

BROUGHTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council, held at Broughton Village Hall on Wednesday, 15 March 2017, commencing at 7.00pm.

Present: Cllrs Mrs PA Scouse (in the Chair), R Baxter, Mrs HJ Bull, Mrs JC Chester, A Parker, M Rose, M Van de Water, N White, O Wyeth and Clerk to the Parish Council, Mr GA Duthie.
Borough Cllr J Hakewill
County Cllr C Groome
Eight members of the public

17/7575 **APOLOGIES.** Apologies were received from Cllr R Shrive (away for work).

17/7576 **DECLARATIONS OF INTEREST.** None were made.

17/7577 **MINUTES.** The draft minutes of the Parish Council meeting held on 15 February 2017, copies having been circulated, were approved by members and authorised for signature by the Chair.

17/7578 **RIGHT TO SPEAK.** The meeting was addressed by various members of the public who were concerned about the planning application presently being consulted upon that proposed 8 dwellings including an access road and play area at Bentham Close (KET/2017/0081). Members heard those concerns included the likely impacts of the development upon traffic safety and congestion given the access being suggested from the busiest and narrowest part of High Street where difficulties already existed, loss of privacy, likely deficiencies in access for emergency and service vehicles, and the practicalities associated with the considerable length of unadopted road envisaged. Councillors confirmed these concerns were noted and would be taken into account when the application was considered later in the meeting, which those present were welcome to stay to observe.

17/7579 **REPORTS OF COUNTY AND BOROUGH COUNCILLORS.**
County Cllr Groome gave a report to members that added to his circulated written report, touching upon the £64m deficit faced by the County Council (even allowing for the £11m awarded by Government for adult social care), recent appeal decisions relating to Gypsy and Traveller focused development, an issue at Burton Latimer where incorrectly (and over-dim) street lamps had been installed, and continuing dialogue about potholes and highway repairs generally that remained unsatisfactory.

Borough Cllr Hakewill then presented his report, touching also upon Gypsy and Traveller development decisions and policy, the housing scheme proposal at Bentham Close (which members noted had been asked to be determined by the Planning Committee if likely to be recommended for approval), and the fact that the Borough Council had again agreed not to increase Council Tax for the ensuing year.

17/7580 **MATTERS ARISING.** Arising in respect of the pocket park boundary, members noted that Cllr Shrive had emailed to confirm he had inspected the recent clearance work and this had been conducted to a high standard, so should last for some time.

Arising in respect of the festive lighting invoice presented by Kettering Borough Council, members noted that a response had been received to the queries raised about the work actually done and charged for, it being asserted that there was no difference in the number of trees lit this time when compared with the previous year. Accordingly, councillors agreed that although the invoice should now be paid, the Borough should be asked to ensure new LED light strings were provided along the entire row of trees facing the High Street as in previous years for future displays (ie as had been agreed in the event the existing installation could not be repaired as had been achieved).

Arising in relation to the Neighbourhood Plan, it was reported that queries were now being received from consultees who had responded, as to progress and any revisions likely to be proposed as a result of the consultation. Councillors noted that assessment continued and, in due course, an outcomes report would be issued.

In connection with the ongoing dialogue with the Highway Authority relating to S106 funded improvements to the Cransley Hill/High Street junction, members heard that the issue had been placed in abeyance whilst the Neighbourhood Plan consultation responses were assessed, but would be picked up and progressed once more when this work had been concluded.

In respect of the recent survey of street lighting undertaken by the Borough Council, the meeting heard that a summary of the results had been received; it being confirmed that, overall, some 7.5% of lamps had been identified as either dim or unlit, and had been programmed for appropriate attention. It was also noted that new arrangements had been made for the reporting of defects that should result in a maximum 10 working day response time for normal issues.

Arising in respect of the proposed Village Hall open day, suggested for 25 March 2017, members heard that this had now been postponed until a later date yet to be settled due to an unforeseen clash with another village event that would likely result in reduced numbers being able to attend. The revised date would be notified once settled.

17/7581

CORRESPONDENCE. The following items of correspondence were reported:

- a) An exchange of correspondence with Mr Kevin Burton of Great Cransley, who was the footpath warden for that village. Councillors noted that Mr Burton was willing to also act in the same capacity for Broughton if this was desired; this was agreed and Mr Burton's kind offer was much appreciated.
- b) An email received from CPRE, publicising the next CPRE Road Show event, focused on Housing and Planning, due to be held on 27 April at Great Houghton Village Hall. The Chair and Cllr Mrs Bull indicated a potential wish to attend.
- c) A communication received from Civic Voice, publicising an event on 27 April in Northampton, focusing on the recording and condition surveying of local war memorials. This prompted a discussion in respect of the Broughton

memorial in that it had been noticed some lettering on the plinth was now becoming quite weathered such that the same was becoming a little indistinct. It was agreed to include the issue as an agenda item at the April meeting in order to settle how this might best be addressed.

- d) A letter received from Mr P Krempels, providing information in support of a further planning application likely to be made shortly in respect of the Silverhills site. This was noted.
- e) A communication from the Police and Crime Commissioner advising of future dates for meetings with local councillors.
- f) A letter from the Borough Council, providing details of the new financial year's Capital Community Grant Scheme; members agreed to consider this specifically at the April meeting.
- g) A notification from the County Council, advising of changes to the procedure for landowners to protect against the creation of prescriptive highway rights over their land by depositing statements and plans under Section 31(6) of the Highways Act 1980. Specifically, it was noted that such a deposit had been made by The Boughton Estates Limited that included in respect of land in the parish. It was agreed this should be looked at carefully.

17/7582

REPORTS OF MEMBERS ATTENDING MEETINGS OF OTHER BODIES.

None were submitted.

17/7583

POLICE REPORT. No officers were in attendance but a statistics report had been received that showed 4 crimes being reported during February, being a non-dwelling burglary, an incident of shoplifting, and 2 of criminal damage. Whilst these incidents were noted, there remained concern that the reports being generated by the Police were both stale by the time received and perhaps still not reflective of the actual experience of residents. Members agreed to keep pressing this through political channels and with senior officers in order to secure appropriate focus and application of resources.

In respect of the Street and Speed Watch initiatives, sufficient volunteers were now thought to have been identified to enable vetting and training to commence in due course.

Members noted and agreed unlawful parking on the zig-zag protected zone by the pedestrian crossing on High Street remained an issue to be addressed.

17/7584

DEVELOPMENT CONTROL.

Planning applications submitted for comment:-

The following application was considered, and it was resolved the same should be objected to for the following reasons:

The site is beyond the village boundary so contrary to policy. The indication given is that the development is for 8 large detached houses. The identified need for

Broughton is for the supply of open market and social small scale housing of 1 and 2 beds.

The supply of the identified need for Broughton through to 2031 will be delivered through sites identified in the emerging Broughton Neighbourhood Plan, which is now at a stage where some weight should be afforded it.

Broughton Village is identified as a rural village in the JCS. Housing that is surplus to and not responding to locally identified should be directed to a higher level settlement.

There is not a requirement from an identified need from the village to build beyond the village boundary and KBC is able to demonstrate their 5 year housing land supply.

The High Street is critically balanced for the viability of its commercial premises and residential premises and the village one way traffic flow. Additional housing in this location severely impacts not just this area but would contribute to considerable harm for the whole village traffic management flow so is contrary to paragraph 32 of the NPPF.

Bentham Close is situated at a massed bottleneck; Church Street exits on to the High Street just opposite, the High Street traffic management throttle is situated within 10 metres and Ashbrook Close exit is within 5 metres of Bentham Close exit. The traffic flow at this point has been measured at an average per day of more than 5,300 (traffic survey undertaken to support Neighbourhood Plan). Additionally, the first house in Bentham Close does not have any existing provision for off road parking at all.

Village schoolchildren mass by the Red Lion (opposite Bentham exit) for their school pickups and drop offs and the regular bus stop is to the side of Bentham on one carriageway and opposite for the other.

The accumulation of development in the High Street to-date has exhausted its ability to be able to cope and function effectively resulting in considerable friction and stresses for residents/businesses/traffic.

Bentham Close has been given a red RAG rating by County highways.

Further development of Bentham would seriously impact on the amenity for existing properties in Bentham where it is acknowledged that access is already severely constrained for residents, parking, visitors and deliveries. Driveways would need to be substantially larger than outlined to accommodate all parking provision for deliveries, residents and visitors as it would be impossible to park in the road itself and the High Street has no capacity to accommodate any incidental parking.

An additional play area is not welcomed – a large playing field exists in the High Street and another at the village hall, a play area in Podmore Way and further provision in the Redrow development at Cransley Hill. Provision and funding should be given to enhancing the existing infrastructure rather than adding unnecessary costs

to KBC with regard to ongoing equipment and grounds maintenance. Additionally drawing children into playing in an area where access is a severe issue is not considered a desired benefit.

The applicant is proposing a private road therefore all bin collections will need to be collected from the top of the existing Bentham Close - on recycling collection day, this could be a potential 24 bins massed for collection on what is already a road with access issues and would be especially difficult for the last house on the existing road. Its private status will also cause concern if and when the surface degrades, being both a potential source of significant expense and dispute, and also a potential cause of debris and mud etc being washed or brought onto adopted highway as presently happens at Ivydene Terrace and West Street in the village, where such lengths of unadopted road serving many properties are the source of much difficulty for residents.

As Bentham Close is a closed cul de sac, there is no conceivable way of managing construction traffic for existing residents without causing significant intrusion, noise, dirt and distress.

With access being such an issue, there is real concern for emergency vehicles always being able to get to each property.

If, despite these fundamental objections, the Borough Council is minded to approve the application, the Parish Council would wish to see the same referred to committee for assessment:

Land rear Bentham Close Outline for 8 dwellings Mr Krajewski

The following application was considered and it was resolved that although the proposal was not objected to, there was concern that the front extension perhaps protruded too far in front of the historically established and still prevalent 'building line' on this part of Kettering Road, with the consequence that the development could be out of keeping and harmful to the character of the road. Something a little less prominent would be preferred:

10 Kettering Road Single storey front extension Mr Normansell

Planning decisions notified:

None were reported at this meeting but it had been advised that an appeal had now been lodged in respect of the refusal of planning permission for the redevelopment of the Blacksmith shop at Cransley Hill.

17/7585

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

Income		£
Kettering BC	Grant	975.00
Expenditure		£
Zen Internet	Web hosting charge (direct debit)	4.79
GA Duthie	Telephone expenses (101751)	16.99

GA Duthie	Salary and WP	(101752)	256.96
HMRC	Income tax	(101753)	145.98
Broughton PF&VHA	Room hire fee	(100754)	58.65

17/7586 **HIGH STREET RECREATION GROUND.** Cllr Wyeth advised that work continued to compile a list of potential recipients for the letter seeking funding support now that the content had been settled upon.

17/7587 **NEIGHBOURHOOD PLAN UPDATE.** Cllr Mrs Bull gave a brief update; the essential point being that assessment of consultation responses was now occurring and resulting revisions to the plan as were indicated were being worked up. In due course a formal outcomes report would issue for publication together with the amended plan.

17/7588 **GENERAL INTEREST ITEMS.**
It was agreed to replace the small notice board at Grange Road; Cllr Baxter to lead on this.

Cllr Wyeth advised that bus no-shows were still occurring.

Cllr Mrs Bull mentioned numbers were again increasing on the Northampton Road caravan site.

Cllr Mrs Bull also advised that a significant clearance of litter had been undertaken at Wellingborough Road, with a large collection of filled bags being evident. It was not known who had undertaken this but thanks were due.

Cllr Van de Water advised that he had established the telephone kiosk by the High Street recreation ground was able to be adopted if desired. Members agreed to pursue this and give some thought to alternative uses. It was also agreed to seek the same being put into good repair before any transfer occurred.

The Chair advised that the Borough Council had now appointed 8 dog wardens who would soon be patrolling; their presence and role was to be given publicity.

17/7589 **DATE OF NEXT MEETING.** It was reported that the next scheduled meeting of the Parish Council, would be on Wednesday 19 April 2017, at 7:00pm in the Village Hall.

17/7590 **URGENT ITEMS ADMITTED BY THE CHAIR.** None were raised and the meeting was duly closed at 8:45pm.

26 April 2017

Signed.....