

**Moulton Parish Council**

**Minutes of Parish Council Meeting**

**Date:** 5<sup>th</sup> March 2024 **Time:** 7.15pm

**Location:** Moulton Community Centre

Agenda Item:		
23/24	<b>Conduct a Public Session (Duration and content at Chairman's discretion)</b>	
	<p>33 members of the public in attendance to discuss a range of issues. Cllr Aarons explained that members of the public could speak during the Public Session but would not be able to contribute once the formal part of the meeting started.</p> <p><b>Mulberry Homes:</b></p> <p>Cllr Aarons confirmed that he had attended last week's planning committee and all councillors had received a copy of the draft minutes so were fully updated with regards the issues facing residents on the Mulberry Homes site and asked for any new questions/comments. One resident asked how MPC were planning to respond to the planning application. Cllr Aarons stated that MPC were extremely concerned that not enough work had been carried out on the flooding issues that the change in soil levels had created. All adjoining landowners were experiencing problems with flooding, and this had not been considered. One resident asked if Cllr Conway would be taking part in the discussion. Cllr Aarons confirmed that the application had nothing to do with the football club or sports pitches and MPC are focusing on the flooding problems caused by the illegal dumping of soil and the proposed remedial works. The land is currently not fit for any purpose, is not safe and would be a burden in its current form if MPC adopted the land and a potential financial liability for all Moulton residents not just residents on the Mulberry Homes development.</p> <p><b>Land at Manor Farm – NCCC Proposals</b></p> <p>Cllr Aarons summarised the situation and confirmed that large music events had been specifically excluded from the lease agreement with WNC. Cllr Moss is looking into the origins of the proposals. One resident offered to share their findings made via FOI requests to WNC. Cllr Moss stated that the site in question had been originally considered as a site for the new school but was eliminated due to the site not being financially viable as the levels were not suitable.</p> <p>Other resident comments/questions. Cllr Aarons confirmed that we don't have all the answers to all the questions now:</p> <ul style="list-style-type: none"><li>• How do the proposals fit into the Local Plan.</li><li>• Why was a 12,500-seater stadium and 900 space car park required for a training ground.</li><li>• Could there be an alternative use for the land.</li><li>• One resident asked if MPC would be willing to support a community led project. Cllr Aarons responded that it would depend on what the project was but confirmed MPC were always happy to collaborate.</li><li>• Had NCCC approached MPC. Cllr Aarons confirmed no approach had been made.</li><li>• There is no benefit to the village.</li></ul> <p>Cllr Aarons stated that it was important MPC engaged with the developer at all stages to ensure we can influence where we can.</p> <p>Public Session closed at 7.37pm</p>	

**Record Attendance, Absence and Apologies from councillors not in attendance. Resolution to accept:**

<b>24/24</b>	Councillors (Parish):	Cllr Paul (GP), Cllr Conway (DC), Cllr Swannell (MS), Cllr White (KW), Cllr Moss (GM), Cllr Aarons (DA), Cllr Hinkson (DH), Cllr Ronnie (IR), Cllr Bennett (NB), Cllr Fehnert (SF), Cllr Curran (CC),
	Councillors (West Northants):	None
	Executive Officer:	Jane Austin
	Other Attendees:	None
	<b>Apologies:</b>	Cllr Swallow (YS) (holiday), Cllr Morrow (TM work commitments), Cllr Swannell (MS) (previous engagement), Cllr Marshall (JM) (work commitment) Cllr Warren (WNC meeting)
<b>Absence:</b>	None	

<b>Agenda Item:</b>	<b>Discussion Content:</b>	<b>Action:</b>
<b>25/24</b>	<b>Record any Declarations of Interest on subjects included on this agenda. Councillors are reminded that if they have either a Disclosable Pecuniary Interest or other interest in any of the agenda items then they should declare the interest and withdraw from the debate or meeting as appropriate:</b>	Action:
	Cllr Aarons reminded councillors of their duty to declare an interest on agenda items if necessary.	
<b>26/24</b>	<b>Dispensations: To consider written requests for dispensation of DPI</b>	
	None	
<b>27/24</b>	<b>Accept Minutes of Council Meeting held on 6<sup>th</sup> February 2024. Resolution to accept and sign.</b>	Action:
	It was <b>resolved</b> to accept the minutes of the council meeting held on 6 <sup>th</sup> January 2024.	
<b>28/24</b>	<b>Report on Previous Agenda Items</b>	
	None	
<b>29/24</b>	<b>Councillors Monthly Update -Councillors to report back on actions during the previous month. Resolution to Approve Actions.</b>	
	None	
<b>30/24</b>	<b>Executive Officer Update. Resolution to Approve Actions</b>	
	Items to follow in agenda	
<b>31/24</b>	<b>Planning Related Matters:</b>	Action:
	1.Planning Applications -Draft Planning Committee Minutes 27 <sup>th</sup> February 2024 attached as Appendix 2	
	Previously submitted responses noted.	
	2. Update on Mulberry Homes Planning Application. Resolution to submit a Response	
	Cllr Aarons summarised the proposed remedial works and confirmed that not enough attention has been paid to the flood threat. Thousands of tons of soil has been placed on a clay base and we need to understand the risk that poses. The Local Lead Flood Authority	

	<p>(LLFA) have not considered the risk to adjacent neighbours including MSSC, MFC and farmers. MPC wish to resolve this issue as much as the residents do and understand that the application will be approved at some point so it is imperative that we obtain the right result for residents so the land can be used. Cllr Aarons opened the floor for other councilors to comment:</p> <p>IR - the water run off onto Boughton Road has increased significantly since the soil heap has been there.</p> <p>GM – Has read all the response to the planning application MH are not proposing to remove the soil but remodel it. This is a concern as there is no information of the geological and hydrological changes on the inconsistent structure and layering of soil. Water will not be able to flow naturally as all the soil is mixed up. The data is flawed as water will not flow at the rate detailed.</p> <p>MSSC has issues with their playing fields and running track with the water run off making them unusable, MFC has issues on all pitches at the club and it is affecting farmers’ fields.</p> <p>SF – I have been corresponding with MH for 27 months and despite written statements promising to remove the soil, nothing has been done. The spoil has been dumped illegally, fly tipping, and should be removed. Enforcement Officer appointed at WNC 2 years ago and no action has been taken.</p> <p>NB – agrees with SF but doubts soil removal will happen. Concerned that even when planning application is eventually approved that the requirements of the planning authority will not take place. Are the pc obligated to take the land? Cllr Aarons confirmed that the pc are not obligated to take the land and it would be handed over to a management company where a surcharge would be levied to residents to pay for the maintenance costs.</p> <p>CC – What guarantees do we have that MH will carry out the requirements of the planning application?</p> <p>GM – an assessment from the LLFA needs to take place and factor in the 1 in 50/100/200-year events that have not been considered.</p> <p>Cllr Aarons proposed the following resolution: That the application be <b>REFUSED</b> on the basis that the LLFA need to undertake a comprehensive study of the flood risks on site and adjacent sites and consider the 1 in 50/100/200-year events. 10 votes for, 1 abstention. Vote carried.</p> <p>It was <b>resolved</b> to request Cllr Warren ‘calls in’ the application to ensure it is heard by the Planning Committee.</p>	
	<p>3.Update on Land at Manor Farm – NCCC Proposals. Resolution to Agree Actions</p>	
	<p>Cllr Aarons confirmed that there was no update on the proposals for land at Manor Farm. A page has been created on the MPC website containing all the information to date. Any updates will be posted here. The EO had been in contact with Northamptonshire County Cricket Club (NCCC) and they confirmed their intention to work with MPC and residents but had no further information on the scheme at present. As soon as more information is received, MPC will hold a public meeting and leaflet drop all homes in Moulton and Moulton Leys to ensure everyone can attend who wishes to.</p> <p>EO to take advice on impact of proposals on Neighbourhood Development Plan (NDP) Review and whether the proposals should be included in the NDP or not.</p>	
	<p>4. WNC Local Plan Consultation. Resolution to Respond.</p>	
	<p>Cllr Moss and the EO attended a training session on the new Local Plan. Details to be released by WNC this week. MPC to respond to consultation. Awaiting news on the Local Transport Plan Review.</p>	
	<p>5. WNC Suggested Northampton Boundary Changes. Resolution to Respond</p>	
	<p>The EO attended a further briefing on proposals to change the planning policy for Moulton. Moulton is currently designated a Primary Service Village. Proposals include incorporating Moulton into the Northampton Town boundary for planning policy purposes. MPC to</p>	

	respond to consultation when relevant policies revealed later this week.	
	6. Discuss WNC Highways Response to request from Northampton School For Boys re: Highways. Resolution to Agree Actions.	
	It was <b>resolved</b> to submit the original response to the planning application, where MPC raised significant concerns about the increase in traffic, and add that the traffic situation had only worsened since the original response had been submitted.	
<b>32/24</b>	<b>Finance, Administration and Governance Related Matters</b>	Action:
	<b>Recommendations from Finance Committee Meeting 26<sup>th</sup> February 2024</b>	
	1. Approve Payments as Listed in Appendix 1. Resolution to Approve	
	It was <b>resolved</b> to approve and make the payments listed in Appendix 1	<b>EO</b>
	<b>Finance, Administration and Governance Related Matters Continued:</b>	
	2. Discuss Metal Detecting on Crowfields Common. Resolution to Agree Actions	
	It was <b>resolved</b> to withdraw permissions for metal detecting on any parish council land with immediate effect.	<b>EO</b>
	3. Community Governance Review Update. Resolution to Agree Actions.	
	The EO confirmed that the Democratic Services Committee would meet next week to discuss the proposals for boundary changes within West Northants. We would find out soon if either of the proposals submitted by MPC have been taken forward.	<b>EO</b>
<b>22/24</b>	<b>Next Scheduled Meeting Date</b> Tuesday April 2nd 2024	

**Meeting Closed at 8.26pm Copies to:** Parish Councillors (14), West Northants Councillors (3),

**Chairman's Acceptance Signature.....Date.....**

#### **Appendix 1 February Payments**

<b>Supplier</b>	<b>Invoice Details</b>	<b>Payment Amount (£ net)</b>
Royal Mail	Moulton Scene delivery	£571.73
John Bland Tree Works	Various tree works	£2,780.00
West Northamptonshire Council	MCC Premises Licence	£295.00
The Acoustics Company	Acoustic panels	£608.55
D F Stewart Services Ltd	Toilet unblock	£175.00
Hunt & Coombs	Manfield Hall advice	£900.00
Hunt & Coombs	Manfield Hall copying	£21.60
Prestige Landscapes	Greenworks and village maintenance monthly charge (Feb 2024), plus gritting services x 4, padlocks to Carey bollards, memorial tree and Fuller Road works	£6,439.07
IGM	Automatic door service	£195.00
Capital Floors	Main hall deep clean	£974.67
Complete	Café gloves and footrest (x 2 invoices)	£50.62
Moulton Stone Builders	Busby's Meadow wall repair	£1,600.00

Chris Chapman	Various village maintenance items, inc cemetery, play areas and fencing works (x 5 invoices)	£2,045.00
MO Sounds Ltd	Property moving	£200.00
Northants ACRE	Community Facilities & Parish Council Supporter annual fees (x 2 invoices)	£75.00
Tree Stump Solutions	Grinding of cherry tree stump	£340.00
Initial Washroom Hygiene	Toilet hygiene bins, nappy bins and air freshener	£64.61
Ashby Computers	Microsoft 365 charges & 1TB cloud backup and new laptop (x 2 invoices)	£848.79
Yellow Bourbon Coffee Roasters	Café coffee (x 2 invoices)	£384.60
Waterdene	Café stock (x 7 invoices)	£794.48
AA PAT Testing	PAT testing	£160.46
Active Garden Ltd	Playground swing seat	£100.00
Glass Northampton Ltd	Works to MCC aluminium door	£241.00
Codner Creative	Public Gardens lock/unlock - Feb 2024	£145.00

## **Appendix 2 Draft Minutes Planning Committee 27<sup>th</sup> February 2024**

### **01/24 Conduct a Public Session (Duration and content at Chairman's discretion)**

14 members of the public were present.

Cllr Moss introduced himself and the planning committee and reiterated that the purpose of tonight's planning committee meeting was to listen to the views of residents so Moulton Parish Council could best serve the needs of the community.

Summary of Views/Comments from Mulberry Homes residents:

MH residents encouraged by opening statement from Cllr Moss. MH residents believe this to be an opportunity to secure fantastic Public Open Space securing access for all. Aesthetically the proposed levels of soil do not concern the residents and they believe the building waste to be superficial only. Several MH residents echoed these comments. Many residents feel the proposals are a step in the right direction, the situation had been going on for such a long time and looking at the soil heap was depressing. Residents happy with one unfenced football pitch but the solutions of removing all the soil or moving the gas pipe seem no longer viable.

Many residents have commented on the planning application online which Cllr Moss has read.

One resident spoke of the flooding in adjacent fields to the site – farmers fields, pitches unplayable at the football club as underwater. MFC are turning children away due to limited space. The additional pitches were part of a strategic plan between DDC (Daventry District Council) and the (FA) Football Association to allow capacity for children to play football from the new housing developments. Residents felt that not all children preferred structured football but wanted to 'kick a ball about' on green space. Capacity at other clubs/venues nearby.

Cllr Moss expressed the planning committee's concerns regarding drainage and flooding on adjacent fields. One resident suggested that the proposed landscaping may make a difference to the current flooding issues. Another resident felt the planning application seemed to address these issues. One resident stated

that the soil was formed of Oadby clay which has no natural infiltration i.e. no drainage so water will run down into the fields or houses. One resident queried why the MH drainage basins were quite full yet a basin on adjacent Morning Star Lane was empty. The EO explained that a ditch ran down the boundary line of the site and flowed into the MH basins.

Cllr Aarons confirmed that there was a mixture of views from the parish council on the use of the land and councillors who have any interest in any agenda item, declare an interest and have no vote on the matter. One resident spoke of the libellous social media posts that mention individuals by name and asked that the residents present challenge these posts.

One resident asked what happens after this meeting. Cllr Moss confirmed that all the resident views would form part of a discussion at full council meeting next Tuesday, Cllr Moss reaffirmed that it was the parish council's duty and responsibility to obtain the best possible outcome for the community and outstanding issues such as flooding, and drainage would need to be addressed. Cllr Aarons reminded the residents that the parish council were statutory consultees only and the decision would rest with West Northants council, as the planning authority.

Resident attended to ask for more information regarding NCC proposals for Land at Manor Farm. Cllr Moss confirmed that no further information was available but MPC had been in contact with NCCC and would work with them on the proposals.

One resident asked for more details re: MFC application for a covered stand. A member of MFC was able to answer the queries.

#### **02/24 Record Attendance, Apologies, Absence**

Councillors (Parish): Cllr G Moss (GM) Chair, Cllr Bennett (NB), Cllr J Marshall (JM), Cllr D Aarons (DA)

**Public:** None

**Apologies:** Cllr T Morrow

**Absent:** Cllr D Hinkson

#### **03/24 Record any Declarations of Interest on subjects included on this agenda.**

*Councillors are reminded that if they have either a Disclosable Pecuniary Interest or other interest in any of the agenda items then they should declare the interest and withdraw from the debate or meeting as appropriate.*

None

#### **04/24 Accept Minutes of Planning Committee Meeting held on 27<sup>th</sup> June 2024**

It was **resolved** to accept the minutes of the Planning Committee held on 27<sup>th</sup> June 2024.

#### **05/24 Compose Response to the following Planning Applications if response not already submitted.**

05/24 (1)	Application No. <a href="#">2024/0539/FULL</a> Proposal           Erection of a detached garage Location           Slade Farm Holcot Road Moulton NN3 7QN It was <b>resolved</b> to Recommend Approval
05/24 (2)	Application No. <a href="#">2024/0561/FULL</a> Proposal           PROPOSED NEW SIDE EXTENSION WITH NEW DORMERS TO FRONT AND REAR

	<p>Location 116 Northampton Lane North Moulton NN3 7QW It was <b>resolved</b> to Recommend Approval</p>
05/24 (3)	<p>Application No. <a href="#">2024/0566/FULL</a></p> <p>Proposal Proposed side extension and alterations together with rear dormer.</p> <p>Location 14 Boughton Road Moulton NN3 7SJ It was <b>resolved</b> to Recommend Approval</p>
05/24 (4)	<p>Application No. <a href="#">2024/0534/FULL</a></p> <p>Proposal Construction of first floor extension over the garage at front; addition of window to the side and internal alterations.</p> <p>Location 82 Moorbridge Road Moulton NN3 7AA It was <b>resolved</b> to Recommend Approval</p>
05/24 (5)	<p>Application No. <a href="#">2023/7249/FULL</a></p> <p>Proposal Single storey extension to side and rear</p> <p>Location 5 Carey Close, Moulton, NN3 7SN It was <b>resolved</b> to Recommend Approval</p>
05/24 (6)	<p>Application No. <a href="#">2024/0526/FULL</a></p> <p>Proposal Erection of new first floor for additional residential accommodation</p> <p>Location 41 Ryland Road, Moulton, NN3 7RE It was <b>resolved</b> to Recommend Approval</p>
05/24 (7)	<p>Application No. <a href="#">WND/2022/0964</a></p> <p>Proposal Retention of deposited material and its remodelling through engineering works to create an area of Public Open Space as required under planning approval DA/2018/1042.</p> <p>Location Land To South Of Boughton Road Moulton, Northamptonshire It was <b>resolved</b> to discuss the application again, taking into consideration resident views and comments at full council meeting to be held on Tuesday 6<sup>th</sup> March and submit a response to WNC</p>
05/24 (8)	<p>Application No. <a href="#">2024/0865/FULL</a></p> <p>Proposal Installation of covered area along top side of the football pitch for spectators and undercover training area.</p> <p>Location Moulton Football Club, Brunting Road, Moulton, NN3 7QF It was <b>resolved</b> to offer No Comment on this application.</p>
05/24 (9)	<p>Application No. <a href="#">2023/7598/LBC</a></p> <p>Proposal Listed building consent to re-thatch roof with water reed</p> <p>Location The Close 12 West Street Moulton NN3 7SB It was <b>resolved</b> to Recommend Approval</p>