

BROUGHTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council, held at Broughton Village Hall on Wednesday, 21 October 2015, commencing at 7.00pm.

Present: Cllrs Mrs PA Scouse (in the Chair), R Baxter, Mrs HJ Bull, Mrs JC Chester, AK Lofthouse, R Shrive, and Clerk to the Parish Council, Mr GA Duthie.
County Cllr C Groome
Borough Cllr. J Hakewill
Ms V Coleby of Berrys, land agents, accompanied by clients Mr A Read and Ms S Whitney
Three members of the public

15/7293 **APOLOGIES.** Apologies were tendered by Cllrs JH Noble (unexpected family obligation) and Rev. B Withington (conflicting prior commitment).

15/7294 **DECLARATIONS OF INTEREST.** None were made.

15/7295 **MINUTES.** The draft minutes of the Parish Council meeting held on 18 November 2015, copies having been circulated, were approved by members and authorised for signature by the Chair.

15/7296 **RIGHT TO SPEAK.** The meeting was addressed by resident of Church Street, Ms Katharine Hurford, who wished to query with the Parish Council whether it was party to or aware of any future plans for the building comprising 11 School Hill. Ms Hurford described this was of significant heritage value to the village, being a former school house and possibly a chapel. The meeting heard the building was currently empty and in danger of deteriorating, which should be avoided if possible. Accordingly, it was wondered whether the Parish Council might agree to press the planning authority for the building to be listed on account of this value, or whether any other steps might be taken to ensure its preservation.

Discussion ensued about the listing process (a matter for Historic England), and what was known of the building's history and ownership. It was noted the building was situated in the newly designated conservation area but was not thought to be specifically noted in the conservation area appraisal as having especial value. It was thought the building had last been used as a workshop but was presently unoccupied; councillors agreed the space it afforded might lend itself to some form of community or heritage use if available for such. Members agreed its intrinsic qualities, however, were more focused on its history rather than upon its age or any outstanding architectural merit (although it was thought to be an attractive building).

Accordingly, it was agreed to enquire of the Borough Council whether any proposals for the future of the building were known about.

Ms Hurford then submitted copies of some material supplied by Anglian water for display, if possible, on the main village notice board. This related to the need to avoid disposing of items such as wet-wipes and other inappropriate waste by flushing down

lavatories, given the potential for these to cause backing-up and overflow of sewage from the foul drainage system into watercourses via outfalls. The meeting noted that just such events had recently affected the brook running at the bottom of the field owned by Ms Hurford in the village. It was agreed to display this material as requested.

15/7297

LAND OFF GATE LANE – PRESENTATION BY BERRYS. The meeting was addressed by Ms Val Coleby of Berrys, acting as planning agents for Mr Alan Read and Ms Steph Whitney who were also present. Ms Coleby described that Mr Read and Ms Whitney were the personal representatives of and administering the estate of former long-standing Broughton resident, the late Mr Peter James. Councillors noted that Mr James' estate included a parcel of land lying generally behind properties fronting Kettering Road that also had a frontage to and could be accessed from Gate Lane; this comprised approximately $\frac{3}{4}$ of an acre in area.

Ms Coleby outlined that the land was generally agricultural in character although it did contain a small number of existing buildings; it was situated outside the existing designated village framework. The land had been somewhat neglected of late and was a target for fly-tipping etc, which was difficult to control given its location; its appearance was accordingly slightly unkempt. Several photographs showing various views of the parcel were circulated at the meeting.

Members heard that the purpose of this presentation was to communicate to the Council some initial thoughts on what might be done with the land, and why. Essentially, the proposal being considered was to seek planning permission for the development of a small number of houses or bungalows on the land, as the area might accommodate and as might best reflect village needs and aspirations. It was accepted that the site was subject to constraints including an existing watercourse and significant established hedgerows, as well as being affected by the new conservation area so would need sensitive treatment. It was explained that the administrators desired to pursue this proposal out of a wish to leave a lasting legacy in the village of the late Mr James.

Mr Read and Ms Whitney then also spoke in support of the proposal, advising the meeting that Mr James had acquired the site in 1945 and explaining in response to questions from councillors how it had been used by the family since. In response to a question from the Clerk as to whether the proposed dwellings would be secured as affordable housing or be open market (and whether any Registered Provider of social housing had been approached), the visiting speakers indicated no decisions had yet been made given the project was only at a very initial stage; this presentation really being the first step to test the proposal locally.

There being no further queries from the Parish Council, the Chair then invited comments from members of the public who were present and interested. Mr Les Manning of Church Street spoke and observed first that the fact a site might be unsightly and/or used for antisocial purposes such as fly-tipping did not automatically mean that it ought to be given permission for redevelopment. Mr Manning reminded the meeting this site was outside a very well defined village boundary and was also protected by the conservation area. In response, Ms Coleby advised her view that the

sensitive development of the site could actually result in this boundary being generally reinforced despite the exceptional nature of the proposal, and result in the village envelope being more defensible from further erosion.

There being no further comments or queries, these visiting speakers then thanked councillors for their time and withdrew from the meeting.

15/7298

REPORTS OF COUNTY AND BOROUGH COUNCILLORS. Borough Cllr Hakewill informed the meeting that his enquiries had confirmed that the principle of Section 106 contributions from the Redrow development being applied toward Broughton School did seem to be supported by the Planning and Education authorities. In respect of the Northampton Road traveller site application, a detailed discussion occurred around whether it was appropriate for this to be determined in advance of the Borough Council's policy position on site specific proposals for such developments being settled; members expressing some disquiet at the unreasonably extended period being taken to bring this exercise to a conclusion. In this discussion, the apparent difference in approaches to the applications alive in Broughton and Braybrooke was noted and contrasted; members concluding that it was very difficult to see why new development in Broughton appeared to be being supported whilst existing (and established) development in Braybrooke was being resisted, unless some background politics was occurring. The meeting concluded that the present position resulting from the subsisting policy vacuum was simply not satisfactory and steps should be taken to communicate this to the Borough Council using available channels.

County Cllr Groome then mentioned the key points from his report as circulated earlier by email; members noting in particular the progress made in rescuing the Midland Mainline upgrading and electrification programme that had been suspended by Government. Additionally, material had been circulated concerning proposed changes to the HS2 rail project so as to improve benefits for the north of the county. It had also been confirmed, in respect of rail services, that a franchise extension had now been awarded to East Midlands Trains but this had not so far resulted in any restoration of the previous service level enjoyed between Kettering and Leicester.

Cllr Groome's report had also included information concerning the continuing focus by the County Council on Children's Services and upon finances (with emphasis on developing more commercial delivery models), his attendance at the last Rural Forum meeting, a complaint received concerning the condition of the A43 cycle/footway, and the necessity for more detail about the planter scheme if this was to receive empowerment fund support. In respect of the latter, it was confirmed that the possibilities for this project were still under consideration and evolving.

15/7299

MATTERS ARISING. Arising from the recent concerns in respect of the hedgerow at Coxs Lane, Cllr Baxter confirmed that the developer had delivered upon their agreement to cut the hedge, which was much improved as a result.

Arising from 15/7290, Cllr Baxter reported that dialogue with the Borough Council concerning potential replacements for the sickly memorial tree at the Village Hall grounds had resulted in suggestions of Field Maple, Silver Birch, or Rowan as being

the most suitable species for the location given that all three were present and thriving in the vicinity. Where the tree was intended to be a prominent feature, however, councillors desired a specimen that would be distinct from others within the site and it was suggested that the Borough be asked whether any different strains of Silver Birch might be possible to source that could be so distinguished. In the course of this discussion, members noted that the existing tree had been sourced by the Parish Council from a local nursery and funded. For any replacement settled upon, it was agreed to ask the Borough to source and plant, the cost of which the parish Council would underwrite.

Arising from 15/7265, the meeting heard that the Borough Council had now advised the previously existing internal fencing within the High Street recreation ground that enclosed play equipment there had been removed approximately 4 years ago due to its disrepair and high replacement cost. Rather than install new fencing that was not considered necessary from any need to provide separation from the road given the existing walling around the field, the Borough Council had suggested signage as an initial means of discouraging inappropriate use of play areas for exercising dogs. Members agreed this course but also agreed to keep the matter under review in case no improvement resulted.

Arising from 15/7289, councillors having discussed the matter since the September meeting and an alternative suggestion of aesthetic gateway signage instead of planters now finding favour, it was agreed to include this issue as specific agenda item for the November meeting.

Arising from the correspondence noted at 15/7264, the meeting heard that the Playing Field and Village Hall Association had separately registered concerns about the intentions of the Borough Council toward future maintenance of outdoor leisure facilities at the Village Hall campus and a dialogue would be taken forward to clarify and reinforce responsibilities, which the Parish Council would be kept informed of.

Arising from the village walk-around noted at 15/7279, and in respect of the ongoing concerns about school-run traffic issues, councillors had been circulated with some information by Cllr Lofthouse that illustrated potential measures, comprising a mix of physical and technological approaches, to address such problems that had proved effective in similar situations elsewhere. Members agreed there were amongst these ideas worthy of further consideration in conjunction with the school and, in the first instance, Cllr Withington might be able to explore these with the Governors and Head Teacher.

Arising from 15/7265, councillors heard that an application for support from the Community Fund had now been submitted in connection with the proposed improvements to the village 'millennium' sign. The process of completing the application had revealed a number of areas, however, where the rigid pro-forma employed by the Borough Council was not a 'good fit' with the constitutional and accounting formalities of a parish council; accordingly, these had been separately flagged in order to properly qualify the application. The concerns raised had been acknowledged.

Arising from the presentation received earlier and noted at 15/7297, members agreed that for the moment the Parish Council should thank the agent for the time taken to appraise the meeting of the land owners' intentions and request that the council be kept advised of progress in the event a planning application was duly worked up.

15/7300

CORRESPONDENCE. The following items of correspondence were reported:

- a) A communication from the Borough Council, providing draft minutes of the Rural forum meeting of 17 September 2015.
- b) An email received from Mr M Tonet of Grange Road, concerning an issue with the retaining wall at The Banks, where a joint has opened that requires sealing if weather ingress and damage is to be prevented.
- c) A survey received from the Office for National Statistics, entitled the Business Register and Employment Survey 2015; members noted this had been completed and returned.
- d) A letter from the Monitoring Officer advising of two vacancies on the Standards Advisory Committee that were eligible to be filled by members of local councils in the Borough.
- e) Notification of arrangements for the 2015 Civic Ball organised by the Mayor of Kettering.
- f) A request from Sergeant Little of Northamptonshire Police for information concerning local areas where problems with speeding were experienced, with which to focus some programmed days of action as agreed with the Rural Forum. Members were of the view that, in Broughton, Kettering Road, Northampton Road, and the furthest extent of Wellingborough Road were those that should be included in any initiative undertaken.
- g) A communication received from a resident of Darlow Close, advising that he had acted to remove a quantity of fallen timber at the pocket park, together with some litter.
- h) An email received from a new correspondent for the 'Down Your Way' feature of the Northants Telegraph newspaper, seeking material for inclusion.
- i) Cllr Mrs Bull had circulated a report of the business considered by the Rural Forum meeting held on 17 September 2015. This included a rural speeding initiative, the future format and focus of the Forum, an update on solar PV developments, a briefing on progress with the examination arrangements for the Joint Core Strategy, a brief update on the street lighting review, the extension of the Community Fund programme, possible attendance of the Police and Crime Commissioner at the next meeting (on 26 November), and the clarification of attendance and voting rights for participant councils.
- j) A copy of an exchange of views occurring on a social media platform concerning the timing and format of the village Armistice Day ceremony. This prompted a discussion on arrangements particularly for the reading of names at the event given the likely absence of the regular reader this year.
- k) A copy of the parish crime summary was placed on circulation, showing 5 minor offences.

15/7301

REPORTS OF MEMBERS ATTENDING MEETINGS OF OTHER BODIES.

The Chair reported generally on her attendance at the October meeting of the Village Hall Committee, which mainly considered fund-raising initiatives. The minutes of the meeting held on 9 September were placed on circulation.

The Chair then mentioned the village walk-around in the company of County Cllr Groome; members hearing that road safety at the school, deterioration of village roads, and the Pytchley cross-roads scheme were the key issues raised.

15/7302

POLICE REPORT. No officers were in attendance at this meeting.

15/7303

DEVELOPMENT CONTROL.

Planning applications submitted for comment:-

The following application was considered and it was **RESOLVED** that although the Council was concerned at yet another large house in the village being made even larger despite an identified local need for smaller more accessible dwellings, members did not wish to object to the proposal:

Parkside, Gate Lane Single storey rear extension Mr Richards

The following application was considered and it was **RESOLVED** to object to the proposal for the following reasons:

1. The scheme results in the loss of any off-road parking for the adjacent shop; whilst this is only an informal area, the established custom of use for this purpose does at least relieve some pressure and congestion on this busy junction. The proposal will, accordingly, result in adverse impacts on traffic and pedestrian safety in this area.
2. Additional vehicle movements associated with an additional dwelling here (especially any reversing onto highway) will also impact on highway safety. A traffic survey was conducted in November 2014 that revealed over 15,800 vehicle movements per week on Cransley Hill alone, with a daily week day average of over 2,500. Movements on the High Street were multiples of these figures; the site is unsuitable for further development until this congestion is relieved. Traffic/pedestrian conflicts caused by the weight of numbers and parking issues in this vicinity are the single most contentious aspect of the emerging Broughton Neighbourhood Plan.
3. The proposal seems to show the house door opening straight onto the pavement; although a historic feature of existing dwellings, this is not considered to be appropriate in contemporary design terms and offers no amenity for residents; it may even place residents at risk given the traffic congestion here and the potential for vehicles over-running the pavement (the shop is protected by a barrier due to this).
4. The proposed building is over-large for the plot, resulting in an unacceptably minimal level of private amenity space for occupants:

1 Cransley Hill (land adj) Detached dwelling Mr Darlow

In respect of the following application, members noted that amended plans had been submitted and that the application was to be considered by the Planning Committee of the Borough Council, sitting on 27 October 2015. It was agreed the Chair would attend the committee meeting in order to speak in support of the Parish Council's objection to the proposal as previously lodged, the amendments not overcoming this:

1 The old A43 Increase pitches – 1 to 4 Mrs Hoyland

In respect of the following application, members noted this had now been withdrawn prior to determination so no further action would be taken:

High St/Bentham Cl (corner) Two dwellings (apartments) Mr Krajewski

15/7304

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

Income			£
Barclays Bank PLC	Interest on savings account		1.05
Expenditure			£
Zen Internet	Web hosting charge	(direct debit)	4.79
Barclays Bank PLC	Store fee	(direct debit)	1.00
BDO LLP	Audit fee	(101674)	120.00
GA Duthie	Salary and WP	(101675)	256.96
HMRC	Income tax	(101676)	145.98
GA Duthie	Telephone and electric exps	(101677)	13.41
Royal British Legion	Poppy wreath	(101678)	17.50

Members noted the annual audit for financial year 2014/15 had been completed with no matters arising that required a separate report.

A letter had been received from the Borough Council advising of arrangements for the raising of any precept for year 2016/17, and also providing a comparison sheet illustrating the effect on the Band D Council Tax for the village of various precept levels. This comparison was placed on circulation and members agreed to receive the usual draft estimates for consideration at the next meeting.

15/7305

POCKET PARK. Members considered how, given the likely changes to the planter project, effect should be given to the 'Beryl's Glade' donation. The Chair had suggested a swathe of Bluebells might be an attractive and sustainable feature in keeping with the donation and members agreed this should be pursued.

15/7306

REDROW S106 AGREEMENT. A copy of the schedule detailing the required outputs and associated triggers for the various planning obligations was placed on circulation.

15/7307

GENERAL INTEREST ITEMS.

Cllr Mrs Bull suggested a 'no littering' notice might be helpful at the former Garden of Remembrance site, given the difficulties there.

Cllr Lofthouse mentioned there were a couple of street lamps out of service at Glebe Ave – numbers to be provided for reporting.

Cllr Mrs Chester advised that roads around the Cox's Lane. Development site were very greasy in the current damp weather due to debris being brought onto the highway.

Cllr Baxter reported that a further street lamp was out in Gate Lane.

Cllr Baxter then advised that Mrs P Cope had now retired as a Bentham Charities trustee due to a change in living arrangements, so a new appointment would need to be made.

Cllr Baxter raised an issue with potential connection into the foul drainage system at Grange Road in order to accept flows from the Redrow scheme; members noting that the service at Grange Road had been historically problematic. It seemed this was one possible solution being explored amongst others.

Cllr Shrive sought and obtained approval to proceed with the compilation of the next edition of Broughton News.

The Chair mentioned that most road signs in the village were in need of a wash.

The Chair raised an issue with a redundant bus stop in Wellingborough Road.

15/7308 **DATE OF NEXT MEETING.** It was reported that the next scheduled meeting of the Parish Council, would be on Wednesday 18 November 2015, at 7:00pm in the Village Hall.

15/7309 **URGENT ITEMS ADMITTED BY THE CHAIR.** None were raised and the meeting was closed.

18 November 2015

Signed.....