

BROUGHTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council, held at Broughton Village Hall on Wednesday, 17 January 2018, commencing at 7.00pm.

Present: Cllrs Mrs PA Scouse (in the Chair), R Baxter, Mrs HJ Bull, Mrs JC Chester, A Parker, M Rose, Mrs P Wade, Mrs S West, O Wyeth, and Clerk to the Parish Council, Mr GA Duthie.
County Cllr C Smith-Haynes.

18/7724 **APOLOGIES.** Apologies were received from Cllrs R Shrive and N White, who both had work commitments preventing attendance. Sergeant R Offord of Northamptonshire had apologised for being unable to allocate an officer to attend due to leave and shift patterns.

18/7725 **DECLARATIONS OF INTEREST.** None were made.

18/7726 **MINUTES.** The draft minutes of the Parish Council meeting held on 20 December 2017, copies having been circulated, were approved by members and authorised for signature by the Chair.

18/7727 **RIGHT TO SPEAK.** The facility was not used at this meeting.

18/7728 **MATTERS ARISING.** Arising from the complaint about the overgrown hedge at Baker Avenue, members were informed that a letter had been sent to the householder concerned and a response received to the effect that the footway was not obstructed as had been alleged. Members noted that a photograph had been supplied to the Clerk that did, indeed, appear to show that the hedge was not overhanging the footway although the configuration of the features there perhaps did mean anyone passing with a buggy might catch the hedge. Councillors agreed there was little more that could be done in the circumstances.

Arising in respect of the recent refusal of permission for redevelopment of the site at 22 Cransley Hill that operates presently as a blacksmith business, the Chair had received email correspondence from two residents of Ivydene Terrace who were expressing concern at the sentiment of the minuted discussion at 17/7700. Briefly, where 2 applications for redevelopment had now been made and refused, the correspondents were querying why and how councillors might be able to remain supportive of the proposal. Members discussed this for some time, and remained of the view that, on balance and despite objections from immediate neighbours, the latest proposal had been a significant improvement over the first scheme and had therefore been worthy of support weighing the competing considerations, including the viability of the business and its location in the conservation area. The parish council, and for that matter, ward councillors of Kettering Borough Council were obliged to exercise their own judgment in such matters and were not acting inappropriately in supporting the proposal.

18/7729

CORRESPONDENCE. The following items of correspondence were reported:

- a) A letter received from the Borough Council, confirming it was to hold a budget consultation meeting on 25 January 2018 at 7pm. Cllr Shrive indicated he would be attending this.
- b) A communication received from a TV production company, Shiver Productions, canvassing for potential participants in a new programme being planned. The theme of the programme was 'Gran knows best', and the producers were especially keen to hear from active grandparents with 3 or more adult grandchildren who they would like to spend more time with. A flyer was circulated.
- c) An email from Pytchley Parish Council, advising of a planning committee meeting to be held on 19 January 2018 to consider an application relating to The Rickyard Suite on Isham Road in the village. Having looked at the application, members appreciated that the proposal might have wider than local impacts, especially in relation to traffic generation given the constraints of the road network and it was worth making these concerns known to the planning authority.
- d) An email from Kettering Borough Council, circulating details for the tour of the new Kettering Police Hub on 23 January 2018, at 6pm.
- e) An email received from Mr Clive Gresham of the Playing Fields and Village Hall Association, publicising a fund-raising event on 20 January 2018 at the village hall; being a casino night.

18/7730

REPORTS OF MEMBERS ATTENDING MEETINGS OF OTHER BODIES.

No reports were presented at this meeting.

18/7731

POLICE REPORT. No police attendance occurred at this meeting but a report was received from Sergeant Offord that indicated the village had suffered 4 burglaries in the last month; 2 being of dwellings and 2 of outbuildings. In addition, a robbery had occurred at the Co-op store, where a knife had been produced and money taken. This apparently was one of a series of similar offences affecting the Kettering and Corby area and was also being linked to a subsequent robbery at the same store some days after. Local shops were accordingly receiving reassurance visits and crime prevention advice, and patrols around closing times had been implemented.

Arising from these robberies, members considered a suggestion that CCTV be deployed in the village centre or at the main gateways in order to improve security. It was recognised the cost and practicalities of this might be beyond the reach of the parish council to commission but it was agreed to query whether it might be possible for the village to join the centralised system operated by KBC.

Emails had also been received providing information about accessing the web based

facility: www.police.uk and about the roll-out of the new Community Connect Scheme, with a letter in respect of the latter being placed on circulation. Councillors noted that monthly crime statistics were no longer proposed to be issued to parish councils due to the work needed to compile and sanitise reports for public release, which was no longer sustainable.

18/7732

DEVELOPMENT CONTROL.

Planning applications submitted for comment:-

The following applications were considered and it was agreed that no observations need be made:

A14 westbound Little Chef	Bin store, windows and canopy etc	Euro Garages
35 Wellingborough Road	New dwelling and access	Mr Marston

The following application was considered and it was agreed to object to the proposal for the detailed reasons set out in the notification dated 23 January 2018 appended to these minutes:

The Old Willows	Caravan site, parking and play area	Mr Rooney
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Planning decisions notified:

None were reported at this meeting.

18/7733

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

Income		£
Barclays Bank PLC	Interest	1.69
Groundworks (Tesco)	Grant - High St Rec	1,000.00

Expenditure		£
Zen Internet	Web hosting charge (direct debit)	4.79
Zen internet	Web domain renewal (direct debit)	5.99
Barclays Bank PLC	Commission (direct debit)	4.00
Barclays Bank PLC	Store fee (direct debit)	1.00
Mrs HJ Bull	NP consultation materials (101798)	172.14
Mrs PA Scouse	Chair's allowance (101799)	245.00
Broughton PF&VHA	Room hire (101800)	10.20
GA Duthie	Salary and WP (101801)	259.15
HMRC	Income tax (101802)	142.43
GA Duthie	Telephone expenses (101803)	16.99
To cash	Petty cash advance (101804)	15.00

Members considered estimates for 2018/19 (copy appended) and resolved to raise a precept for the year of £14,000.

18/7734

HIGH STREET RECREATION GROUND. The Chair and Cllr Wyeth updated members on this project; the meeting hearing that further dialogue had occurred with the Borough Council on the practicalities of procuring works and equipment. Councillors heard that funding of approximately £12, 800 had now been secured,

which was very close to the target set. Specifications for the new equipment had largely been settled and consideration was now being given to the location of any seating to be provided given previous difficulties with misuse in the park.

18/7735

KETTERING ROAD GATE RELOCATION. It was reported that an estimate had been received from the County Council for relocation works and new gates in the sum of £3,227 plus VAT. After some discussion, and given no contribution towards this could be provided by the County, it was agreed the costs exceeded the amount the parish council felt comfortable expending on the issue. Alternative solutions would accordingly be looked for.

18/7736

PYTCHLEY CROSS-ROADS. Members noted the contents of an email circulated by Cllr Shrive following the last meeting that confirmed ownership of the visibility fencing around the highway boundary is vested in the County Council, and also confirming the justifications for continually repairing the same when accident damaged. It was indicated that, when possible, repair costs had been recovered from vehicle insurers.

In respect of pursuing improvements, it was agreed that a cross-parish meeting also involving Pytchley and Orlingbury representatives should be convened and that better rumble strips and more illuminated signage at least should be pressed for (albeit the latter might be problematic due to electricity supply). County Cllr Smith-Haynes agreed to try and facilitate this meeting.

18/7737

COUNTY MEMBER REPORT. Cllr Smith-Haynes reported upon County business she had been involved in or was of relevance to Broughton over the preceding month. This most notably included the ongoing budget setting process and associated scrutiny given financial difficulties at the council. Present indications were that the Inspection announced by Government would not be likely to impact the budget setting.

The first meeting as governor and NCC representative had been attended of NHFT, and Cllr Smith-Haynes had spent a night with police officers to observe Operation Nightsafe. This had proved illuminating in terms of the challenges faced by officers including as to the quantity of paperwork that had to be completed.

18/7738

GENERAL INTEREST ITEMS.

Cllr Mrs Bull advised in respect of the Neighbourhood Plan that an Inspector had now been appointed to consider soundness, which was another milestone crossed.

Cllr Wyeth reported that an initial meeting had been arranged for 7 February 2018 at the village hall to scope the potential for a youth council. Support at this was being provided by NAYC and it was hoped a good turn-out of young people would result.

Cllr Baxter mentioned that land belonging to the Broughton Charities at the Northampton Road end of the village was again the subject of approaches from a developer, as it could be helpful in opening an access to other land.

18/7739 **DATE OF NEXT MEETING.** It was reported that the next scheduled meeting of the Parish Council, would be on Wednesday 21 February 2018, at 7:00pm in the Village Hall.

18/7740 **URGENT ITEMS ADMITTED BY THE CHAIR.** None were raised and the meeting was duly closed.

21 February 2018

Signed.....

broughtonparishclerk@gmail.com

From: <broughtonparishclerk@gmail.com>
Date: 23 January 2018 08:52
To: "KBC Planning" <planning@kettering.gov.uk>
Cc: "Peter Chaplin" <PeterChaplin@kettering.gov.uk>; "Scouse Pat" <PASCouse@gmail.com>; "Shrive Robin" <rishrive@aol.com>; "James Hakewill" <james.hakewill@btopenworld.com>; "Moreton Cliff" <cliffmoreton@kettering.gov.uk>; "David A Howes" <wellandward@gmail.com>
Subject: KET/2017/0980 - The Old Willows, Broughton - consultation response of Broughton PC

Broughton Parish Council wish to object to this application, which was again considered at their meeting on 17 January.

The approved application KET/2014/0695 related to the entire area including the application site (marked in red on the proposed layout plan). The 2014 application originally requested permission for 10 mobile homes but the officer's recommendation that the site could only accommodate 6 mobile homes was reflected in the permission subsequently granted by committee. The Council had previously advised this approval remains unimplemented however, and is subject to pre-commencement conditions going to the heart of the consent that have never been discharged. There are and always have been more caravans on the overall site than the approval allows and this represents unauthorised development that is acquiring immunity as time passes. The current application cannot remedy this.

There has been no material change in planning considerations relating to the site that would alter the previously assessed necessity to limit the number of pitches to 6.

The two areas are intrinsically linked and should be regarded as one site. The reason given for not issuing an enforcement notice on the development that did not accord with that permitted by KET/2014/0695 was to give the applicant the opportunity to submit a new application which would resolve the issues on the site. This application does not fulfil this expectation as the blue land will remain subject to uncontrolled development regardless of any reduction in numbers given the pre-commencement conditions cannot now be discharged as required and the blue land will accordingly be unconsented.

It is our opinion that any decision on this application should be deferred until such time as the approved proposal under KET/2014/0695 is renewed on a retrospective basis under Section 73A and implemented with the layout complying with that approval and all the essential conditions being re-imposed and met. Only then can it be shown that all the vehicles and other commercial equipment currently parked on the area required by the new application can reasonably be accommodated within the pitches designated in KET/2014/0695. Until that occurs, this application is merely compounding and consolidating harm arising from unauthorised and development that is at an intensity the planning authority has previously determined is unacceptable.

An alternative, of course, is for a full application to be made relating to the entire site, seeking one overarching permission for whatever development is desired to be achieved across both areas.

There are also items in the application which we would like the case officer to clarify.

1. Water and Sewage Disposal

Section 11 of the application form states that foul sewage will be disposed of by way of a septic tank and

that connection will not be made to the existing drainage system. Section 7 of the Application Statement states that a septic tank is already in place. The application KET/2014/0695 stated that the Foul Sewage was to be dealt with by a cess pit. Condition 7 of the subsequent approval requires the installation of a Klargestor packaged sewage treatment plant or an alternative system which has the approval of KBC to be installed prior to occupation. Could the officer confirm that that this condition has been discharged?

a) Could the officer clarify how waste water and sewage from the proposed caravans will be disposed of?

b) Could the officer clarify how fresh water will be supplied to the proposed caravans?

c) If the touring caravans are to be occupied could the officer clarify what arrangements are to be put in place for provision of fresh water and sewage disposal as there are no separate amenity facilities available?

2. Housing Tenure

Section 17 in the application form states that the two static caravans will be "social rented housing".

a) Could the officer clarify this - sections 4 and 8 of the application statement indicate that the applicant and his immediate family will reside in the proposed caravans. Should a personal condition be imposed if approved?

b) If the applicant is not the intended occupier could the officer clarify how the eligibility of the residents occupying the site will be established?

3. Size of static caravan?

4. Five Year supply of sites.

Could the officer clarify KBC's position in regard to the 5 year supply of Gypsy & Traveller sites?

In the absence of up to date policy for the provision of Gypsy & Traveller sites and the decision to exclude this element from the Local Plan 2, can officers please provide their assurances on the expected timeline for the implementation of policy and provision of any additional pitches that may be deemed necessary?

The lack of policy direction and planned provision leaves officers relying on applications to come through as their strategic response to resolving the issue of supply. This may lead to approvals being forced through on the basis of the presumption to permit in the absence of adequate provision which would otherwise be deemed unacceptable.

Regards

Gary Duthie

Clerk to Broughton PC

BROUGHTON PARISH COUNCIL
ESTIMATED EXPENDITURE FOR 2018/2019

Committed

Clerk's employment costs (includes home working expenses)	6,000.00
Chairman's Allowance	245.00
Subscription - NACRE	35.00
Insurances	775.00
Audit Fees	120.00
Bank Charges	60.00
Ground rent for High St bus shelter	65.00
Room hire charges	150.00

	7,450.00

Discretionary/additional

Poppy wreath	17.00
Festive lighting	650.00
Spraying strimming highway greens	1,070.00
Broughton News printing	400.00
Pocket Park tree and ground maintenance works	4,500.00
Grants and discretionary expenditure etc. (includes S137)	2,500.00

	9,137.00

16,587.00

Contingencies (potential significant additional expenditure)

Clerk's contractual retirement gratuity	2,250.00
Costs of recruitment new Clerk	500.00
Contribution to High Street/road safety scheme	3,500.00

	6,250.00

Balances (most recent statements as at 11 Dec 2017)

Community Account	22,581.01
Business Saver Account	11,441.17

	34,022.18

Suggested precept 14,000.00

20 December 2017