

BROUGHTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council, held at Broughton Village Hall on Wednesday, 21 June 2017, commencing at 7.00pm.

Present: Cllrs Mrs PA Scouse (in the Chair), R Baxter, Mrs HJ Bull, Mrs JC Chester, M Rose, Mrs S West, N White, O Wyeth and Clerk to the Parish Council, Mr GA Duthie.
County Cllr C Smith-Haynes
Borough Cllr J Hakewill
Seven members of the public

17/7626 **APOLOGIES.** Apologies were received from Cllr R Shrive (away), Cllr A Parker (childcare) and Cllr M Van de Water (unavoidable diary clash).

17/7627 **DECLARATIONS OF INTEREST.** None were made.

17/7628 **MINUTES.** The draft minutes of the Parish Council meeting held on 17 May 2017, copies having been circulated, were approved by members and authorised for signature by the Chair.

17/7629 **RIGHT TO SPEAK.** Members of the public in attendance sought an update on the Neighbourhood Plan in the particular context of the site-specific policy allocation presently being promoted for the Kettering Road allotment site. The meeting heard that concerns extended not just to the loss of the valued facility represented by the allotments, but also included the capacity of the road junctions onto the A43 to serve more housing at peak times.

In reply, the meeting heard from the landowner's agent, who outlined the site history; confirmed up to 32 houses were being proposed on the site, which was considered to address an identified need for 2 and 3 bed dwellings in the village. It was accepted that traffic management was an issue for the village and the need for calming measures was supported. From the landowner's perspective, the village was believed to be a sustainable location for such development and various local benefits were assured if the allocation was made.

The Chair advised at this point that the Borough Council Planning Policy Committee would be considering the matter on 5 July if anyone present desired to attend.

One speaker informed the committee that the allotment site was subject to a lease that endured until 2035 and key amongst the infrastructure concerns already touched upon, was the capacity of the village school to accept more pupils.

17/7630 **REPORTS OF COUNTY AND BOROUGH COUNCILLORS.** County Cllr Smith-Haynes addressed the meeting and confirmed, first, that her induction had now been completed and she had been appointed to two committees, as well as to a number of working groups. Gradually, the handover of matters in hand was being progressed and a good understanding of local concerns had been gained. Contact details were confirmed including new official email address:
csmithhaynes@northamptonshire.gov.uk

17/7631

MATTERS ARISING. Arising in respect of the pocket park, Cllr Shrive had advised that he and Cllr Baxter had now removed the dilapidated fencing from the wildflower area; which would need to be cut on the next visit by the contractor. Cllr Shrive had also mentioned that he had removed a fallen tree from a path there, and had additionally cut unwanted re-growth on the green at the Red Lion.

Arising in respect of the history of accidents at the Pytchley cross-roads, members noted that information had been procured and circulated by former County Cllr C Groome, as part of his handover, setting out the sums recovered over recent years for damage to highways assets, both county-wide and at the site.

In respect of the Neighbourhood Plan project, Cllr Mrs Bull had reported that the grant application made to Locality, for assistance with referendum costs, had been successful.

Arising from the concerns notified recently about possible unauthorised development occurring at the junction of Northampton and Wellingborough Roads, it was reported that advice had been received from the Borough Council that the works were authorised by permission won at an appeal, so were lawful.

In respect of the Community Enhancement Gang initiative, it had been advised by the County Council that relevant works were about to commence, for completion over the summer. In addition, information was provided concerning surface dressing activities being undertaken on local roads, and the necessity for this.

In respect of the weathered lettering in the inscriptions to the war memorial, Cllr Baxter advised that some 459 characters (including punctuation) looked to be in need of repair. It was agreed to pursue this work.

In respect of the Grange Road notice board, it was confirmed the order had been placed but no date had yet been advised for installation.

17/7632

CORRESPONDENCE. The following items of correspondence were reported:

- a) Information provided by Walgrave Wellbeing Centre concerning the potential availability for local organisations of a community minibuss; using spare capacity of their facility.
- b) A communication received from a local resident concerning an overgrown footpath. Various others were advised by members.
- c) A communication received from the County Council concerning the preparation of its Rights of Way Improvement Plan.
- d) A further communication received from the County Council concerning changes to the organisation of its Highways and Rights of Way service; members noted all queries and issues were being encouraged to be raised using

the Street Doctor facility and, for Broughton, would be administered from Brixworth.

- e) A bulletin from the Police, reporting on the May crime figures. It was noted that four categories were recorded; comprising four shoplifting complaints, one house burglary; one minor incident of violence involving juveniles, and a theft from a car.

17/7633 **REPORTS OF MEMBERS ATTENDING MEETINGS OF OTHER BODIES.**
None were presented at this meeting.

17/7634 **POLICE REPORT.** No officers were in attendance at this meeting and the figures for May had been reported under Correspondence.

17/7635 **DEVELOPMENT CONTROL.**
Planning applications submitted for comment:-
The following application was considered and it was resolved that the same should be objected to and queries raised, as follows.

Mr. Rooney has previously received planning approval for 6 caravans for this site. This application was scaled back from the initial larger proposal by officers on the grounds of the application site area not being of sufficient scale to be able to accommodate more. Why would a different officer come to a different conclusion?

The additional information received from Mr. Rooney does not add clarity to the application and only serves to prompt the opportunity for further questions by adding in confusion.

We do not really know what we are expecting this site to deliver – the application and presented materials from Mr. Rooney are confusing. Are we looking at 10 “plots” of a traditional nature or are we looking at a commercial proposal for 10 mobile homes providing multiple lettings?

If we are looking at “plots” for family dwellings, we do not consider these to be of a scale sufficient to support traditional gypsy and traveller families by definition. We would expect each plot to be able to accommodate touring caravans for other family members and associated vehicles.

If this is a commercial venture of renting out accommodation, we have substantial concerns on the transparency of this site and suitability of operation and are unable to support without confirmation from KBC that satisfactory measures are in place to be able to always have visibility on who is living there and how will it be efficiently and safely managed.

If we are looking at multiple lettings, there is nothing indicated in place to regulate whether these are individual or family lets. There is the potential for many unrelated individuals to be living there in very close confines which is far from ideal dwelling places.

What will be in place to ensure that whoever is living in these accommodations is justifiably entitled to be there and how will this be maintained to ensure permanent visibility of this entitlement.

Mr. Rooney does provide some discussion about touring caravans – however, the space allowed for the touring caravans doesn't seem adequate - if the drawing is to scale it look like only 6m has been allocated for each caravan when even an average 2 berth is longer than that if you take the tow hitch into account. It begs the question how they would be able to get a vehicle in to hitch up and pull the caravan out of the line?

The space allocated for tourers has them in very close proximity so they should not be occupied at any time to comply with Fire Safety recommendation of 3m separation for touring caravans. This arrangement should be for storage only and therefore fails to provide capacity for visiting family.

Mr Rooney has advised that he could accommodate some touring caravans at Justin Park but this is more than 15 miles away and we do not consider that to be a satisfactory solution for visiting families.

Do we have any evidence that Mr. Rooney can permanently guarantee that there is enough unallocated space at Justin Park for the remaining caravans whenever they may arrive?

The application requires space for 2 commercial vehicles - where are they going as the revised drawings do not show any allocated space for these now?

Owing to the transient nature of Gypsy and Travellers, usually they are self-employed and require their own work vehicles and equipment. This application does not allocate any provision for this.

We are deeply concerned that the washing facility and toilet block that was in the original plan has now disappeared. This borders on the unimaginable to believe that so many people will cope without a satisfactory facility.

There is no space allowed for a warden's vehicle - does s/he live on site or is this just an office?

Taking into account that for 18 months, Mr Rooney has allowed substantially more people to live there than he has planning permission for, and more than he is even applying for, is he regarded as a fit and proper person to run a commercial site?

What does Mr Rooney intend to do about the additional caravans already on the site - how will he decide who is to be evicted?

As this is a very narrow tapering site over some distance with only one entrance, how will it be possible to manoeuvre touring vans when they come in/go out?

Equally with very little manoeuvring room, we have substantial concerns for the

be signed by the Chair for submission as drawn.

17/7637

HIGH STREET RECREATION GROUND. Councillors noted that a meeting with Wicksteeds was to occur on 28 June to discuss possible enhancements at the site. Additionally, County Cllr Smith-Haynes indicated an in-principle offer of assistance with the project costs from her empowerment fund.

17/7638

NEIGHBOURHOOD PLAN UPDATE. Members noted the independent health check of the draft plan had been completed and this had been largely positive, with no significant issues likely to prevent progress having been flagged. Consequently, the proposed Neighbourhood Development Order (for the BT exchange site) was now being formally consulted upon and it was intended to remit the material back to Kettering Borough Council by mid-August to enable final consultation and, referendum, if that route was then indicated following consideration by an Inspector. It was confirmed for the benefit of members of the public present that the referendum would be for the registered voters of Broughton only; the financial support secured for the exercise had meant a nil cost being incurred for the village.

17/7639

WAR MEMORIAL LETTERING. This had been dealt with earlier in the meeting.

17/7640

GENERAL INTEREST ITEMS.

Cllr Mrs Bull raised the issue of the former Post Office and it was agreed the continued deterioration required this to be re-referred to the Borough Council; there was now concern the building was becoming a safety risk.

Cllr Mrs Bull mentioned the report circulated by Cllr Shrive, that flagged a problem with the condition of the retaining wall by the High Street bus shelter. It was thought this was an issue for the householder but they perhaps were unaware of it so the same should be notified.

There then followed a discussion of the possibilities for establishing a Youth Council and, after hearing from Cllr Wyeth and a representative of NAYC, it was agreed this should be explored with local young people to canvass interest. Councillors noted the valuable support that could be offered by NAYC to facilitate the initiative, if pursued. It was agreed that commencement from September would be most sensible if the desire existed locally.

The Chair updated the meeting on the latest proposals for enhancement of Village Hall facilities; including by reference to plans on display. Again, fundraising was underway and a request had been made to the parish council for £1,750 to meet the costs of work undertaken to the access path. After some discussion, it was agreed this request must regrettably be declined on this occasion as the same had not been budgeted for in the current year and when budgets had been set, it had been agreed the previous years' support for improvements did not set an invariable precedent for support being possible every year' given financial constraints. The programme was supported generally, however, and the parish council would certainly consider future requests on merit and in the context of other demands upon resources.

The Chair then reported that an issue had recently arisen with vehicle encroachment

onto the pavement at Church Street near the Old Bakehouse; the County Council had agreed to install bollards to address this.

The Chair then mentioned issues with boughs being shed by trees at Gate Lane.

Borough Cllr Hakewill, who had just arrived, then reported on matters including The Old Willows planning application, Highcroft Farm, and progress with the Community Speed and Street Watch initiatives (generally positive reactions, but still more volunteers needed).

17/7641 **DATE OF NEXT MEETING.** It was reported that the next scheduled meeting of the Parish Council, would be on Wednesday 19 July 2017, at 7:00pm in the Village Hall.

17/7642 **URGENT ITEMS ADMITTED BY THE CHAIR.** None were raised and the meeting was duly closed.

19 July 2017

Signed.....