

BROUGHTON PARISH COUNCIL.

Chairman: Cllr P.A. Scouse.

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Minutes of the meeting of Broughton Parish Council held Wednesday 15th July 2020

<https://us02web.zoom.us/j/81877789058?pwd=ZitYam9qMkVPTFluWmJHM3lHYzllZz09>

Meeting ID: 818 7778 9058

Password: 717772

Councillors Present:

Cllr P. Scouse (Chair).

Cllr R. Shrive.

Cllr H. Bull.

Cllr I. Robson

Cllr M. Rose

Cllr J Chester

County/Borough Councillor present:

Cllr J. Hakewill, Cllr C. Smith-Haynes

19/9122. Apologies. (1)

Cllr S West - does not wish to attend remote meeting.

Cllr R. Baxter - does not wish to attend remote meeting.

Cllr O Wyeth

19/9123. Declarations of Interest. (2)

No declarations were made.

19/9124. Minutes. (3)

Draft minutes of the Parish Council meeting held on 17th June 2020, copies were circulated, approved by members and authorised for electronic signature by the chair. **RESOLVED**

KBC – Kettering Borough Council.

NCC – Northamptonshire County Council.

BPC – Broughton Parish Council.

This meeting was audio recorded and was agreed by members. The recording will be deleted as soon as the minutes have been signed off. Broughton Parish Council meetings are open to the public but the audio recording is to remain solely as a reference for minuting by the clerk at all times.

19/9125. Public right to speak. (4)

This facility was not used.

19/9126. Reports from local County and Borough Councillors. (5)

Cllr Hakewill

Cllr Hakewill was delighted to be nominated and accepted a place on the new North Northamptonshire Unitary Council representing the Independent Group.

He also has accepted the role as Vice-chairman on Overview & Scrutiny committee on the Shadow County Council representing the villages in the area.

Moving forward to the Unitary Council, there are concerns over how Town and Parish Councils will precept in the future in light of merging services next year. Budget for the Unitary is being set at the end of this year for the following year and we don't know how that will affect and tie in with the parish councils especially within the Kettering Borough who at the moment, take the bigger share of the council tax but then provide more services like street lighting, cemeteries etc . Other Borough Councils in Northamptonshire do not take such a big share but do not provide the services, leaving it to the parish councils to precept and provide.

The North Northamptonshire Shadow Authority portfolios holders and lead members are:

Adults, Health and wellbeing and Communities – Cllr Martin Griffiths

Children, Families and Education – Cllr Wendy Brackenbury

Planning, Strategic Planning, Regulatory and enforcement services – Cllr Steven North

Finances and Revenues and benefits – Cllr Ian Jelley

Corporate – Cllr Tom Beattie

Highways, Transport, Environment and Climate – Cllr Jason Smithers

Growth, Infrastructure, Regeneration, Skills and Employment – Cllr David Jenney

Property, Assets and Housing – Cllr Russell Roberts

Sports, Leisure, Culture and Tourism – Cllr Tom Partridge-Underwood

Customer services, Digital and Transformation – Cllr Jean Addison

Loddington continue with their appeal in relation to the Travellers site.

Cllr Hakewill is writing up his representation on behalf of the Slade ward for the truck stop which is looking to extend.

Play areas are due to be opened again. Members reported that the swings had been put in at Podmore Park but not at the High Street Recreation Ground yet. It was noted that no more than 6 people at a time can play in the park due to social distancing and the public are to use precautions such as hand sanitizer.

Cllr C. Smith-Haynes

Cllr Smith-Haynes is on the Civic Functions task & finish and the Equalities task & finish groups who look at the consequential orders of decisions.

Today there was a meeting of the Civic functions and Cllr Smith-Haynes asked about the continuation of services for Town/parish councils to harmonise. This is estimated to take about 8-9 years.

Cllr Bull asked who makes the decisions at the moment and was told it is the 8 leaders of the Shadow Authority with guidance from the legal and finance officers. When the Unitary comes into full effect, it will be the cabinet.

The Government will decide who the Leader and the Deputy Leader will be. There is a cabinet which is comprised of the leaders and the deputy leaders of the 4 local authorities. That cabinet will recommend to Full Council in February 2021. The 152 members from the North will then make the decision on what the council tax bill will be set at in March 2021. There will be elections in May which will either return the same people or not.

19/9126. Matters arising from the minutes. (6)

Matters arising from March 2019 minutes.

19/7986. General Interest Items.

Cllr Baxter raised that he has received a resident complaint about the footpath (GD15) adjacent to Crane Close. Aggregate has washed away exposing large tree roots growing up into the footpath which are now dangerous.

Ref 1787040. State changed to in progress.

Update: 20/03/2020. No change to status. ONGOING

Update: Cllr Smith-Haynes was asked to chase this up as over a year old. 20/05/2020

Matters arising from April 2020 minutes

19/9080. General interest items

The metal bin liner from the dog waste bin was reported stolen to KBC. 20/04/2020. Ref: 179661.

Update: KBC attended and put a plastic bag over the litter bin but the liner has still not been replaced. Action: Clerk to chase up.

Matters arising from 17th June 2020 minutes

19/9109 Village Hall

Email correspondence was received from the Village Hall as BPC are in credit with regards to room hire. Cllr Scouse confirmed they were to look on it as a donation to support them at this time.

The skate ramp is up and running and is proving very popular. There have been some issues with litter as there is currently only one bin there. Cllr Scouse contacted Dave Lane at KBC who responded that although they cannot provide a bigger bin, they will order an additional one for the area.

Update: A additional bin has now been installed. RESOLVED

19/9126, Reports from local County and Borough Councillors

A discussion was then held about the Kettering to Broughton cycle lane which is very overgrown at

the present time making it impossible to use after rainfall. **Action: Cllr Rose to report through Street-doctor. Update: Cllr Rose is writing a report and will submit to highways in due course.**

19/9113 Report from Community and Traffic Calming Committee

Cllr Scouse contacted Ian Boyes to chase up the drawings for the Traffic Calming Project. The majority of the drawings are complete barring Northampton Road, but the project has not been costed yet. Priority has now been given to the Walking and Cycling Consultation so the engineers have been redeployed to concentrate on that at the present time.

Cllr Bull raised that BPC cannot be found at fault for not spending the S106 money by the spend by date if the delay is incurred by NCC and all agreed.

Action: Cllr Scouse to ring Ian Boyes to try and get a timeframe of when the Northampton Road drawings will be complete. Update: Cllr Scouse contacted Ian Boyes but is yet to receive an answer.

19/9115. Report from Planning Committee

Gypsy and Travellers Site, Broughton

After numerous correspondence from residents, a Notice of the Planning application will be published on BPC website and on BPC notice boards directing them to KBC Planning for comment.

BPC will submit a comment on the above application.

Action: To make contact with LGSS Law Ltd for future guidance if possible. Update: It was decided BPC did not need to sort guidance from LGSS Law Ltd. RESOLVED

19/9118 General Interest Items

Cllr Baxter reported a member of the public has asked for BPC to pursue the hedge which is over the footpath between the bus shelter and the bypass on Kettering Rd, as its causing pedestrians to walk in the road. **ACTION: Clerk to notify Fix my street. Reported 22/06/2020, Ref: 2167558.**

26/06/2020 In progress

19/9127. Correspondence. (7)

Information from Northamptonshire Carers

Northamptonshire ACRE June bulletin

Parish Councillors Network Event ACRE

Annual Canvass 2020

Safer Streets Northamptonshire update

19/9128. Localised Flooding (8)

The last time there was a heavy storm, Gate Lane flooded again quite badly.

The sewer pipe runs behind the houses in Kettering Road on the Gate Lane side and the sewage forced the manhole covers off resulting in a geyser spilling out into the road. This is a reoccurring problem.

There have also been complaints in the Brookhaven area from residents over the years.

The sewer line was apparently supposed to have been relined but it is doubtful that actually took place

as it runs under a footpath of which is private property and the land owner was never approached to unlock the gate and permission was never sort.

Cllr Shrive questioned this, as the pipe was supposed to of been replaced a few years ago. According to a resident, Anglian Water did put cameras down there a while ago but because the land had subsided, discovered there were kinks in the pipes.

The resident informed Cllr Scouse that a senior person from Anglian water had been to inspect and they were going to carry out an investigation to see what was going on as it's happened too many times.

Members agreed it was not acceptable.

A discussion followed about the streams and springs surrounding and going through Broughton prior to developments within the village.

Cllr Bull reported that on the Pytchley social media site, residents had received a letter from KBC about a flood survey. Cllr Bull will forward onto members. It was agreed that although Broughton is on a hill, it also suffers flooding and KBC may not be aware of this problem.

Members agreed to keep an eye on the situation.

19/9129. Red Lion (9)

The Red Lion are hoping to open the barn beside the pub and create a farm shop which will need planning permission and change of use.

19/9130. Report from Community and Traffic Calming Committee. (10)

BPC are now in receipt of the grant awarded by the Road Safety Panel.

The Section 50 licence cheque was presented on 14th July 2020. **RESOLVED.**

Upon receipt of the licence, members agreed to purchase a SAM (Smiley Activated Message) device along with 2 batteries, data capture and an additional charger from Messagemaker. **Action: Clerk to order when Section 50 license is received.**

Cllr Robson asked if the proposed barrier to be located opposite the co-op could be fast tracked ahead of the High Street traffic calming project to discourage the parking problem there. Members agreed that there was no reason this could not be done sooner rather than later. **Action: Cllr Scouse to contact Ian Boyes again to ask if it would be possible for the barrier works to start now.**

Cllr Shrive noticed that the delivery lorry has been trying to park when possible in the layby area. Members agreed this is welcomed news.

Policing

A camper van was stolen from Kettering Road but fortunately was recovered within 12 hours. The camper van was found in Mawsley after Cllr Hakewill shared a plea for witnesses and a resident recognised the vehicle. A plea for CCTV covering the areas is ongoing.

19/9131. Report from Pocket Park Committee. 11)

Cllr Scouse and Shrive attended a zoom meeting with Froglife who are back from being furloughed last week. Froglife was due to visit the park today with his contractor to have a final look before drawing up some proposals and estimates.

Froglife have confirmed they will not do the tree work so a copy of the brief from the Wildlife Trust was forwarded on to show the clear perimeter around the pond to let in more light. If Froglife agree with the brief, the tree work could be carried out as soon as next week as the nesting season has now passed.

Froglife have confirmed they could also supply the composite dipping platform which the other firm could not and have confirmed the pond would be favoured by toads.

Friends of Broughton School will start their Fairy Grotto project in the park which will include fairy doors. They also offered to contribute to the dipping platform.

Members agreed Castletree Maintenance are doing a fantastic job keeping the park tidy especially in the growing season.

19/9132. Report from Planning Committee. (12)

The Committee referred to their copy of the Neighbourhood Plan conditions document and the summary of policies when looking at Planning applications for consideration.

Planning applications for consideration.

KET/2020/0425

Mrs Spooner

LOCATION:

PROPOSAL: Tree works in a conservation area. 1 tree to be pollard

No Comment

KET/2020/0418

The Red Lion

PROPOSAL: Tree works in a conservation area. 3 trees to be felled

No Comment

Planning Decisions.

KET/2020/0190

Mr. D Kane

LOCATION: 66 Welingborough Road.

PROPOSAL: Full, creation of vehicular access.

No Comment **APPROVED**

KET/2020/0334.

Mr. A Cattanach.

LOCATION: Parkside, Gate Lane.

PROPOSAL: Application for works to protected trees T7 Sycamore and T8 Beech. Crown lift to 6m, cut back branches away from house.

No comment. **APPROVED**

KET/2020/0346.

Mr. A Cattanach.

LOCATION: Parkside, Gate Lane.

PROPOSAL: Notification of works to trees in Conservation Areas T9 Sycamore – crown lift to 5m.

No comment. **APPROVED**

KET/2020/0293.

Mr. Horrix.

LOCATION: St Andrews Church

PROPOSAL: Tree works. Fell 1 cedar tree (diseased)

No comment. **APPROVED**

NCC.

LOCATION: Broughton Primary School.

Removal of temporary classroom and replace with new single storey classroom, new hall store and entrance extension.

No comment. **Awaiting decision**

KET/2020/0318.

Mr. F Doran.

LOCATION: The Old Willows, 10 The Old Northampton Road

PROPOSAL: Full, Change of use of part of application site from unused land to use as an extension to a residential caravan site and taken together with the existing site would be for 12 traveller families, each with one caravan/mobile home including laying of hardstanding and construction of retaining wall.

Comment. Propose Objection. **Comment submitted 7th July. Copy attached to end of minutes.**

Report from the Planning Sub Committee

Gypsy and Travellers Site, Broughton

Further hard landscaping works have continued at the most southern end of the site.

A meeting was held with KBC on 30th June where policy points were discussed.

Our response to the Planning Application has been submitted as attached for reference at the end of the minutes. No remedial works have been noted with regard to the NCC/Highways enforcement notice relative to Plot 6 (A43 verge).

The 2nd enforcement notice relative to the Old Willows (A43) has been incorporated within the Planning Application.

There have been no further statements from KBC relating to this site (previous statements 28.04.20 and 19.05.20 are KBC's own and do not necessarily reflect views of BPC).

The next planned committee dates are as follows:

29th July 2020

11th August 2020

1st September 2020

29th September 2020

19/9133. AGAR sign off and Exercise of Public Rights. (13)

2019/20 Annual Governance and Annual Report (AGAR) accounts were submitted to the internal auditor on the 18th June 2020 and he has now signed them off. The accounts were submitted to members, were approved and the Chair signed them. A copy is attached at the end of the minutes and published on the website. **RESOLVED**

Exercise of Public Rights, where the accounts will be available for public view, will run from Tuesday 1st September through to Monday 12th October 2020. Notice of this will be announced and displayed on the notice boards and website on Thursday 16th July 2020. To view the AGAR in detail, please contact the clerk. broughtonparishclerk@gmail.com

19/9134. Report from Finance Committee. (14)

June 2020 statements

Savings - £2.41

Nationwide 125-day saver - £16,065.21.

Community - £33,448.05

Credits to Community account

| | | |
|---------------|------|-----------|
| PCC Northants | BACs | £2,537.00 |
|---------------|------|-----------|

Cheques issued from Community account 17th June 2020.

| Payee | Cheque number | Amount £ |
|--|----------------|----------|
| A. McDaid wages - mth 4 & 5 | Bank transfer | £485.64 |
| HMRC income tax x 2 | Bank transfer | £121.20 |
| A. McDaid home working, phone and internet, Zoom | Bank transfer | £71.48 |
| HW - £12, Phone - £9.35, Zoom - £14.39 x 2 | | |
| BRT PF & VH Association | Standing order | £7.79 |
| Castletree | Bank transfer | £300.00 |

Message Maker

Bank transfer

£3044.40

19/9135. General interest items. (15)

Cllr Baxter asked the clerk to report the continuous ivy growing up the wall of the High Street recreation ground and once cleared, treat with weed killer. **Action: Clerk to report. Web reference number is 190149**

A new shop will open on Friday which has received loads of comments via social media.

It was commented on that Cllr Rose still needs to submit a photo for the website. **Action: Cllr Rose to forward on to the clerk who will then upload.**

Cllr Bull suggested that other parish councils promote their meetings on social media to help engage with residents. Members decided it would be a good idea to do the same via Broughton Live.

19/9136. Date of next meeting. (16)

The next meeting will be held Wednesday 16th September 2020 at 7pm.

19/9137. Any other matters that the Chair considers to be urgent. (17)

No other matters were considered and the meeting was closed at 8:20pm.

Signed: *P A Scouse*

Dated: 16/09/2020

Application KET/2020/0318: Mr. F Doran

Reasons for Objection

Broughton Parish Council wishes to object to the above application and we have set out our reasons as below however there are some elements of information that it is important to refer to in order to relate context with the facts for this particular application.

Context

1. The Old Willows is a plot within the Old Northampton Road site, Broughton – also referred to as the Old A43 site.
2. The Old Northampton Road site was implemented originally as separate, individual family plots
3. The Old Willows has developed into a commercial lettings site adjacent to the original family plots
4. No application for the Old Willows since the original amendment in 2011 has been implemented in full and conditions met.
5. Conditions for KET/2014/0695 were never met and KET/2017/0980 was submitted as a compromise to regularise the previous application with the Planning Committee implementing a final 3 month compliance condition – this has never been implemented and we are now presented with this application in an attempt to regularise the situation.
6. We are presented with an application which is intensely muddled incorporating already occupied units with new units without clarification of who they will be for.

Reasons for Objection

1. Identified Need

It is relevant to refer to PPTS, p.24 :

Local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

a) the existing level of local provision and need for sites

1.1 With the information currently available, we consider there to be no justifiable reason to extend the existing site on the grounds of need.

1.2 KBC can demonstrate a 5 year supply of pitches as stated in the Appeal Statement in relation to KET/2019/0711.

1.3 The application documentation gives no evidence that the proposed residents of the additional 4 pitches meet the criteria necessary to qualify for a Traveller pitch under the 2015 definition.

1.4 This proposal incorporates the existing approval KET/2017/0980 for 8 pitches. This permission consists of 2 pitches reserved for named families and 6 pitches for un-named occupants. There is no indication in the proposal that the restriction on the occupants of the

named pitches would carry forward under any new approval and whether these families still require these pitches or whether they are available for alternative residents. There is also no evidence nor governance mechanism to establish in the proposal that the occupants of the 6 un-named pitches qualify for a Traveller pitch under the 2015 definition. There is evidence that these pitches have been advertised at different times to let on the open market nationally on both social media and with Estate Agents property websites.

We consider that these issues should be addressed before determining whether there is additional need to extend the site as it is not clearly evident that this site is responding specifically to a Kettering Borough identified GTAA established need nor that the pitches can be leased correctly ad infinitum to continue to supply to this established need.

2. Deliverability of the Site

2.1 The application is without scale or clear design and introduces new stretches of land:

- a) The most southern end of the site has been extended to the next field hedge boundary from the previously established location site boundary (as have been evaluated and considered at several stages for planning applications during the past 10 years)
- b) a new width of land running along the whole eastern length (field side) of the Old Willows site and which has been extended to run further along the full length of the overall Northampton Road site, all without proper dimension. The location map indicates that the total length of this additional strip is of consideration however it is impossible to ascertain exact boundaries of what is actually being considered and the ownership over all of the land is unclear.

There have been no updated Land Registry records indicating any sale of land, the fields continue to serve for agricultural use and the surface of the Old Northampton Road had been revealed during the excavations. It is therefore uncertain whether the proposed development will be deliverable. Without clear evidence that all of the land is available to and in the ownership of the applicant any proposed pitches could not be considered to form part of the LPA pitch supply.

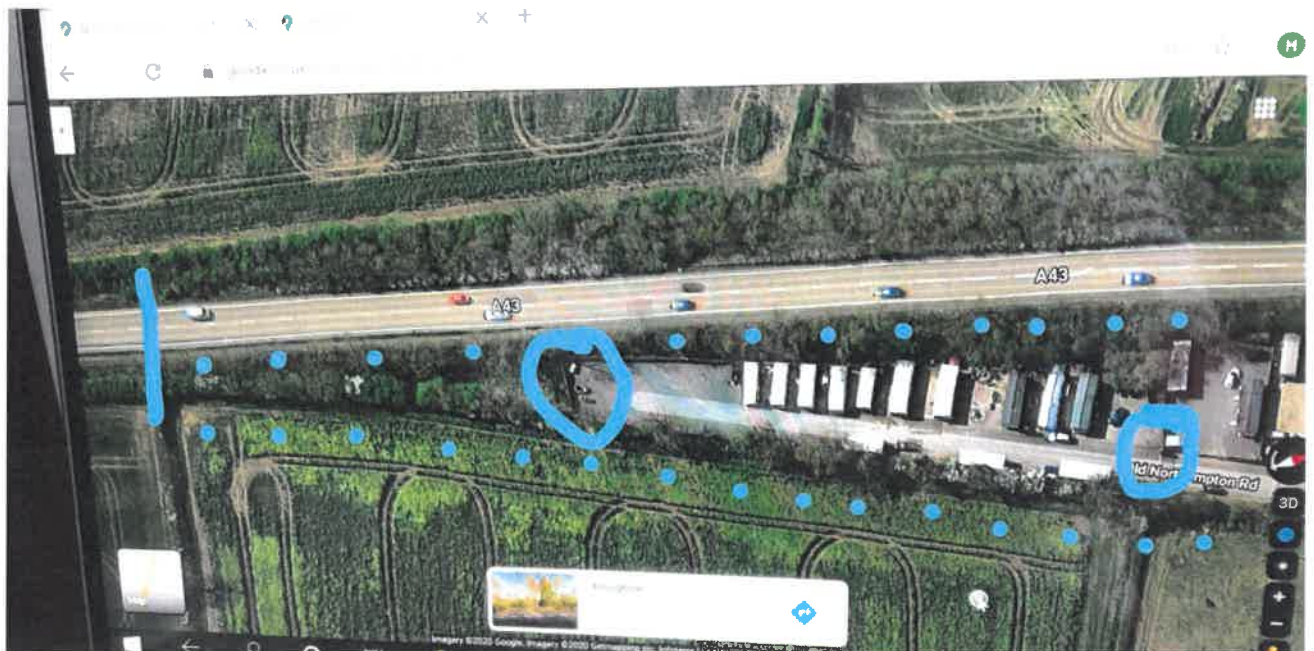
It is also useful to remember that The Old Willows was formerly Plot 10, Old Northampton Road and the original planning permission KET/2011/0363 consisted of 3 pitches comprising 1 mobile home and 1 associated touring caravan and 2 static caravans, a day room, toilet building. In KET/2014/0695, the site was extended to 6 pitches of one caravan or mobile home only reduced from a requested 10 pitches as the Officer expressed concerns over the number of pitches proposed due to the cramped form of development. We are now presented with an application for 12 pitches accommodating 14 caravans (including no more than 12 static caravans/mobile homes), 12 vehicles and 12 Light Goods Vehicles without any purchase of land being evidenced.

We are showing here an image of the existing Old Willows Site and the proposed Old Willows site as per this application. It can be seen here that as per the Location Plan, the Old Willows Site is now claiming additional land to the east (fieldside) of the main entrance to be attached to the Old Willows plot together an additional length running parallel with the

service road for the separate family plots and further land to the far south of the Old Willows plot as an extension.



The purpose of the image below is to illustrate the extent of the Old Willows plot as it has been previously considered and evaluated up until this application. There is clear boundary demarcation visible for both ends of the plot (circled) together with the established hedgeline boundary fieldside (now completely ripped out) and roadside (severely damaged and banking eroded). The dotted line indicates the shape of the new proposed site outline. The straight edge denotes the end of the proposed site with the next field boundary hedgeline.



3174

We are referencing here :

PPTS para 10 footnote 4

To be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years

3. Harm to the Environment

3.1 The proposed site encroaches further into open countryside and has been substantially extended in length. Outline groundworks have in large part already been completed and the visual harm is clearly evident.

3.2 The natural undulating contour of the land has been altered with a very substantial bund having been built to provide a level surface for what appears to be a new hardcore road running from the Northampton Road entrance through to the southern end of the site where the Old Willows is situated and now extended. Hundreds of tonnes of soil, hedgerow and established trees have been removed roadside and fieldside and either have been reused in the building of the bund or burned in the case of the hedgerow/trees.

3.3 A 1.8m fence has been erected on the field side and additionally, if we are considering the site as indicated in the red-line location plan, a second fence has been raised at the Northampton Road entrance to create a separate entrance to the Old Willows therefore running the whole length of the site. The effect of this development to-date is clearly visible and has become a massively dominant feature in the open landscape of fields as the whole of the Northampton Road site (including the Old Willows) will now be enclosed with hard fencing where previously there were hedgerows and fields which were natural features in the landscape.

3.4 The proposed boundary treatment on the Eastern boundary is unacceptable as it would present an extensive stretch of 1.8m solid fence which would be clearly visible from the Public Rights of Way GD3 and GW14 in addition to users of local country lanes and Northampton Road exit from Broughton together with residents living in Donaldson Avenue Broughton. Once again, if we are considering the red line Location Plan, The Entrance to the site has received similar dominating boundary treatment and has become a dominant feature in itself.

3.5 We are assuming that this new stretch of land and separate boundary treatment is a separate entrance that has been created to serve the Old Willows only however there is no actual explanation of this in the application presented. No specification has been provided on construction of the substantial new bund (that is already been built).

View of reconfigured site entrance entering from Northampton Road from the A43



View exiting Broughton on Northampton Road with groundworks underway to remove hedging and prepare surface with hardcore. We are assuming this is for a new service road to the Old Willows plot as per the red line Location Plan but no detail has been provided within the application. Views through to the open countryside should be visible here.



View from the footpath to Pytchley with the fencing as a hard feature in the landscape instead of the mixed hedging and trees



3177

View from Top Road (A43 to Pytchley Crossroads) where the extent of the site is clearly visible with the undulating landscape



We refer to policy :

The NNJCS, NPPF, PPTS all set out the importance of proposals having regard to the landscape setting within which they are located

POLICY 3 – LANDSCAPE CHARACTER

Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect.

Development should:

- a) Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management;**

- b) Make provision for the retention and, where possible, enhancement of features of landscape importance;
- c) Safeguard and, where possible, enhance important views and vistas including sky lines within the development layout;
- d) Protect the landscape setting and contribute to maintaining the individual and distinct character, and separate identities of settlements by preventing coalescence;
- e) Provide appropriate landscape mitigation and/or suitable off-site enhancements; and
- f) Preserve tranquillity within the King's Cliffe Hills and Valleys Landscape Character Area (as shown on the Policy Map) and other areas identified in Part 2 Local Plans by minimising light and noise pollution and minimising the visual and traffic impacts of development.

NNJCS Policy 31

New site allocations and applications for planning permission should satisfy all of the following criteria:

- h) the proposed development does not have a significant adverse impact on the character of the landscape and takes account of the Landscape Character Assessment of the area. Appropriate landscaping and treatment to boundaries shall be provided to mitigate impact.

PPTS para 25:

Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or **outside areas allocated in the development plan.**

PPTS Para 26

26. When considering applications, local planning authorities should attach weight to the following matters:

- a) effective use of previously developed (brownfield), untidy or derelict land
- b) sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness

- d) **not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community**

NPPF section 12

127. **Planning policies and decisions should ensure that developments:**

- a) **will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) **are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) **are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**

NPPF Section 15 – Conserving and Enhancing the natural environment

Para 170: - Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) **protecting and enhancing valued landscapes**
- b) **recognising the intrinsic character and beauty of the countryside**

3.6 This proposal could not be regarded as acceptable without the restoration of the substantial length of mixed hedgerow and trees which have been removed from the Eastern boundary as part of the excavations which have already taken place. For a similar mixed hedgerow and trees of what had previously been in place to be reinstated, significant further incursion into land not in the applicant's ownership would be required.

We can demonstrate by the maps that follow that this hedgerow was a significant landscape feature and has represented boundary for centuries

This image shows the site prior to any recent hard landscaping and shows clear and distinctive hedgeline boundary demarcation



This is a map from 1728 overlaid with a Bing aerial image showing the field boundary clearly as an existing feature of the landscape. The areas that appear brown (cultivated soil) or light green (freshly emerged crops) in the photograph are under modern arable cultivation, whilst the deep green fields are under modern fertilised grass



3.7 in view of the history and feature that this boundary represents, Broughton Parish Council expects this boundary to be restored to its former state in keeping with its rural setting and to its former position.

3.8 The Western boundary with the A43 is the subject of an Enforcement Notice issued by Northamptonshire County Council Highways as the unauthorised excavation of the embankment supporting the A43 and adjacent cycle path has caused acknowledged potential damage to the integrity of the Highway which requires remediation.

The difference in land elevation between the A43 and the site is considerable, in some areas being in excess of 3 metres and the hedgerow which previously formed a visual and protective barrier has been largely, and in some areas completely removed, requiring temporary fencing to be erected. This constitutes a hazard to the users of the cycle path in addition to the potential risk to the highway. What hedgerow remains has in large part been substantially harmed with roots having been extensively damaged and now exposed. The likelihood of this damage being terminal is high. The proposal as presented with this application to construct a 2m breezeblock wall which would not even be the height of a caravan would seem entirely inadequate to restore not just the damage which has been done but to provide appropriate protection to any future residents and a suitable barrier from the potential danger of vehicles exiting the A43 which is a red route.

3.9 Broughton Parish Council would expect the hedgerow along the A43 to be replanted to restore both the visual aspect and provide an adequate natural safety feature for the users of the cycle path.

3.10 In the interests of safety and if the application is approved, is it possible for the satisfactory completion of the enforcement notice be conditioned prior to occupation of the site with caravans/residents?

3.11 Also, so that there is no confusion at all, can it be conditioned and made clear which authority – Highways/KBC has to sign off the enforcement notice?

3.12 If the application is refused, can it be clarified if the enforcement notices will fall back to NCC/Highways to implement in full.

3.13 The Applicant has notified in the application form that NCC/Highways have supplied the specification for the retaining wall however at the time of writing this response, NCC correspondence indicates that NCC have not provided this specification for this retaining wall and associated remedial works to the A43 embankment. It is questionable whether the viability of the proposal can be determined without this information.

We regard the completion of this enforcement as a fundamental priority as combined with the substantial loss of the natural barrier of what had previously been fairly dense hedgerow and trees, the integrity of the highway and footpath is of paramount importance considering the massive usage that it has and the potential danger to residents should vehicles/pedestrians/cyclists fall into the Old Willows site without appropriate safety barriers being in place. The undulating landscape meaning that this drop can range from a couple of feet at the very furthest southern end to approx. 14 feet (where the BT fibre optic cabling was severed)

The levels change significantly with the undulating landscape (1st photo is the most southernmost tip and the land levels are similar, the 2nd photo shows a drop of approx. 3 metres where the BT optic fibre cable was severed and the road is sitting well above the heaped mounds of hardcore). It is clear in this photo that there has been substantial removal of hedging.



It is relevant to refer to policy :

POLICY 8 – NORTH NORTHAMPTONSHIRE PLACE SHAPING PRINCIPLES

- e) Ensure quality of life and safer and healthier communities by:**
 - ii. Preventing both new and existing development from contributing to or being adversely affected by unacceptable levels of soil, air, light, water or noise pollution or land instability;**

4. Inadequate infrastructure and management

4.1 In the absence of any detailed information having been submitted with the application, Broughton Parish Council deems the Layout Plan entirely inadequate for evaluation and consideration. This proposal cannot be deemed acceptable without evidence of appropriate infrastructure and amenity to support the residents of the proposed site which would constitute a community of 12 families alongside the existing family plots.

We refer to policy :

NNJCS Policy 31

New site allocations and applications for planning permission should satisfy all of the following criteria:

- b) the site, or the cumulative impact of the site, in combination with existing or planned sites, will not have an unacceptable impact on local infrastructure;**
- c) the site provides a suitable level of residential amenity for the proposed residents;**
- d) the site is served (or can be served) by an adequate water supply and appropriate means of sewage disposal;**
- e) there is satisfactory access and adequate space for operational needs including the parking, turning and servicing of vehicles;**

4.2 In this case we deem “local” to be the Gypsy & Traveller community in Broughton as a whole as this proposal refers to only one part of the entire site (The Old Willows and Old Northampton Road) which will constitute 21 families if it is approved which constitutes a substantial community. Furthermore, BPC expresses concern that this site has become a mixed use site of 9 family plots and 1 large commercial residential letting site.

POLICY 8 – NORTH NORTHAMPTONSHIRE PLACE SHAPING PRINCIPLES

- e) Ensure quality of life and safer and healthier communities by:**

- ii. Preventing both new and existing development from contributing to or being adversely affected by unacceptable levels of soil, air, light, water or noise pollution or land instability;

5. Sanitary Amenity

5.1 The proposal contains no provision for separate washroom/laundry facility. We consider that this is insufficient amenity provision for the density of occupation in limited housing space. It must be taken into consideration that each caravan unit may not be limited to a single family but may have multiple individual occupancy implying that private bathing/washing may be compromised without separate amenity.

A washroom and dayroom facility was included in the original application for 3 caravans in 2011 but has since been sacrificed to accommodate caravans only. We do not consider this to be a desirable nor sustainable strategy to see a loss of amenity. New development proposals should always contribute to and not adversely affect existing development and we consider this to be a fundamental consideration in light of cultural and customary practice that is seen with G&T applications.

There have been multiple incidents of human defecation in the adjoining fields and various other locations which have been reported to the Environmental Health team and our concerns remain that there is insufficient amenity currently provided and no provision for additional facilities proposed here.

5.2 The application form states that surface water drainage would be via soakaway however there is no plan or any details provided for this. It is to be remembered that the old A43 sits below the surface and is an impermeable layer.

6. Household waste

6.1 The proposal offers no plan for the disposal of household waste. The previous approval KET/2017/0980 indicated that an area for the storage of household waste and recyclables would be provided but the block plan gave no indication of where this would be. There is no evidence that Condition 9 from KET/2017/0980 was discharged.

6.2 The application form for the proposed extension indicates that the plan does not incorporate any area for the storage of waste or recyclables. The current application incorporates the previously approved 8 pitches so Broughton Parish Council considers it unacceptable to provide no adequate means of disposing of household refuse for a community of 12 families implying up to 36 refuse bins for this element of the site alone.

7. Sewage Disposal

7.1 The proposal suggests in the Application Form that there will be a Packaged Treatment Plant but the Layout Plan does not include the location of the equipment or the outflow to a suitable exit from the site. It is unclear whether the proposed equipment will serve only the new 4 caravans or the previously consented 2 static caravans or the entire 12 caravans.

7.2 There appears to be no evidence that the Condition 7 from KET/2014/0695 (6 caravans) and Condition 11 from KET/2017/0980 (total 8 caravans) have been discharged.

7.3 This proposal cannot be deemed acceptable without a plan to provide adequate foul water and sewage disposal.

We refer to policy :

NNJCS Policy 31

New site allocations and applications for planning permission should satisfy all of the following criteria:

- b) the site, or the cumulative impact of the site, in combination with existing or planned sites, will not have an unacceptable impact on local infrastructure;**
- c) the site provides a suitable level of residential amenity for the proposed residents;**
- d) the site is served (or can be served) by an adequate water supply and appropriate means of sewage disposal;**
- e) there is satisfactory access and adequate space for operational needs including the parking, turning and servicing of vehicles;**

8. Vehicle parking

8.1 The proposed Layout Plan does not give any indication of the capacity for parking the required number of vehicles i.e each pitch to have 1 car plus 1 LGV for the entire site of 12 pitches.

We refer to :

Committee Report KET/2017/0980

Northamptonshire Highways In response to both the initial proposal and revised proposals, **no objections raised subject to conditions to include one parking space (2.5mx 5m) per mobile home;**

8.2 The proposed Layout plan seems to suggest that the 4 proposed new pitches and the 2 previously consented under KET/2017/0980 will be smaller than those consented under KET/2014/0695 which were already considered to be smaller than other pitches in the Borough. This suggests that parking for 1 car plus 1 LGV per pitch would create a very cramped design and would represent a degradation of existing amenity and a significant visual degradation in the open countryside.

We refer to :

Committee Report Ket/2014/0695

The proposed pitch sizes range from **210 to 225 square metres**. This is significantly smaller when compared to those directly north of the site.

8.3 The potentially cramped design could constitute a fire safety risk to proposed occupants. Parking vehicles in close proximity to the caravans leaving little or no gap between vehicles and accommodation may mean that fire could jump easily between the vehicles and caravans, all of which contain fire accelerants

8.4 In the event of any serious fire there is the potential for occupants on the site becoming trapped between high fences and embankments with no escape route.

8.5 It is not clear that emergency vehicles would have sufficient access to the full extent of the site in view of the linear, narrow design, density and lack of clarity of definition of the site layout

We refer to policy

POLICY 8 – NORTH NORTHAMPTONSHIRE PLACE SHAPING PRINCIPLES

- e) **Ensure quality of life and safer and healthier communities by:**
 - v. **Proportionate and appropriate community and fire safety measures; and**

BPC is expressing concern at the lack of process, regulation and governance at this site. Any visit by any authority now requires police presence. It is a definite no-go area for any resident in Broughton however it is an eminently visible site for the settled community and all A43 road users to be able to be aware that due process is not being perceived to be respected which is enormously frustrating and generating considerable friction within the community. There appears to be little appetite to regulate and bring about a correctly managed site that can be implemented and equally upheld in a transparent way (un-implemented enforcement notice from 2012, abject non compliance with site licence from 2012, unimplemented conditions of various planning decisions, development without authorisation and retrospective applications). We fear that the planning process is at risk of being undermined as the perception of conditions being put in place but are then proven to be unenforceable becomes pointless.

The site is becoming of a scale larger than anything elsewhere and looks much larger because of its linear design (500m in length). This is taking it to a new platform that KBC don't yet know if they want to achieve as policy.

KBC is shortly to bring its G&T Strategy to completion and, with the pressure of deliverability of need currently curtailed, we are therefore questioning with the deepest intent whether this is the time to permanently create something of such a large scale, complex composition with no

way of knowing whether it will actually deliver to a GTAA need, before KBC implements this new Strategy.

The massive harm that this scale represents to our local countryside is permanent and will be lost.

For these reasons of no justifiable need, harm to the environment, lack of adequate infrastructure and lack of adequate amenity as represented above, Broughton Parish Council objects to this application.

6th July 2020

