

BROUGHTON PARISH COUNCIL.

Chairman: Cllr P.A. Scouse.

Parish Clerk: Alison McDaid.

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Minutes of the Broughton Parish Council Annual Meeting held at Broughton Chapel Room, 7pm, Thursday 19th June 2025

Councillors Present:

Cllr P. Scouse (Chair)

Cllr R. Shrive

Cllr A. Tempest

Cllr C. Taylor

Cllr M. Rose

Cllr M. Gray

Ward Councillors present:

Cllr Jim Hakewill

Cllr Brian Benneyworth

39/25. Void

40/25. Apologies.

Cllr. H. Bull – Holiday

Cllr B Davies

Cllr Chris Kellett

41/25. Declarations of Interest.

No declarations were declared

42/25. Minutes to be resolved.

Draft minutes of the Parish Council meetings held on 15th May 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.

Cllr M. Rose – arrived 7.07pm due to work commitments

Cllr M. Gray – arrived 7:09pm due to work commitments

43/25. Public right to speak.

A resident asked about the farm track coming off Kettering Road. There are a mass of brambles coming into residents garden.

Another resident talked about the difficulty of joining Northampton Road at the top. It is especially hard to get out of Donaldson Avenue because of bad parking on corner.

Two other residents spoke about a transit van with no registration number plate at the front, blocking the road in Church Street. This is particularly dangerous when buses come along that route.

There are also a couple of cars that have been racing at speed in Glebe Avenue coming into Oak Close.

Action: Clerk to contact PSCO Jones on general bad parking in the village in particular areas and reports of speeding vehicles.

A tree at Oak Close is encroaching onto footpath. **Action: Clerk to investigate and report**

44/25. Reports from NNC ward councillors

Cllr Jim Hakewill

The three ward councillors are working well together covering 9 parishes.

Has raised a member's enquiry (**Case MEM511**) regarding the ongoing traffic calming project and a planning application. As Cllr Hakewill knows the long history of the traffic calming project, the other ward councillors agreed he will take the lead on correspondence.

As cash originally ring fenced for phase two of the HS2 project will pay for the Isham Bypass, the dualling of roads will affect the two junctions into the village of Mawsley and Broughton, Kettering end. Cllr Hakewill will be pushing for junctions prior to any works. All agreed Kettering Road junction is dangerous.

NCALC were commissioned to assist in the £¼ million asset mapping project in preparation of devolution. As the Kettering area sat differently in regards to street lighting, grass cutting, parks etc being managed by the local borough council at the time, this has caused a problem trying to bring all the parishes with North Northants to an even kiln.

All agreed a proper rural forum needs to come back.

Cllr Brian Benneyworth

Planning - Raised a member enquiry (**MEM535**) about some street notices only being displayed in certain specific circumstances as BPC was not aware of this change, Also the public on street notices advertising a different date than the expiry of the public consultation which can be very misleading to the public.

Cllr Scouse asked if the new administration have shown their hand with non statutory services. The first executive cabinet meeting was held on 17th June where it was announced there will be an internal review into finances. NNC are now starting to look into Building a Corporate Plan.

The cabinet portfolio member solely focused on Highways will be Cllr Chris McGiffen, Cllr Benneyworth is meeting with him on Tuesday, and will arrange for village visit.

There are now grants for Rural areas and businesses on the NNC website. The **Rural England Prosperity Fund** is a government grant which supports activities that address the challenges faced by rural areas - we've been allocated £80,000 for this funding round. Applications for a capital grant of up to £10,000. Applications for the 2025/2026 financial year are open from 19 May 2025 and close 23 June 2025 at 12 noon.

Cllr Benneyworth is now on the employment committee and advised. 24th June – Tresham College – Jobs and Skills fayre. 3:30pm – 5:30pm

45/25. Report from clerk & correspondence

Clerk Report

- Three drop down posts which were installed to prevent incursions by travelers while allowing mowers to access to cut the grass are now broken. Ref 7409089. **Ongoing**
- Cllr Shrive reported the ivy growing over the stone wall which is damaging it Ref 7336024. – **NNC inspected but reported back stating the ivy is not bad enough yet. Action: The clerk contacted the Rotary Club for help on 21/05/2025 but still ongoing**
- The clerk reported the need for verge cutting along the whole of Kettering Road - Ref 7494779. **Completed**

Simon Taylor, Grounds Services Manager confirmed the Memorial Garden is maintained by the NNC Parks and open spaces team. St Andrews Court is cut by their sheltered housing team. In essence they are not cut in tandem. The Memorial Garden has now been cut by the parks team.

An ex resident contacted the clerk asking for information on the Broughton News. The clerk replied and directed to the County Archives Centre.

The clerk was contacted by a resident who tried to report the overgrown weeds in Thoday Close and Riggall Close. The Fixmystreet site would not let the resident report the problem as it stated the area is not the responsibility of NNC. The clerk has emailed the ground maintenance team who are now investigating

The clerk received an email from Shannon Petrossian introducing herself as the new Stronger Communities Co-ordinator (Rural Affairs) for town and Parishes for North Northamptonshire. Clerk will arrange meeting in due course

June correspondence

- NNC contact details revised
- Hello from Northampton Acre's newly appointed Rural Housing Enabler!
- New contact line for Police, Fire and Crime Commissioner
- National Grid upgrade notice
- Northants ACRE Events, 17th July – Rural Housing Roadshow, 24th June Parish council Networking session
- Kettering East LAP in person – Counties Community Centre, NN15 6LG – Go back for a Monday morning or Friday afternoon

46/25. Report from external meetings

Neighbourhood Plans – Teams meeting attended by Cllrs Scouse, Rose and Bull.

Councillors met with new NNC officer Umrah Mahadik to ask about any new information

regarding the relationship between NNC and Neighbourhood Plans in terms of housing delivery for the emerging Local Plan

It is recognised that Broughton may need to find additional housing in the village but NNC will not give a credible number and seem to be disregarding housing allocations.

A call for sites has already been completed and rejected in the past.

All agreed this needs a sensible conversation.

47/25. Review of policies – Safeguarding.

The Safeguarding Policy was reviewed after amendments and **Resolved** as still current.

48/25. Police & Community

PLR Conference 17th June Notes – Attended by Cllr Shrive

- Danielle Stone PFCC, Ivan Balhatchet CC and Ash Tuckler DCC were all in attendance along with various Inspectors/Sgts.
- Northamptonshire are happy to be recruiting at all levels.
- Actively getting rid of “Bad” officers and have officers suspended as there vetting/actions etc are being looked in to, all top ranks have been re vetted, and the vetting procedure has been reviewed.
- Over the last 5 Years Violent and Knife crime is on the fall.
- The domestic abuse team has doubled in size.
- The police’s “Strategic Plan” for up to 2028 is ever evolving.
- The Chief Constable welcomes constructive criticism.
- “Safe and Sound” Plan is the strategic plan that will guide the work across Danielle’s areas of responsibility – policing, fire and rescue, community safety and criminal justice, She is happy with its progress.
- They are now working closer with the community again, and both the CC and PFCC were alarmed at the loss of community teams.
- The police rely on working good partnerships including PC’s.
- Ivan stated that just because some crime figures have gone up it does not always mean that the crime itself has gone up but the detection has.
- Burglaries are massively lower that 5 years ago.
- The PFCC is trying to work more with the local “LAP’s”.
- All are working to see why in some areas “ASB” are on the increase, some of the drivers for this are drug or Drink.
- Highways should be attending planning meetings and the Police in general were not happy with highways responses to new developments and all including other PC’s were unhappy about highways and getting any sort of traffic calming!!
- Crime prevention in a Box” initiative/advice should be coming out to PC’s shortly.
- All are seeing benefits in “Northamptonshire Talk”.
- The Rural Action Group” has Danny (NCALC) as our voice but seems to aimed more At Farms and Land owners.
- Community Speed watch”, a lot of PC.s are saying having visible teams of volunteers, police and camera vans are a waste of time as everyone just slows down, I said Broughton would be happy to have as many police and camera van as they can supply!!

- There could be grants available for PC's to have their own "Speed gun".
- Sending in Dash cam is very much welcomed, still shots not of much use.

The Beat Bus surgery was held on 14th May, 5pm – 7pm, outside Red Lion Pub
PCSO Adam Goodes reported the team had been out with the speed gun in Broughton and Pytchley and gave out six warning letters.

They also attended Broughton Primary school at the end of the school day where there were a few inconsiderate parkers spoken too.

The next beat bus security advice surgery and give away will be on Sunday 22nd July. 3pm – 4pm, Red Lion

Ward Councillor Chris Kellett is NNC's Police Liaison Representative for NNC

49/25. – Winter light project – update

A resident sent over a quote and the technical specification data sheet for a proposed 20m Operated truck mount unit (3.5T Chassis) to be supplied at £595per/day (up to 8hrs on site operation) and inclusive of driver/operator and transport delivery/collection.

There is also a tree surgeon that could be hired who has their own cherry picker. They will also be contacted for a quote.

50/25. – Village Map project – report from working group

Regarding the new sign, Cllr. Scouse reported that Mark Thompson doesn't handle graphic design. As a result, they've contacted Kensigns, who only require the design in a PDF format. To ensure durability, it was decided to powder coat the sign's frame.

For the website, the Clerk has spoken with Nick Galway, who is willing to build it. To provide a quote, Nick needs the following details:

- The number of pages required.
- Confirmation that BPC will supply all website content.
- Any specific features desired.
- The primary goals BPC hopes to achieve with the website.

Nick also mentioned that mini-podcasts can be incorporated via Soundcloud links or direct audio file uploads.

Discussions were held on the most effective ways to raise awareness and encourage residents to share their stories. One suggestion to facilitate this was to hold councillor surgeries.

51/25. – Traffic calming – Northampton Road and general parking within village

Matthew Barrett has confirmed the proposed date to undertake the works is w/c 18th August 2025. This will hopefully ensure they have the best conditions for laying road markings. He anticipates the costs to be in the region of £40,000 - £45,000. Unfortunately it is still being priced with the additional section. The additional section is still being designed and priced.

An onsite meeting will be set up for 30th June at 3pm with Matt B and councillors.

52/25. – High Street Play Equipment

Cllr Scouse explained the legacy of the High Street Park and its equipment and the dilemma BPC now find themselves in after NNC have refused to purchase anymore play equipment. The ward councillors will now make some enquiries and report back.

53/25. Development control / Planning Report.

Planning applications

NK/2025/0218

LOCATION: 12 Northampton Road, Broughton

PROPOSAL: Full planning permission: 3 no. detached dwellings with shared vehicular access and associated works.

Comment: We wish to submit the following comments regarding planning application NK/2025/0218 for 12 Northampton Road. We believe that the principal of development is not in itself unacceptable but we believe the proposed development represents an **over-intensification of the site** and raises significant concerns across several key areas.

1. Over-Intensification and Impact on Existing Properties

The proposal to develop an extended 4-bed existing property, one new 4-bed property, and two new 3-bed properties, alongside a shared access and associated parking, constitutes a significant over-intensification of this plot.

- **Amenity Space for No. 16 High Street:** The development will remove almost all of the existing garden space from No. 16 High Street. This is unacceptable as it leaves the property with severely limited amenity space. Furthermore, it fundamentally alters the character of both No. 16 and No. 18 High Street, which are within the Conservation Area. We question whether it is permissible for this development to negatively impact an existing property not directly subject to development, and whether this conflicts with Neighbourhood Plan Policy 3.
- **Plot Size and Character:** Plot 3, in particular, appears exceptionally small with severely limited private amenity space. The proximity of Plot 1 to No. 16 at house level is also a concern.
- **Street Scene Impact:** The site has historically presented an open aspect, with even previous cottages set well back from the road. The proposed design introduces a dense, modern housing development that is incongruous with the traditional street scene and the visibly prominent location within the village. The recent redevelopment and extension of No. 12 into a larger property was acceptable given the original substantial plot, but this level of intensification now renders it questionable.

2. Design and Conservation Area Impact

The site lies within the Conservation Area.

The proposed development's design appears to draw comparisons with properties **outside the Conservation Area**, such as those on Wellingborough Road/High Street and parts of Northampton Road. This approach is concerning as the **Conservation Area's character**, particularly on High Street, is predominantly stone-faced, not red brick, and differs significantly from this modern, block-paved housing design. We believe the proposed development is out of keeping with the Conservation Area's unique architectural style.

Broughton Conservation Area Appraisal states in paragraph 1.3 During the last decade Broughton has experienced significant residential development for a settlement of its size.

Whilst Conservation Area status does not intend to preserve a designated area at a particular point in time, it is designed to ensure any future development sits comfortably within its surroundings and preserves the character of the area. It is therefore the purpose of this document to inform any future development in Broughton so that it respects the charm and character of the existing settlement.

3. Biodiversity Net Gain

The development proposes the removal of almost all existing hedges and most of the trees on the plot, making it impossible to meet Biodiversity Net Gain (BNG) obligations on-site.

- **Loss of Mature Habitat:** The existing trees and hedges, some of which have been in place for decades, along with the largely natural rear garden leading to fields and a significant allotment area, currently provide a rich and diverse mature habitat. The proposed "very tiny garden vegetation" will not replicate this.
- **"Credits" and Local Enhancement:** While the applicant proposes to purchase "credits" for off-site environmental enhancements, we strongly advocate that, should this application be approved, opportunities be explored to deliver this additional enhanced environment **within the village** rather than elsewhere.

4. Access and Road Safety

Concerns regarding access and road safety are significant, particularly given the acknowledged failure to meet required visibility splays.

- **Visibility Splay Deficiencies:** The applicant's suggestion of double white lines on the approach to the High Street/Wellingborough Road junction is insufficient and may be further complicated by the impending traffic calming project.
- **Flimsy Traffic Data:** The submitted traffic data is highly questionable, consisting of only 30 minutes on a Wednesday afternoon and selective data from a week in January, with no indication of the count's location. We have more comprehensive data from the speed monitoring device on Northampton Road, which we believe will demonstrate a significantly different traffic profile.
- **Underestimated Accident Potential:** The assertion that no accidents have been reported in the vicinity fails to consider the historical context of the site. For many years, the single property was occupied by an elderly person with no vehicle, leading to a significantly lower potential for accidents than with five properties generating substantial vehicle movements.

We request that advice be sought from Highways relating to any potential impact the scheduled traffic calming will have on the proposed development.

5. Waste Management

The proposed waste storage arrangements are unclear and appear inadequate for the number of dwellings.

- **Insufficient Bin Storage:** It is unclear where all bins for collection will be stored. The small patches indicated (one next to Plot 2, another immediately in front of Plot 3's door) are unlikely to be sufficient for potentially 10 bins at once, especially considering the upcoming compulsory food waste collection and potential future recycling changes, which will require additional bins. This could impede the shared driveway and create an unsightly street scene.

6. Unauthorised Demolition

It has been observed that the developer has deliberately demolished a series of outbuildings, referenced in the historic environment assessment report that related to the historic cottages previously on the site. This demolition was carried out **without authorisation** to facilitate the design of this application. This matter was reported to Enforcement Officer Lorcan Lynch on April 8, 2025. This unauthorised action raises serious concerns about the developer's adherence to proper procedures and respect for the site's historic context.

7. Neighbourhood Plan Compliance

We question whether this application genuinely delivers on our Neighbourhood Plan's **Sustainability Policy 2**. Given the numerous concerns regarding over-intensification, design, biodiversity, and infrastructure, this proposal appears to be a speculative application rather than one that delivers a Broughton-specific and sustainable response as stipulated in our Neighbourhood Plan.

We urge the planning authority to consider these significant concerns on planning application NK/2025/0218 and ask for the right to add comment after our arranged meeting with the Highway department on 30th June 2025 in regards to the ongoing traffic calming designs due to commence on 18th August 2025.
END

LOCATION: The Gables, 54 Church Street, Broughton, NN14 1LU

PROPOSAL: T1-T2 Field Maple - reduce height and width by 3m each way

Planning Decisions

NK/2025/0068

LOCATION: Bessemer Road (land adj. to unit 2) Broughton

PROPOSAL: Outline Application: Reconfiguration of existing public EV Hub and development of a commercial fleet EV charging station with access only considered

Withdrawn

NK/2025/0075

LOCATION: Rathmine Lodge, 42 High Street

PROPOSAL: Full. Conversion of existing house into 3 no. dwellings with associated parking

Supported

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/2025/0090

LOCATION: 28 Grange Road

PROPOSAL: Full. First floor side extension over existing garage

Approved with conditions

54/25. To resolve clerks request for travel expenses

Due to the clerk working from home, it was **resolved** that travel expenses should be paid for to and from Broughton for monthly meetings at the rate of 45p per mile.

55/25. Finance Report - to note expenditure for June

June 2025 statements

Nationwide 125-day saver - £17,817.63

Nationwide 35-day saver - £5,194.28

Community – £29,355.81

Credits to Nationwide 125 day-saver account – 3.85% April 2025

Interest		
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Credits to Nationwide 35 day-saver account – 2.95% April 2025.

Interest		
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Credits to Community account

NNC Finance – Empowerment fund	20 th May 2025	1,062.94
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Payments issued from Community account.

Payee	Method	Amount
Salary - mth 3	Bank transfer	£433.42
HMRC income tax	Bank transfer	£108.20
A McDaid home working £12.00. Travel 27 miles @ 45p per mile £12.15	Bank transfer	£24.15
Clear Insurance Management Ltd	Bank transfer	£954.55
Broughton room hire April/May	Bank transfer	£40.00
EE Ltd	Direct Debit	£6.88
Hugo Fox	Direct Debit	£11.99
Hugo Fox	Direct Debit	£20.99

Cllr Gray to authorise payments this month.

It was noted the 125 Day Saver annual interest rate will go down to 3.70% from 4th June and the 35 Day Saver will go down to 2.80%

Nationwide wrote to the clerk stating payments in and out of savings accounts can now only be accepted to/from a nominated account from 30th July. The clerk checked with the call centre and has been sent a mandate to change nominated account and update email changes.

56/25. Items for consideration at next meeting

Pocket park

Savings accounts

Overgrown hedges

Parking in village

57/25. Date of next meeting and other matters the chair considers to be urgent.

The next meeting will be on Thursday 17th July 2025

The meeting was closed at 9:15pm

Signed:

Dated: