

BROUGHTON PARISH COUNCIL.

Chairman: Cllr P.A. Scouse.

Parish Clerk: Alison McDaid.

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Minutes of the Broughton Parish Council Meeting held at Broughton Chapel Room, 7pm, Thursday 20th February 2025

Councillors Present:

Cllr P. Scouse (Chair)

Cllr R. Shrive

Cllr B Davies

Cllr. H. Bull

Cllr C. Taylor

Ward Councillors present:

Cllr Jan O Hara

176/24. Apologies.

Cllr M. Gray - work

Cllr M. Rose - holiday

Cllr John Currall (ward)

177/24. Declarations of Interest.

None were declared

178/24. Minutes to be resolved.

Draft minutes of the Parish Council meetings held on 16th January 2025 and copies were circulated. The minutes were approved by members and were authorised for signature by the chair. **RESOLVED.**

BPC - Broughton Parish Council.

NNC - North Northamptonshire Council.

SID – Speed Indicator Device

179/24. Public right to speak.

8 members of the public attended to speak or listen in regards to the licence application:
25/00207/LAPVAR

LOCATION: Morrisons Daily, 19 High Street, Broughton

PROPOSAL: Premises Full Variation. Extend Opening Times

- Monday to Sunday - 00:00 - 23:59
Extend Sale Of Alcohol Times - Monday to Sunday : 00:00 - 23:59
Add Late Night Refreshment - Monday to Sunday : 23:00 - 05:00
Change to Layout Of Store

The following concerns arose:

- Lorry deliveries
- Intention of delivery times
- Anti-social behavior in the layby
- Light pollution
- Noise pollution
- Rubbish clearance – bag was sitting outside for 5 days
- Commercial waste management
- Vermin

It was noted the shop is already operating outside licensing hours.

It was also noted that the shop is a valuable asset to the community but as experience has shown with previous occupant who reduced their closing hours to 9pm due to no footfall, 24 hour opening in the village is not required.

Action: Clerk to post details of where residents can make comments about application.

Also see 192/24 below

180/24. Reports from NNC Councillors.

Cllr Jan O Hara

NNC budget was agreed today at Full Council.

Cllr O Hara confirmed she still was happy to contribute £1k from the Empowerment fund. This will now be used to extend the board walk at the bottom end of the pond by the dipping platform which gets very muddy still.

Action: Clerk to write to Cllr O Hara with details of project

181/24. Report from clerk & correspondence

Clerk Report

Action: Clerk to find Integrated Care Partnership strategy and the local Joint Health & Wellbeing Strategy and pass onto Cllr Davies to read. **Completed**

The Clerk contacted NNC to ask them if the tree outside the bungalows is safe and if they have any plans to remove it in the near future. The lights are still attached so will also need removing.

The following was reported to FixMyStreet

- 2 x Pot Hole in High Street **6984519 - Completed** and **6984508 - We can confirm that we have been made aware of this issue and a works order has been raised on a routine safety inspection. The expected completion date for these works will be 18/07/25**
- 1 deep pothole opp Burtone Close **6984493 - in accordance with the NNC Highways Inspection Manual, this defect does not meet the investigatory levels for a repair.**
- Moss on the pavement by bus stop – 7114360 - **A qualified Highways Inspector has assessed the location, and we can confirm that in accordance with the NNC Highways Inspection Manual, this defect does not meet the investigatory levels for a repair.**
- Damaged signs after A43 accident – 7133086. **Investigating**
- Series of potholes on the slip road of the A43 into Kettering Road – **7159507 Investigating**

Action: Clerk to contact Cllr Macaulay Nichol (Portfolio holder) regarding the amount of pot holes in the village and along the trunk road especially.

The clerk reported the rusted post box that has now fallen over outside 1 Baker Avenue and has asked the Royal Mail to remove.

The clerk reported a planning breach to NNC planning and Enforcement which is currently taking place at The Cottage where a building is currently being erected. Officer has confirmed visit.

The clerk has registered for HMRC webinar Whats new for employers 2025-26, on 4th March 11:45am – 12:45pm

February 2025 correspondence

- Strategic Town and Parish Forum - Kettering & Corby -Monday 17th March 2025
- The Rural Bulletin - 21 January 2025, 4 Feb
- Parish Path Warden Scheme
- Update from the leader 24/01/2025, 10/02/2025
- Community Resilience Network Meeting – 4th Feb 12:30-2pm
- Kettering East LAP Follow Up 16.1.25
- Feedback for service Map
- Strategic Town and Parish Forum - Kettering and Corby Police Reports

182/24. Reports from external meetings

Cllr's Scouse, Shrive and Rose attended a Planning Workshop at Thrapston.

Mixed affair and too much on the Agenda.

Local plan over-ran by 40 minutes.

It was announced that NNC would be able to give Neighbourhood Plan groups a housing target in the next couple of weeks.

A meeting with LAP coordinators Nathan Isom and Ursula Alderman-Wells was cancelled.

Action: Clerk to rearrange

183/24. NNC correspondence on tree felling at Glebe Avenue

Email from Richard Marlow | NNC Development Team Leader
NK/2024/0586.

A thorough internal review of this case has been conducted, and clarity will be provided on the processes followed, as well as the improvements made in response to the concerns that have been raised.

1. Review of the Process and Decision

A designated Tree Officer visited the site and engaged in informal discussions with the applicant before any formal application was submitted. During these discussions, a general agreement was reached regarding certain works, which included:

- Pollarding the mature Weeping Willow to maintain the tree in a safe condition.

- Removing one Cherry tree (considered a poor specimen) growing against the neighbouring property.
- Removing one Maple tree, which had been planted too close to the Willow.
- Cutting back one Holly tree to achieve clearance to the footpath and improve visibility from the junction.

However, the subsequent application submitted by the applicant proposed works that differed from those initially discussed, notably the removal of the Weeping Willow. At the time of the initial site visit, the Tree Officer did not consider it expedient to place TPOs on any of the trees on site, with the felling of Cherry and Maple trees according with the tree officer's initial assessment. Pollarding of the Weeping Willow was recommended.

An independent planning officer with experience in appraising Trees in Conservation Area (TCA) applications undertook a site visit and concluded that the proposed works were acceptable under the relevant legislation. The officer report accompanying the decision, which is available to view on our website, highlights the reasons for the professional judgements made and notes that an objection had been received from Broughton Parish Council and two letters of support from neighbouring properties.

The assessment of the officer was that Willow was very close to the house and causing concern for the structural integrity of the house. As such it is considered that the risk to the building from retaining the tree outweighs the harm caused to the conservation area from the loss of the tree. It is considered that the felling of the tree is acceptable in this instance. As the authorised officer I agreed with the case officer's recommendation.

Following the approval of the application, it became apparent that initial discussions had taken place the trees on site and following concerns from the wider community this led to an emergency Tree Preservation Order (TPO) being served on the remaining Holly tree. This has provided time to assess the merits of the tree and determine whether a permanent TPO is warranted.

2. Improvements to Internal Processes

As part of our internal review, we have identified areas where procedural improvements can be made to ensure that similar issues do not arise in the future. At the time of this decision, Kettering planning officers were responsible for determining TCA applications, while dedicated tree officers handled TPO applications. While tree officers were available for advice, case officers handling TCA applications did not routinely seek their input.

To enhance the robustness of our processes, we have implemented the following improvements:

- Dedicated Tree Officer Appraisal. All TCA and TPO applications are now appraised by dedicated tree officers to ensure a more integrated approach to tree protection within conservation areas.
- Enhanced Record-Keeping. Informal discussions regarding tree works are now logged systematically in our planning system. This ensures that all officers have access to the full history of discussions, providing greater transparency and consistency in decision-making.

3. Clarification on Consultation and Legal Considerations

We understand concerns regarding consultation on tree works within a Conservation Area. Under Section 211 of the Town and Country Planning Act 1990, certain tree works do not require formal planning permission or public consultation. However, this does not diminish the importance of trees in contributing to the character of the area.

A Section 211 notice informs the local planning authority of a proposed action to cut down or work on a tree in a conservation area. This notice period allows the authority six weeks to assess the tree's amenity value and determine whether a Tree Preservation Order (TPO) should be issued. The notice does not constitute an application for consent; it simply provides the authority time to consider protecting the tree with a TPO. The authority may choose to make a TPO, decline to make a TPO (allowing the work to proceed after six weeks), or decline to make a TPO and inform the applicant that the work can proceed. Critically, the authority cannot impose conditions, such as requiring replacement planting, in response to a Section 211 notice. Such conditions are only applicable under a TPO and do not apply to work notified under Section 211.

While consultation is not a legal requirement in such cases, the applications are published on the planning register available to view on our website and the impact on the character of the Conservation Area remains a key consideration in our assessment process.

4. Next Steps

We acknowledge the distress caused by the loss of trees in this instance and recognise the importance of preserving and enhancing our green spaces. We remain committed to improving our processes to better serve our communities and protect conservation areas more effectively.

With regards to the fence that has been erected on the site this has been raised as an enforcement case and will be investigated in accordance with our standard enforcement procedures.

184/24. Police and Community

An incident of burglary has been reported on 04/12/2025 08:00 and 25/01/2025 06:12. The incident took place in Kettering Road, Broughton.

The police have been patrolling Broughton regularly and responded to 2 residents requests.

The Beat Bus is coming to Broughton on Monday 24th February from 2:30pm - 3:30pm, situated outside The Red Lion.

185/24. Housing Needs Survey

Awaiting results

186/24. – Village Map project – report from working group

Cllr Scouse, Cllr Bull and Cllr Davies

Map – A straightforward design with iconic locations including a QR Code which will direct to information on PC website

Historical Legacy Project – To identify of all notable building, photos, facts, circular walks and history within the village. Compile interviews with residents and chat with our ancestors.

187/24. – Traffic calming project – report from NNC Highways

The road priorities for Northampton Road were questioned during a review of the design.

Action: Cllr Scouse to contact Highways for clarification

Highways shared a preliminary cost estimate, indicating sufficient funds are available for work on Kettering Road.

188/24. – High Street Playground Equipment

Cllrs Bull, Scouse and Rose met with Liam on 21st Jan.

Broughton Parish Council would need to fund any new play equipment, but NNC's land ownership complicates grant applications. A similar arrangement to the Pocket Park, granting rights over the land without the full financial burden of routine maintenance, would enable the Parish Council to seek grant funding. Ongoing maintenance costs will depend on any Service Level Agreement with NNC. A cautious approach is advised, as costs will vary depending on the chosen equipment and the expense of routine maintenance and inspections. NNC recommended several suppliers (metal equipment preferred for longevity) whose products are suitable for public spaces.

Action: The clerk to request a letter from NNC to support grant applications or explore a lease agreement. Email Liam (cc Cllr O Hara). Investigate Wickstead's potential interest in trialling equipment.

189/24. Elections 2025 – Nominations dates

Every parish, town, community, and unitary council in Northamptonshire has elections on 1 May 2025. Candidates in North Northamptonshire will need to deliver their nomination papers in person to NNC in Kettering by Wednesday 2nd April 4pm

Event	Election	Working days before poll (deadline if not midnight)	Date
Publication of notice of election	All	Not later than 25 days	Not later than Tuesday 25 March
Delivery of nomination papers	All, excluding combined authority mayoral	From the date stated on the notice of election up to 4pm on the nineteenth working day before the election	From the date stated on the notice of election up to 4pm on Wednesday 2 April
Publication of statement of persons nominated	All	Not later than 18 days (4pm)	Not later than 4pm on Thursday 3 April
Publication of final election notice of alteration	All	5 days	Thursday 24 April
Polling day	All	0 (7am to 10pm)	7am to 10pm on Thursday 1 May

190/24. New email addresses – gov.uk

The clerk reported a problem as she was unable to send emails from the new address to hotmail, live and yahoo accounts. Hugo Fox have informed Spacemail, and they are working on removing the IP addresses from the spam filter engine

191/24. Removal of defibrillator

Cllr Bull to contact Fran Osbourne – Broughton Ramblers regarding the ownership of the defibrillator.

192/24. Development control / Planning Report.

Planning applications

25/00207/LAPVAR

LOCATION: Morrisons Daily, 19 High Street, Broughton

PROPOSAL: Premises Full Variation. Extend Opening Times

- Monday to Sunday - 00:00 - 23:59
Extend Sale Of Alcohol Times - Monday to Sunday : 00:00 - 23:59
Add Late Night Refreshment - Monday to Sunday : 23:00 - 05:00
Change to Layout Of Store

Comment: Broughton Parish Council believe that extending this licence would have a significantly detrimental impact on the local community, particularly concerning the licensing objective of the prevention of public nuisance.

Our primary concerns are as follows:

- **Noise Pollution:** A 24-hour operation will inevitably lead to increased noise levels throughout the night. Deliveries, customer traffic, and staff activity will disrupt the peace and quiet that residents of a residential area expect and deserve, especially during sleeping hours. The constant noise will be particularly disruptive to families with young children, shift workers needing rest, and elderly residents. We are concerned about the potential for amplified noise from vehicles, conversations, and potential late-night gatherings outside the premises.
- **Light pollution:** The immediate neighbours are already suffering with the artificial light being emitted from the premises and entering into their property. Artificial light at night can interfere with the body's natural sleep-wake cycle, making it difficult to fall asleep or stay asleep. This in turn can lead to health problems and increase depression.
- **Anti-Social Behaviour:** The granting of a 24-hour licence will likely attract individuals engaging in anti-social behaviour, particularly late at night and in the early hours of the morning. This could include loitering, public intoxication, and vandalism, leading to a decline in the quality of life for residents and a rise in crime in the area. The presence of a 24-hour establishment may also encourage increased traffic of taxis, motorcycles and other vehicles at all hours, further contributing to noise and disturbance.
- **Impact on Residential Amenity:** The cumulative effect of the noise, anti-social behaviour, and increased traffic will significantly detract from the residential amenity of the area. Residents will no longer be able to enjoy the peace and quiet of their homes. This will negatively impact property values and the overall sense of community.

We believe the above all constitute as statutory nuisances (Environmental Protection Act 1990)

We understand that businesses are an important part of the community, but their operation should not come at the expense of the well-being of residents.

The granting of a 24-hour licence in this residential area is disproportionate and unacceptable. The shop is embedded in a residential street in the centre of the village. It is not in a separate retail zone.

The previous shop held a licence to stay open until 10pm but closed at 9pm, due to lack of footfall.

We urge the Licensing Authority to carefully consider the potential for public nuisance and refuse this application. We believe that granting a licence with more reasonable operating hours would be a more appropriate compromise.

cc'd Jonathan Waterworth, Graeme Kane and Cllr O Hara
END

NK/2025/0047

LOCATION: 37 Church Street

PROPOSAL: Notification of Works to Trees in Conservation Areas: T1-T6 Sycamore - re-pollard to previous points; T7 Holly - crown reduction by approximately 3m

Target decision date: 13/03/2025

No comment

NK/2025/0003

LOCATION: 39 Wellingborough Road, Broughton

PROPOSAL: Full Planning Permission: Front porch and new footpath

Target decision date: 17/03/2025

No comment

Planning Decisions

NK/2024/0634

LOCATION: 1 Lime Close

PROPOSAL: Full, Single storey side extension to create annex

Note: Application was not on planning portal at time of meeting but it was noted a single storey side extension to create an annex was applied and approved before.

KET/2019/0849

Approved

193/24. Finance Report - to note expenditure for February

February 2025 statements

Nationwide 125-day saver - £17,093.18

Nationwide 35-day saver - £5,030.29

Community – 17,423.41

Credits to Nationwide 125 day-saver account – 4.05% Dec 2024

Interest		£0.00
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Credits to Nationwide 35 day-saver account – 3.10% Dec 2024

Transfer		£0.00
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Credits to Community account

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Payments issued from Community account.

Payee	Method	Amount
Salary - mth 11	Bank transfer	£433.42
HMRC income tax	Bank transfer	£108.20
A McDaid home working,	Bank transfer	£12.00
NCALC	Bank transfer	£115.20
Chapel Room hire – Jan & Feb	Bank transfer	£40.00
Castletree Dec	Bank transfer	£300.00

Cllr Shrive to authorise payments this month.

The payment card has arrived and the clerk has used this to set up direct payments for the phone and HugoFox. Payments will be made on 25th of each month

EE - after **31 March 2025**, the price you pay for your mobile plan for the following number will increase by **£0.41 a month**.

194/24. Items for consideration at next meeting

Village Map

Winter light project

Traffic calming

HND results

NNC correspondence

195/24. Date of next meeting.

The next meeting will be on Thursday 20th March 2025

The meeting was closed at 08:35pm

Signed:

Dated: