

BROUGHTON PARISH COUNCIL.

Chairman: Cllr P.A. Scouse.

Parish Clerk: Alison McDaid.

Email: broughtonparishclerk@gmail.com

Phone: 07379 132 788.

Website: broughtonpc.co.uk.

Minutes of the Broughton Parish Council held at Broughton Baptist Church, 7pm, Thursday 14th July 2022

Councillors Present:

Cllr P Scouse (Chair)

Cllr R. Shrive.

Cllr C. Taylor.

Cllr. H. Bull.

Cllr M. Gray.

Cllr M. Rose.

Ward Councillors present:

There were no ward councillors present due to other commitments.

Members of the Public present:

There were no members of the public present so this facility was not used.

22/59. Apologies. (1)

Cllr J. Manning. - holiday

Cllr J. Currell – other commitments

Cllr. C. Smith-Haynes – prior engagement

22/60. Declarations of Interest. (2)

No declarations were made.

22/61. Minutes. (3)

Draft minutes of the Parish Council meeting held on 15th June 2022 and copies were circulated. The minutes were approved by members and authorised for signature by the chair. **RESOLVED.**

BPC - Broughton Parish Council.

NNC - North Northamptonshire Council.

NCALC – Northamptonshire County Association of Local Councils.

22/62. Public right to speak. (4)

There were no members of the public present so this facility was not used.

22/63. Reports from NNC Councillors. (5)

Cllr Currell sent over information regarding NNC Community Grant and Members Empowerment Funds.

22/64. Report from clerk (6)

19/9422. Street lighting on unadopted roads –12/04/2022 - The clerk has emailed Streetlighting on this matter. Ongoing.

Update June: NNC has added the omitted lights on Grange Road and will send through an amended list. Completed

19/9423. General interest items. - The Old Cottage on the banks is looking very untidy.

Update April: The site remains the same. Action: Clerk to now contact environmental.

Update May: The clerk has emailed environmental services a few times with no response. Cllr Currell provided the clerk with a direct contact for the department. Lucy Wightman. 23/05/2022 - Emailed Iain Smith (Portfolio holder for Regulatory Services who replied with the following:

I have emailed my colleague the Assistant Director of Regeneration and Growth, Rob Harbour about the above issue and he has asked his planning management team to look into the matter further and advise regards any action that can be taken.

19/9440. Her Majesty Platinum Jubilee.

Action: Clerk to contact Dave Lane and ask for the old shrubs to be cleared out and a date to be confirmed for the work to the wall and the ramp as this is now a health & safety issue.

Update April: Emailed Dave 28/03/2022. Ongoing.

A follow up email was sent on 03/05/2022 but no reply.

Action: Clerk to contact Sarah Parr to ask her pick up and also ask advice on the bulbs BPC would like to plant. CC in Rebecca Jenkins who is the Woodlands manager. Completed - See 22/67 below

22/16 General interest items - There are now new legislation for local authorities in regards to listed buildings.

Action: Clerk to contact NNC in regards to Yeoman's House. 23/05/2022 - Emailed Iain Smith who responded:

Update June:

I have emailed my colleague the Assistant Director of Regeneration and Growth, Rob Harbour about the above issue and he has asked his planning management team to look into the matter further and offer advice, regarding any action that can be taken.
Troy Healy- Principal Planning Manager – Regeneration and Growth. Ongoing.

22/49. Police & Community Matters report - April figures which showed there were 12 crime's that took place in Broughton. **Action: Clerk to add Women's refuge phone number to website. Completed.**

22/50. Pocket Park - pond regeneration update - Cllr Rose obtained the following quotes for the boggy area in front of the dipping platform: **Action: Clerk to contact Tim Fox to see if he can ask permission for the contractor to drive a vehicle into the field and lift materials over the fence. Completed.**

Action: Clerk to look to order nest boxes after collecting a third quote for 3 different Size owl boxes. Completed.

22/54. Village Hall – Outdoor play equipment.

A discussion ensued regarding the purchasing and outdoor gym equipment £4k proposed to Clive - all agreed

Update July: VAT reclaim so far stands at £3527.72.

22/56. General interest items - Cllr Bull reported that the road sign in Northampton Road is now covered by an overgrown hedge. **Action: Cllr Bull to take photo and forward onto clerk to report. Ongoing**

There are large potholes on the slip road coming off Kettering Road and entering into Northampton Road. **Action: Clerk to report. – Ian Boyes contacted as FixMyStreet was not working**

Clerk report

Isabel Robson stepped down as a Parish Councillor, Streetwatch coordinator, Speedwatch coordinator and Parish Liaison Representative.

The remaining Streetwatch volunteers do not wish to take on the role of coordinator and the local policing team including Sgt McNulty have been informed.

In addition, the new Speed Watch Coordinator does not wish to have their contact details made public (this is a voluntary role for organising annual speedwatch exercises only). Northants Police Road Safety team have been made aware of changes.

Both the Commissioners' office and CALC have been informed that a new Police Liaison Representative needs appointing to attend their meetings in due course.

22/65. Correspondence. (7)

- Friday mini eUpdate - 17/06/22, 24/06/22, 08/07/22
- NCALC Membership Satisfaction Survey 2022 – Councils
- Police, Fire and Crime Commissioner - Newsletter June 2022
- Leaders update 24/06/22
- Invitation from NACRE - **Grow Green Together** conference, Parish Council Network Event 20/7/22
- Update from the Leader of the Council
- Commissioner, Chief Constable and Chief Fire Officer is on Monday 18th July at 6pm via Microsoft Teams
- Email correspondence with resident in Bentham Close regarding Street lights
- Email correspondence with management agent Greenbelt in regards to removing the kissing Gate

22/66. Reports from other meetings attended (8)

Cllr Scouse attended the Village Hall meeting. Usual day to day business with nothing to report.

Cllr Shrive attended the Parish Wardens meeting. Nothing to report that affected Broughton.

22/67. Traffic Calming update (9)

The data is still being analysed that will lead to a report delivered with findings at the September meeting.

A discussion ensued about the poor workmanship from Highways which led onto A43/Kettering Road junction.

Action: Send over estimates for traffic calming measures to Cllr Gray

22/68. Old Memorial Gardens (10)

Cllr's Bull, Taylor and Manning recently took some time to sit in the memorial garden and discuss what would really look in that area.

Many themes were picked up that could be considered and ended up with the perspective that the refurb is probably a staged process that deserves to take a bit of time so that BPC could get a successful end project that has some depth of purpose with a long term outlook.

It was decided to build a bit of a strategy to underpin the project.

- To ask NNC to help clear the area of plants/shrubs that are past their best/serve no purpose
- NNC to complete the refurb for the steps and retaining walls if we can, have a power point installed (there is a nearby lamppost). If at all possible, it would be great to have a water supply but not sure if we can bring that through.
- To build for success, look to properly support the project on an ongoing basis with a minimum level of funding within our budget process for plants/bulbs. This should be reviewed each year when preparing the budget.
- Approach our NNC councillors for support from their grants to springboard some initial funding for a little bit of spring bulb planting.
- Properly map the area so that we can plot and plan growth by each season so that the area evolves and develops rather than being like a civic parks and garden project.
- Keep it as a low maintenance area to future proof for ongoing success.
- Area to evolve as a welcome spot for reflection rather than memorial so that the focus shifts to something a bit more uplifting as the memorial element has now been taken by the Northampton Rd site.

Some initial thoughts for future inclusion:

- As well as low maintenance bulb focus, introduce interactive and sensory elements to the garden, a camomile lawn etc, herb planting so that residents could take cuttings
- Engage the local community in the project by doing call outs for specific plants as we identify them.
- Relying on volunteers could inevitably lead the project to failure.

Action: Clerk to write to Dave Lane to ask if NNC could help clear the area of plants/shrubs that are past their best/serve no purpose, possible power point and water supply.

Action: The committee to map out the area and develop a planting scheme to share at next meeting.

Action: Contact the resident who has kindly offered to donate a tree, preferably a dwarf crab apple named Avalanche.

Action: Operation springbloom – order Crocus

22/69. Planning Report. (11)

Planning applications

NK/2022/0383

LOCATION: Broughton Baptist Church

PROPOSAL: Replacement windows (resubmission of NK/2021/0641)

Target decision date: 02/08/2022

No Comment

NK/2022/0428

LOCATION: 54 Northampton Road

PROPOSAL: Single storey side extension

Comment: Objection - Adding this further side extension would be over development of the plot. Policy 3a of the Neighbourhood Plan requires development Policy to relate to the immediate surroundings.

NK/2021/0995

LOCATION: Old Northampton Road

PROPOSAL: Section 73A Retrospective Application - Siting of caravans for residential occupation with associated utility buildings

Expiry consultation date: 20/06/2022

Comment: Objection - Broughton Parish Council wish to object to this application for the following reasons.

1. Intentional Unauthorised Development

The land associated with this application is the subject of an undischarged Enforcement Notice ENFO/2011/00027 in response to an earlier episode of unauthorised development where land not in the ownership of the applicant was cleared of vegetation and enclosed with close board fencing. The Enforcement Notice required all hardcore and other materials to be removed from the land and the fencing to be removed.

Since this notice was issued the enclosed land has been further extended and enclosed with new 1.8m close board fencing. Additional hard standing has been created. The applicant states that a cesspit has already been installed and drainage for the disposal of foul water has been laid in order to service residential use of this land. These facilities are shown on the application documents.

The degree and scope of these works are a clear case of Intentional unauthorised Development over a prolonged period of time which is a Material Consideration and carries significant weight.

2. Access to the proposed site

We note in the response from Highways that the limit on the number of dwellings to be served by a single shared drive is 5. The site as existing provides 19 pitches which clearly already breaches the maximum number of dwellings required by Policy DM 15 of the Northamptonshire Highway Development Strategy, December 2013. While the status quo cannot be rectified there seems little justification for adding further to the number of dwellings served by the access road.

3. Deliverability of the site

We note that the applicant submitted Certificate of Ownership B with their application which states that the land in question is owned by Highways England and the adjacent farm estate. The provision of Gypsy & Traveller pitches in the circumstances described in the application would require a caravan licence which could not be issued unless the applicant had rights over the land – see the responses from Environmental Protection Team.

It is therefore on this basis, undeliverable. Without clear evidence that all the land is available to and in the ownership of the applicant any proposed pitches could not be occupied and could not therefore be considered to form part of NNCs Gypsy & Traveller accommodation provision should the application be approved.

4. Identified need and eligibility

Policy 31 of the JCS would only permit this development in the open countryside if it meets all the criteria of that policy. Paragraph 25 of the PPTS states that such development should be very strictly limited.

The application states that the proposed pitches would be to provide accommodation for the sons of the applicant Mrs Barbara Hoyland. We note that this need was also cited in the earlier application KET/2015/0613 when the original site was increased from 1 pitch to 4 pitches in order to provide for the family's three sons. The Hoyland family are long standing residents of Broughton and have run a caravan sales business for many years from the site.

<https://www.euro-caravans.co.uk/>

There is no evidence provided in the application to establish whether the two intended occupants of the proposed pitches would qualify for Gypsy & Traveller pitches under the Government definition.

5. Harm to the Environment

The removal of the hedgerow and trees to the extent of 1647 sqm, has left the Eastern boundary of the site exposed which presents an incongruous urbanised sight in an otherwise rural landscape.



The entrance to the proposed site has received similar boundary treatment and has become a dominant feature in itself with the close board fencing extending almost to the Northampton Rd carriageway.



The proposed boundary treatment on the Eastern boundary is unacceptable as it presents an extensive stretch of 1.8m solid fence which is clearly visible from the Public Rights of Way GD3 and GW14 in addition to users of local country lanes and residents living in Donaldson Avenue Broughton.



The natural undulating contour of the land has been altered with a very substantial bund having been built to provide a level surface



During the enlargement and levelling of the site substantial amounts of material were deposited on the ground and a large bund was constructed. There is no evidence that these groundworks were carried out in a controlled manner using approved materials or that the drainage and installation of the cesspit was approved by Building Control Inspectors



There is anecdotal evidence that vegetation from the grubbed out hedgerow and other refuse was used in the construction of the bund which may not provide a sound base for residential structures.



We note the response from Place Services, Essex County Council – Landscape and Ecology Advice in respect of application KET/2020/0318 on land adjacent to the proposed development which states:

The site is situated within a Local Green Infrastructure (GI) Corridor; Sywell Reservoir – Broughton. Local GI corridors cover a variety of land uses and provide opportunities for projects and investment at a local scale that benefits at a community level. Natural England encourages the integration of green infrastructure at the outset of development so that the greatest benefits will be gained. Therefore, it would be expected that development located within the GI network will be expected to contribute towards its enhancement. However currently the proposed scheme results in a loss of GI, causing habitat fragmentation and biodiversity net loss, which isn't acceptable.

We consider this approach to also be relevant in this case as the trees and hedgerow which have been removed to clear the land in this proposal was a continuation of the hedgerow discussed in KET/2020/0318.

6. Infrastructure

We note that the plan of the proposed site indicates that there is “existing” drainage and a cesspit. We must assume that these were installed during the earlier episode of

unauthorised development as there would be no requirement for foul water disposal of this nature prior to the land being enclosed. I

We also note that in the application documentation surface water is proposed to be disposed of via mains sewer but there appears to be no mains sewer connection on the site requiring surface water to drain through the permeable surface of the site.

We would expect NNC to satisfy themselves that these works have been carried out according to the relevant regulations and that there is no risk of contaminated water leaching into the wider environment from materials used as hard standing or from incorrectly installed drainage.

There is also the potential for land slippage or subsidence as water percolates through the surface and exploits any weaknesses in the construction of the bund or hard standing.

We are also concerned that the foul water disposal arrangements are a shared facility with neither pitch having independent control, the cesspit is installed beyond the boundary of both pitches. The complicated position of land ownership presents the prospect of future residents of the proposed pitches having no direct control over critical infrastructure.

There appears to be no indication of a fresh water supply which a requirement of NNJCS Policy 31. There is also no indication of an electricity connection and to date no response from either Anglian Water or Western Power Distribution as to whether they are prepared to provide connections to the proposed pitches.

Conclusion

- Broughton Parish Council consider this proposal both unsuitable and unnecessary.
- There appears to be no justification on the grounds of need to extend the total number of pitches on the Broughton site as the proposed occupants have already had their housing needs met by an earlier application.
- Highways have indicated that in terms of access the site as a whole already exceeds the capacity that would be deemed appropriate by some considerable margin.
- Intentional unauthorised development is a material consideration which carries considerable weight.
- The design of the proposal being fully enclosed with 1.8m close board fencing is contrary to the PPTS.
- The provision and sustainability of the foul water and surface water drainage is questionable.
- The damage to the wider environment with the loss of Green Infrastructure is significant and contrary to policy.
- There is no indication that the site is deliverable until the issue of land ownership is resolved.
- Approval of this application would create a situation whereby up to six pitches would be under the control of one individual (currently Mrs Hoyland – i.e. four pitches granted under KET/2015/0613 plus two new pitches). There are no conditions attached to KET/20015/0613 which require the occupants to be related or have any connection to each other. This presents the prospect in future of another unregulated rental site opportunity. We have seen the result of this approach with the evolution of Pitch 10 whereby what was once a family pitch has become a rental site which, during the last ORS survey was found to be occupied with only one exception by

those with no connection to the Gypsy & Traveller community. Refer to the NNC Committee report KET/2020/0318 page 8.

- There is a review of the earlier Gypsy & Traveller Accommodation Assessment about to be undertaken which will identify the accommodation needs for the NNC area. We see no justification in the current circumstances for further expanding the pitch provision in Broughton until the result of this work is completed and the need for any additional pitches is established.

Broughton Parish Council reserves the right to a secondary response if any significant information comes to light after this comment.

End

Planning decisions

NK/2022/0356

LOCATION: 30 High Street

PROPOSAL: Full Planning Permission: Single storey rear extension

No Comment

Target decision date: 01/08/2022

NK/2022/0299

LOCATION: 9 Silver Street

PROPOSAL: Single storey rear extension

No comment

Target decision date: 06/07/2022

NK/2022/0214

LOCATION: 11 Cransley Hill

PROPOSAL: Full Planning Permission: Conversion of workshop into 1 no. dwellinghouse with single storey side extension and insertion of 6 no. rooflights with demolition to side

Comment: Broughton Parish Council are supportive of the project to sympathetically restore the property which will improve the street scene and contribute to the Conservation Area.

Target decision date: 30/05/2022

NK/2022/0235

LOCATION: 11 Cransley Hill

PROPOSAL: Application for Relevant Demolition in a Conservation Area: Demolition of single storey element to side of property

Target decision date: 30/05/2022

22/70. Finance Report. (12)

July 2022 statements 14/07/2022

Nationwide 125-day saver - £16,230.13

Community - £30,423.42

Credits to Community account

NNC Community Grant		£0.00
---------------------	--	-------

Credits to Nationwide account

Interest		£0.00
----------	--	-------

Payments issued from Community account

Payee	Method	Amount
A McDaid wages - mth 4 & 5	Bank transfer	£708.46
HMRC income tax x 2	Bank transfer	£189.54
A. McDaid home working, phone, Zoom, sundries x 2	Bank transfer	£73.74
Freshair Fitness – Order 16984 – Gym Equipment	Bank transfer	£4800.00
CPRE	Bank transfer	£36.00
Northants CALC	Bank transfer	£760.72
Broughton Chapel Hire	Bank transfer	£16.00

Cllr Shrive to sign off and verify online payments.

Pocket park

The VAT reclaim will go towards the gym equipment and be topped up any underspend from the Pocket park project.

The VAT of £800 from the gym equipment will go back into the pocket park budget at a later date for maintenance.

22/71. General interest items. (13)

Cllr Taylor reported a resident of Ivydene Terrace contacted Ian Boyes/NNC Highways to ask to mend potholes after NNC failed to implement a diversion when works on Cransley Hill were taking place. This has now been agreed.

Action: Clerk to write to Ian and thank him.

Cllr Bull remarked on how the children were enjoying playing on the tree in the high street playing fields and all agreed it was a brilliant reuse of the tree,

Action: Clerk to contact Dave Lane to confirm it will be remaining there.

Observation – The table outside the corner store has remained outside since the Jubilee celebrations.

Observation – There was a serious altercation in Northampton Road between neighbours.

The upright posts surrounding the small children's play area in Podmore Way have rotted.

Action: Clerk to contact Dave Lane and ask him to replace the posts but not the fencing which is still in a good condition.

A resident of Lime Close contacted Cllr Rose regarding an overgrown willow tree that is situated at a local authority property in Wellingborough Road, overhanging her drive.

Action: Clerk to report

The ongoing deterioration of Yeoman's House roof is still of great concern. **Action: Clerk to chase.**

Cllr Shrive commented on how popular the phone box library has become.

22/72. Date of next meeting. (14)

Wednesday 21st September 2022.

22/73. Any other matters that the Chair considers to be urgent. (15)

No other matters were discussed and the meeting was closed at 8:55pm

Signed:

Dated: