

BROUGHTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council, held at Broughton Village Hall on Wednesday, 16 December 2015, commencing at 7.00pm.

Present: Cllrs Mrs PA Scouse (in the Chair), R Baxter, Mrs HJ Bull, Mrs JC Chester, R Shrive, M Van de Water, and Clerk to the Parish Council, Mr GA Duthie.
One member of the public.

Prior to commencement of the meeting and in accordance with the co-option agreed and recorded at minute 15/7315, a declaration of acceptance of office was completed and signed by Mr Marco Van de Water of Holly House, Brookhaven, Broughton in the presence of the Clerk in order to confirm his appointment as a parish councillor. Councillor Van de Water was then welcomed to his first meeting in this capacity.

15/7326 **APOLOGIES.** Apologies were tendered by Cllrs AK Lofthouse (away with work) and Rev B Withington (family commitment). Borough Cllr J Hakewill had apologised due to a conflicting meeting of Kettering Borough Council, and County Cllr C Groome due to having to attend a school event.

15/7327 **DECLARATIONS OF INTEREST.** None were made.

15/7328 **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.

15/7329 **RIGHT TO SPEAK.** The meeting was addressed by Mrs C Taylor of 11 High Street in connection with planning application KET/2015/0937, proposing the change of use of number 13 High Street from mixed retail and residential use so as to create a two storey dwelling. The meeting heard and noted concerns arising from the proposal as to the potential adverse impacts on residential amenity enjoyed by number 11 through loss of privacy and overlooking. Additionally, it was explained that the proposed courtyard and bin store to the rear of the property could not be lawfully accessed via the existing archway through to High Street as was implied from the plans as no right of way presently existed in favour of number 13; the existing separate access alley was proposed to be lost if this scheme was approved and implemented. Mrs Taylor also expressed doubts that the internal configuration and roof form of number 13 could physically accommodate the living space being proposed without changes to the roof form and height that were not shown in the proposed plans. The loss of available retail space was suggested to be a negative consequence of the scheme, and it was also thought that further residential accommodation in this location could only increase parking pressure and congestion in the High Street area; the envisaged use of on-street parking elsewhere being thought impractical at busy times especially. Finally, the proposed revisions to the frontage of the premises were considered to be inappropriate and detrimental to the character of this part of the Conservation Area.

After various questions raised by councillors were answered, Mrs Taylor was thanked for the comprehensive explanation of her concerns that had been provided and was advised members would take these into account when considering their consultation

response to the application, which would be settled later in the meeting. Mrs Taylor then withdrew from the meeting.

15/7330

REPORTS OF COUNTY AND BOROUGH COUNCILLORS. Members noted the report that had been circulated by County Cllr Groome, touching upon matters including progress with the empowerment fund grant for the village sign plinth, County Council budget consultation, changes to the school meal service, increasing reliance by the County on community interest companies and partnership working for service delivery, continuing focus on improving the Children's Service, developments on the HS2 project, Midland Mainline updates, and the continuing debate concerning street lighting responsibilities.

15/7331

MATTERS ARISING. Arising from 15/7315 (defective street lamps – informed by further representations from members of the public in the meantime), councillors heard that a query of Kettering Borough Council, as to whether the response time or policy in respect of reported defects had changed, had resulted in advice that no changes had occurred. It had been stated that the village had, however, suffered a large number of reports arising from deliberate damage recently and this, coupled with vague location descriptions, impacted on responses. It was reported Cllr Hakewill had separately commented upon the situation and his observations did generally confirm what was being advised.

Arising from 15/7321 (planters), it had been reported that one of the planters had now finally collapsed and most others were not far behind in terms of their decay. Accordingly, it was agreed the Borough Council be asked if they could assist with removal and disposal as necessary pending suitable replacement measures being identified.

Arising again from 15/7315 (defect at retaining wall at The Bank), the meeting heard that a response had been received from the County Council advising that the reported defect did not currently meet the applicable intervention level so as to warrant works but would continue to be monitored. Members expressed some disappointment with this but agreed the original complainant be notified.

Arising from 15/7313 (school run congestion/parking/nuisance), councillors noted that the issue had been given coverage in the last school newsletter. This had included a reminder to parents that Ivydene Terrace and West Street should not be used for parking and had also included a request that parking occurred a distance from the school to lessen congestion around opening and closing times.

15/7332

CORRESPONDENCE. The following items of correspondence were reported:

- a) A communication received from the Council's internet service provider, advising that a revised domain name was available for registration that would omit the '.org' component of the currently registered domain of 'broughton-parish-council.org.uk'. After noting that the website using the existing domain seemed to be attracting reasonable traffic, it was decided not to interfere with the current domain name.
- b) A letter received from a representative of a walking group that had been formed in the village, seeking assistance in connection with an aspiration of the group

to secure provision of a new seating bench adjacent to the bridleway between Broughton and Pytchley. Members noted that the group estimated the cost of this to be in the order of £850 or so and that an in-principle agreement of the relevant landowner had been obtained. After some discussion of the legal realities of making such provision (in terms principally of future maintenance and public liability), councillors agreed the approach would be better made to the County rights of way service who were better able to underwrite these commitments. It was agreed that some financial assistance might be possible in the event a way forward was identified, but assuming 'ownership' of the infrastructure was not appropriate.

- c) A letter received from the Borough Council, advising that the Neighbourhood Plan Area designation application as submitted by Pytchley Parish Council, seeking designation of the entire parish as a Neighbourhood Plan Area, had been approved. Accordingly, the designation of the Neighbourhood Area had been made on 7 December 2015.
- d) A letter received from the tenant or licensee in occupation of the parcel of land off Gate Lane (running behind Kettering Road), that had been the subject of the recent approach from the land agents, Messrs Berrys (minute 15/7297). Councillors heard that the correspondent, Mrs R Coe of Kettering Road, wished to clarify that although in occupation for some years, the terms of her being allowed to occupy did operate to practically constrain her ability to undertake much maintenance or tidying of the site as this was specifically prevented by her agreement with the owner. In addition, Mrs Coe described that undertaking significant investment in improving the site was not consistent with the temporary nature of the arrangement that subsisted and the lack of certainty she enjoyed as to future occupancy. Members noted these representations and agreed no criticisms had been implied of Mrs Coe given the circumstances; members also noted concerns she had raised in respect of the capacity and integrity of the main sewer that traversed the land, which had apparently suffered leakage at various times. It was agreed to refer these latter concerns to Mr Heath at Anglian Water in case this information was not known.
- e) A circular received from NACRE, publicising a consultation being undertaken by DCLG on proposed changes to the NPPF, especially relating to the delivery of residential development.
- f) Information received from the County Council in respect of changes to the mobile library service timetable resulting from long-term staff sickness; this was placed on circulation.
- g) Notification received from the County Council of the proposed closure of the Pocket Park scheme due to ongoing budgetary pressures and deletion of the currently vacant Pocket Park Officer post from the County staff establishment.
- h) Information received from the County Council advising of the existence of a potential funding stream from the Tesco Local Community Grants Scheme for community green space schemes.
- i) A letter received from the Development Control Manager of the Borough Council in response to the Parish Council's concerns expressed as a result of the reporting and approval of the planning application relating to the site adjoining 1 Cransley Hill. This was placed on circulation for perusal given the detail contained.

15/7333

REPORTS OF MEMBERS ATTENDING MEETINGS OF OTHER BODIES.

The Chair reported on her attendance at the December meeting of the Village Hall Committee, which mainly considered matters associated with the new and impressive mural in the village hall in addition to the usual housekeeping issues. The minutes of the meeting held in November were placed on circulation.

Cllr Mrs Bull reported upon the last meeting of the Rural Forum on 26 November 2015; members noting that principal matters considered there included the street lighting review, a positive presentation on the roll-out of superfast broadband in the County, and the resumption of work (including on a cross-boundary basis) in connection with Gypsy and Traveller site provision. Draft minutes for this meeting were placed on circulation.

15/7334

POLICE REPORT. No officers were in attendance at this meeting; members noted with concern that the usual summary of reported incidents included 17 for Broughton in November with 8 of these being violence related. It was agreed to ask for some reassurance that this would receive an appropriate response.

15/7335

DEVELOPMENT CONTROL.

Planning applications submitted for comment:-

The following proposal was considered, and it was resolved to register an objection for the following reasons:

- The claimed justification for the conversion and resulting loss of the commercial space was not accepted. The Council is aware of at least two serious enquiries since the former post office closed for alternative commercial uses; one as a fast food outlet and the other as a pharmacy, there may be others that did not come to the notice of the Council. Presumably these did not proceed as a result of failure to agree terms but they clearly evidence there is some demand for commercial space in what is a growing and busy village.
- The proposed development will have significant and unacceptable adverse impacts on the residential amenity enjoyed by the occupiers of 11 High Street through loss of privacy to and overlooking of primary habitable rooms and amenity space.
- The proposed scheme layout, particularly in respect of the bin store and courtyard arrangement to the rear, completely disregards the lack of private access rights through the adjacent archway to the High Street for servicing of the same. Given the scheme envisages the closure of the only current rear access available for bin movements, residents of the new accommodation will need to either leave bins in the street or bring the same through the house; neither was thought sustainable.
- The suggested reliance on on-street parking elsewhere than in High Street, where the same is very restricted, was considered unrealistic. All of the locations described are heavily over-subscribed outside of work hours and this proposal, if permitted, will simply exacerbate congestion in the village centre, which already suffers badly from traffic problems with adverse effects on road safety. The location is on a school route with accidents having been recorded at the nearby pedestrian crossing.
- The proposed frontage treatment was not considered to preserve or enhance the

appearance of the conservation area and was considered to be detrimental to the historic street scene.

- It is not considered the internal floor space and ceiling heights afforded by the property comprising the proposal site can physically accommodate the scheme envisaged without significant alterations to the roof height and form; such changes are not shown in the proposal, nor likely to be acceptable given the location in the conservation area.
- Any reliance as a justification for the proposal on addressing the deterioration of the subject property was considered inappropriate. To the extent the property has been allowed to unacceptably deteriorate in condition such that appearance is affected, it was considered the same should be addressed by the LPA invoking its powers under Section 215 of the Town and Country Planning Act 1990 to require remediation:

13 High Street Change use to two storey dwelling Mr West

The following application was considered and although no observation was considered necessary, members did note that in the time the site has remained unused the same had seemingly become habitat for lapwings and it would be regretted if these were displaced:

Old Cransley Ironworks Five commercial units St Francis Group

Planning decisions notified:

The following decision notices had been provided, being approvals subject to conditions:

1 Cransley Hill	Detached dwelling	Mr R Darlow
Parkside, Gate Lane	Single storey rear extension	Mr D Richards
1 The Old A43	Increase in traveller pitches (1 to 4)	Mrs B Hoyland

15/7336 FINANCE. The following items of income and expenditure were noted/agreed:-

Income **£**
None was reported at this meeting.

Expenditure			£
Zen Internet	Web hosting charge	(direct debit)	4.79
Barclays Bank PLC	Commission	(direct debit)	2.00
GA Duthie	Salary and WP	(101684)	256.96
HMRC	Income tax	(101685)	145.98
GA Duthie	Telephone and electric exps	(101686)	22.08
To cash	Petty cash advance	(101687)	20.00
PA Scouse	Bulbs for ‘Beryl’s Glade’	(101688)	153.95

Councillors then turned again to the draft estimates of anticipated income and expenditure for the financial year 2016/17, including potential contingencies. The draft previously prepared for consideration (minute 15/7320) suggested a precept should be raised in the sum of £13,000 on the basis of the financial activity envisaged for the forthcoming year. Where no significant proposals for revision had been raised,

it was **RESOLVED** that a precept in this sum now be notified to the Borough Council for the ensuing year.

15/7337 **GATEWAYS PROJECT.** No further consideration of this matter occurred at this meeting.

15/7338 **HIGHCROFT FARM.** Members noted a brief update concerning ongoing discussions between the landowner and the occupying tenant of part of the overall site as to future management of the habitat it afforded; also noting further information concerning existing and potential designations reflecting this value albeit these appeared somewhat inconsistent with the landowner's believed development aspirations for the property.

15/7339 **GENERAL INTEREST ITEMS.**
Cllr Shrive advised that the next edition of the Broughton News newsletter looked to be on target for issue in the New Year, during January.

Cllr Bull suggested further work be pursued in order to add useful content to the website given it was now generating more hits. If necessary, this should be with bought-in support given the technicalities of populating the site with material.

It was mentioned that the 'Knick Knack' footway through from High Street was badly affected by leaf litter currently.

Cllr Van de Water mentioned there was a persistent difficulty with obstructive parking at the junction of Gate Lane with Kettering Road, that made views along the main road very marginal for emerging traffic. It was confirmed this was a long-standing issue that had occasionally been notified to the police for attention.

15/7340 **DATE OF NEXT MEETING.** It was reported that the next scheduled meeting of the Parish Council, would be on Wednesday 20 January 2016, at 7:00pm in the Village Hall.

15/7341 **URGENT ITEMS ADMITTED BY THE CHAIR.** None were raised.

20 January 2016

Signed.....