RESOLVED** that no observations were necessary:

19A High Street	Variation of operating hours condition	Mr Dainty
51 Wellingboro' Rd	Side and front extensions	Mr Greatrix

NB – in respect of the item relating to 19A High Street, Cllr. Gordon declared a pecuniary interest as the owner/occupier of property in proximity directly affected by the proposal, and withdrew whilst the matter was considered.

In respect of the following application, and whilst it was acknowledged the previous approval indicated against an objection now being made, concern still remained that this proposal effectively amounts to a new dwelling in open countryside without there being any apparent functional need for the dwelling associated with any agricultural holding or forestry enterprise:

Headlands Farm	Renewal of consent for dwelling and garage	Mr Redden
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Members then noted that confirmation had been received from the Borough Council that the full planning application made by Redrow Homes for the site at Cransley Hill (KET/2012/0703) had been withdrawn in the light of the resolution to approve the outline application for the same site (KET/2012/0709).

13/6837

FINANCE. The following items of income and expenditure were noted/agreed:-

Income			£
No income was reported at this meeting.			
Expenditure			£
Barclays Bank PLC	Commission	(direct debit)	8.00

Kettering BC	Festive lights	(101541)	628.80
GA Duthie	Salary and WP	(101542)	250.33
HMRC	Income tax	(101543)	141.20
GA Duthie	Electricity expenses	(101544)	11.97
To cash	Petty cash	(101545)	30.00
NACRE	Best village comp. entry	(101546)	35.00

13/6838 **BROUGHTON NEWS.** Cllr. Shrive reported that final compilation of the copy for the publication was in hand and the same would be submitted to the printer very shortly; relevant contact details to be provided. Members agreed thanks were due to Cllr. Shrive for his work as editor.

13/6839 **GENERAL INTEREST ITEMS.** Cllr. Mrs. Bull mentioned that, once again, chicken manure was being stored on fields at Wellingborough Road, giving rise to odour nuisance for local residents.

Cllr. Mrs Bull raised an issue concerning a collapsed wall in Church Street. Cllr. Baxter confirmed this was now being remedied.

Cllr. Gordon drew members' attention to a railing that has been erected outside the former Bellamy's store and queried whether this was in highway land.

Cllr. Gordon mentioned a defective street lamp in the Knick Knack and offered to ascertain the column number.

Cllr. Mrs. Taylor raised an issue with failing or blocked gullies on the High Street recently.

Cllr. Mrs. Cope drew attention to pot holes again forming at the junction of grange Road with Kettering Road.

Cllr. Shrive reported that repairs had now been completed to the broken planter; Cllr. Mrs Taylor confirmed this would now be re-stocked.

The Chair informed the meeting that, due to illness of the webmaster, the Broughton Village website had been taken down and may be out of operation for some while. Members agreed the facility was missed and would give consideration to how best a service might be resumed for Parish Council content at least.

13/6840 **DATE OF NEXT MEETING.** It was reported that the next meeting of the Parish Council would be on Wednesday 17 April 2013, at 7:00pm in the Village Hall.

13/6841 **URGENT ITEMS ADMITTED BY THE CHAIR.** None were raised.
The meeting was closed at 9:05pm

17 April 2013

Signed.....