

Braunston Parish Council

Annual Meeting of Parish Council held in the Village Hall on
Monday 15th May 2023
Actions from Meeting

Present

In the Chair: John Pomfret / David Cary
Councillors: Biggs, Glover, Harrison, Honeybill, Mawer, Morgan & Newman
Clerk: Rolt
Unitary Councillors Humphries

23.05.05	Apologies for absence received and accepted:
	Stapley (Hospital)
23.05.06	Member of the Public
	There were nineteen members of the public present.
23.05.07	Declaration of Interest
	<p>Sue Harrison is chair of Twinning Association and is a trustee of Braunston Charities and is on the Your Café Management Committee</p> <p>John Pomfret is treasurer of the Twinning Association and Chair of the Village Hall</p> <p>Carrie-Ann Biggs is manager of the Pre-School and Treasurer of the Village Hall</p>
23.05.08	Election of Officers
	<p>Chair: David Cary was proposed by Sue Harrison and seconded by Graham Newman and carried by acclaim</p> <p>David Cary took the chair and the meeting continued with the election and appointment of representatives.</p> <p>Vice-Chairman: There were two proposed and seconded nominations, John Pomfret and Graham Newman, Graham Newman was elected by a vote of 5 to 4.</p> <p>Sub Committees Finance – Sue Harrison, Graham Newman, and David Cary Jetty Fields – Alan Mawer and Graham Newman Planning – all councillors Youth Rep – Sandra Stapley and Jo Glover</p> <p>Consultations – all councillors</p> <p>Playfield Rep – David Cary Village Hall Rep – John Pomfret and Carrie-Ann Biggs Braunston Charities – Sue Harrison & Chair Health & Well Being – Jo Glover Neighbourhood Plan Manager – Alan Mawer Police Liaison – Vacant Rep for Town & Parish Meeting – Alan Mawer Twining Association – Sue Harrison & John Pomfret</p> <p>Areas are allocated as per the website with areas not represented at the moment being filled by new councillors once co-opted.</p> <p>All representatives were proposed by Pete Morgan, seconded by John Pomfret, and carried by all.</p>

23.05.09	Planning Application WND/2023/0235
	<p>There were nineteen members of the public present to put forward their views on the planning application.</p> <p>To allow all to have a fair say, the chair advised that members of the public who spoke at the previous meeting would have two minutes for any new points and all others would have three minutes to put forward their points. In total eleven people spoke.</p> <p>The following additional points were raised: -</p> <ul style="list-style-type: none"> • With only nine houses out of twenty-nine being built it was felt that this site does warranty being an exceptions site • The school is not under threat. • BNP Policy 8a says building must be within confines. • Against NDG based on scale of development and impact on surroundings • Concerns over the fact that neighbourhood plan is being ridden over and precedent set. <p>After the members of the public had spoken, the chair advised that the meeting was now closed, and that the PC would discuss the application.</p> <p>All councillors were given the opportunity to put their thoughts and observations both for and against the application. After all the discussions were had the council then put the application to a vote. The outcome of the vote was that the Parish Council opposed the application by a vote of 5 votes to 4.</p> <p>The parish response was then made as follows: -</p> <p>The Parish Council is opposed to the application on the following grounds:</p> <p>The application does not meet the Neighbourhood Development Plan as follows:</p> <p>Policy A of the Braunston Neighbourhood Development Plan details our approach to residential development. Sub-section a states that residential development will be supported provided it is within the village's confines. The site referred to in the application is entirely outside the confines.</p> <p>Sub-section b of policy A states that development will be supported if it is small scale. This application is for 29 homes in an area the same size as is occupied by the 50 homes in Cross Lane and Archer Avenue This is not a small-scale proposal.</p> <p>Sub-section c states that development will be supported if it is in accordance with Policy R1 of the West Northants Joint Core Strategy. Policy R1 states that residential development in rural areas will be required to be within the existing confines of the village.</p> <p>Sub-section d of policy A states that development will be supported if it includes homes that potentially address the needs of elderly and/or first-time buyers. Manor Oak's own statement states that less than a third of homes would be classed as affordable or discountable and this is on the current unrealistic definition of affordable based on 80% of market rates which does not meet the needs of most first-time buyers. Manor Oak also states that only half the new homes will be built to standards known as accessible and adaptable buildings.</p> <p>Our council has a record of supporting developments on rural exception sites that meet the needs of the village. The planned composition for housing on this site does not meet those standards.</p>

Sub-section e of policy A requires development to be in keeping with its Character Area. As the planning application is for a rural area it is not within in any of the Character Areas as mapped in the NDP. If built it would be adjacent to Character Area 6 which consists of Greenway and its eight closes. This development would not conform to the description of this area as it would be a close off Barby Road at a point after the junction with Greenway where Barby Road has become a country lane.

Sub-section e also states that innovative or outstanding design will be supported. There is no mention of such a design in the planning application. Manor Oak describes the homes as 'net-zero ready,' admitting that they will not be net zero and that the costs and inconvenience of converting from 'net zero ready' to actual net zero would be left for the householders to bear. The application does not meet the aspirations of Policy M of the Braunston NDP.

The application appears to meet the requirements of sub-section f.

Braunston NDP was written with the active help of thirty members of the community. The community engagement was judged to be exemplary by the independent external examiner. It is a clear document with strong community support.

Expanding further on the affordable housing, the current proposal is that the homes are for sale at a discount, this will result in a one-off gain towards the housing needs, but this is lost once resales come into effect as the 6-month criteria may not be met and then the stock being released for sale on the general market.

The National Design Guidelines state that the 'entry-level exception sites' policy is a tool to deliver housing schemes on non-allocated land on the edge of cities, towns, and villages which is aimed at first-time buyers or first-time renters. This would not be achieved by the development described in the planning application for the reasons below:

Regarding section d mentioned above the council also has concerns over the affordability of the purchase of the houses, research shows that the average price in Braunston is £298,500 over the basket of properties so based on this the 80% value would be £238,800 (Rightmove). The researched average salary for Northamptonshire is £34,898 (Adzuna) therefore making these affordable houses unaffordable to the average person within the community.

The Parish Council has a history of supporting affordable housing developments both in the village confines and on exception sites, but these have always been rental properties to ensure that the housing stock remains affordable housing for people with Braunston connections.

The Parish Council has previously supported schemes on exceptions site with two successful projects in Maple Close and they have already supported a proposed third project to extend Maple Close further.

Therefore, the council does not feel that Barby Road makes the case to be an exception site.

Further concerns are over the potential highways issues both during any construction if the application is supported and after completion as the proposed entrance is close to an existing junction and will result in more traffic on an already busy road, especially at school times. The existing highway and footpath are very narrow in places and the council would like to see improvements made here before any permission is granted.

	<p>There have also been many reasons for the objection raised but these are not always strictly planning criteria, so we have chosen to exclude them from our response of the 50-odd members of the public who attended the meetings three were broadly in favour and the rest were broadly against.</p>
23.05.10	<i>Unitary Councillors Report</i>
	<p>As per circulated report, in addition Rosie advised the following: -</p> <ul style="list-style-type: none"> • Will try and send another copy of LCWIP report. • The bus report is going to cabinet in July. • The Daventry to Banbury is being withdrawn. • There is a new assistant director of planning.
23.05.11	<i>Minutes of Last Meeting (3rd April 2023 & 4th May)</i>
	<p>3rd April - It was proposed by Pete Morgan, seconded by Adrian Honeybill, and carried that the minutes for the meeting be signed as a true record.</p> <p>4th May - It was proposed by Jo Glover, seconded by Graham Newman, and carried that the minutes for the meeting be signed as a true record.</p>
23.05.12	<i>Finance Report</i>
	<p>The clerk presented the monthly accounts report; it was proposed by Jo Glover, seconded by Graham Newman, and carried that these be accepted.</p> <p>Accounts for Payment It was proposed by John Pomfret, seconded by Graham Newman, and carried that these amounts be paid.</p> <p>Internal Audit It was proposed by Pete Morgan, seconded by Jo Glover, and carried that the council accept the internal audit report.</p> <p>AGAR Report It was proposed by Jo Glover, seconded by Graham Newman, and carried that the council approve the year end accounts and that the chair should sign the AGAR return.</p>
23.05.13	<i>Marina Project</i>
	<p>Adrian Honeybill advised that CRT were looking to repaint the marina bridge and were looking to seek the PCs views on colour as on inspection the bridge has been many assorted colours over the years. It was felt by the council that the bridge should be repainted in its current colour scheme of black and white.</p>
23.05.14	<i>Braunston CAN</i>
	<p>It was reported the following: -</p> <ul style="list-style-type: none"> • The new boards for Butlins Hill and Jettyfields have been installed. • There were two missed areas of mowing (clerk has chased) • The householder at Southview is looking to look after the field adjacent to the canal in a biodiverse way. • Dave Dawson and Alan Mawer are looking at the future of cycling in and around Braunston. • Adrian Honeybill confirmed that CRT and WNC are actively looking at routes between tunnel and lock six. • Alan Mawer is looking at sustainable transport visions for the village. • Abigail Campbell is producing activity cards for the APM. • The Boat House are waiting for a DNO upgrade before the chargers can be installed. • A project around community energy is also being undertaken.

	<ul style="list-style-type: none"> It was BCAN would like at trying to get funding for a weather station as the current resident who used to provide the information service has now given up.
23.05.15	<i>Jetty Fields</i>
	<p>Alan Mawer reported the following: -</p> <ul style="list-style-type: none"> There is no longer a waiting list for the allotments. A tree was recently struck by lightning. One of the community orchard trees may have died. The fence posts in the allotments may need replacing, this will be reviewed at the next workday along with the poppy bench being relocated and the cow parsley trimmed.
23.05.16	<i>Playing Fields</i>
	No report
23.05.17	<i>Police Liaison</i>
	No Report
23.05.18	<i>Twinning</i>
	The recent visit was very successful.
23.05.19	<i>Village Charities</i>
	The committee have met and there was a small financial loss last year (£12), the Christmas list criteria is being reviewed and the village will be notified via the BVN.
23.05.20	<i>Village Hall</i>
	The defibrillator has been installed. During the recent heavy rainfall there was a small amount of flooding within the village hall.
23.05.21	<i>Planning</i>
	See above.