

RESOURCES & PLANNING COMMITTEE MEETING
MONDAY, 11th OCTOBER 2021 AT 7:00PM
TOWCESTER TOWN HALL

Present: Cllr M. Johns (Chairman), Cllr C. Askew, Cllr D. Carmichael, Cllr M. Clubley, Cllr R. Dando L'Olive, Cllr P. Conquest, Cllr J. Godwin, Cllr J. Lynch, Cllr I. Macaulay, Cllr D. Reynolds, Cllr L. Samiotis, Cllr C. Wright

Also present: Miss E. Cox (Town Clerk), Mrs E. Bucklow-Holt (Assistant)

1. **Apologies for Absence**

Apologies were received and accepted from Cllr P. Allen, Cllr K. Bond, Cllr D. Tarbun and Cllr M. Wixon.

2. **Declarations of Interest**

None.

3. **Open to the Public (maximum 15-minute session)**

No members of the public were present.

4. **Minutes of Meetings**

To approve the Minutes of the Resources & Planning Committee Meeting held on Monday, 27th September 2021

Proposal

Cllr Lynch proposed that the Minutes of the Resources & Planning Committee Meeting held on Monday, 27th September 2021 be signed by the Chairman as a true record; seconded by Cllr Macaulay; all in favour.

5. **Matters Arising from the Minutes**

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Cllr Clubley, Cllr Lynch and Cllr Samiotis had attended a meeting on 29th September with WNC Planner Officer for the SUE, Daniel Callis, to discuss initial principles for the new Community Facility within the development. Cllr Lynch reported that all of the suggestions put forward at the previous RP Committee Meeting had been accepted for consideration. Cllr McCord, representing Deanshanger Ward, suggested that future expansion of the facility could be funded by the TC by raising its precept. It was pointed out that the tenure of any transfer to the TC is yet unknown; if the developer intends to retain the Freehold of the premises then this would require very careful consideration. It was agreed for the Clerk to make further enquiries to clarify the position. Cllr Macaulay suggested that any shortfall in storage could be addressed by installing hard standing for shipping containers, which would also provide an economical solution.

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Cllr Johns referred to previous discussions regarding the Towcester Relief Road (TRR)/A5. Subsequent to the Press Release issued by the Rt Hon. Dame Andrea Leadsom MP in September, it has been confirmed by the Department of Transport that signage proposed to redirect HGVs along the TRR, would be for a temporary period whilst work is undertaken to install traffic calming in the town centre. No weight restrictions will be implemented for the A5 trunk road. The Clerk will circulate a copy of forwarded correspondence from Minister for Transport, Baroness Vere, which was received today and confirms this.

6. **PLANNING**

a) **Decisions**

Planning Decisions received to 1st October 2021 were noted as follows:-

Approval for Development in respect of:-

WNS/2021/1179/FUL 32 Juniper Close, Towcester
Proposed part garage conversion and part first floor extensions over, part two-storey side and forward of the existing garage and new vehicular access and new parking area.

WNS/2021/1183/FUL Wood Burcote Court, Wood Burcote Road, Towcester
Demolition of existing building and construction of new dwelling.

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WNS/2021/1192/LBC 162 Watling Street East, Towcester
Listed Building consent for the replacement of the existing gas condensing boiler with a hybrid heat pump comprising heat pump outdoor unit, heat pump indoor unit and gas condensing boiler. It is proposed to install a white aluminium enclosure around the heat pump outdoor unit to improve the visual appearance and dampen the operational noise

b) Planning Applications received to 5th October 2021

S/2020/1706/MAR Land at Towcester Vale, London Road, Towcester
Proposal: Application for reserved matters for consent of 81 units (Parcel H14) and the surrounding Strategic landscaping (Part 1, 2 and 3). Pursuant to outline planning permission S/2007/0374/OUTWNS). The outline application was accompanied by an Environmental Statement.

Amendment details: Reduced red line area. Also, number of units reduced from 81 to 51 (including removal of all affordable units from this parcel).

**The committee discussed the application at length and agreed the following response:-
Towcester Town Council is concerned over plans to relocate the affordable units designated for this parcel of land to an alternative parcel within the SUE development. It is important that the 10% of affordable homes generated by this development are evenly distributed throughout the whole site to create an integrated community.**

Separate concerns relate to information received that some new occupiers are required to commit to a management charge, which will be implemented on completion of the whole SUE, or phases of it. This does not appear to relate to open areas maintenance but towards the cost to maintain footpaths/street lighting etc. This is contrary to previous advice given to Towcester Town Council and so it would be grateful for your clarification on this issue.

S/2020/1644/EIA Land to the east of Tiffield Road and to the north-west of the A43, Towcester
Proposal: Hybrid planning application comprising: Outline application with all matters reserved for an employment park comprising B1a, B1b, B1c and/or B8 uses, including ancillary offices (B1a) Sui Generis (selling and/or displaying motor vehicles, showrooms and petrol filling station), and/or A1 and A3 uses, service yards and HGV parking, plant, vehicular and cycle parking, earthworks and landscaping. Full planning application for a new roundabout access from the A43, internal spine road, substation, lighting infrastructure, engineering operations including foul pumping station, earthworks (including creation of development plot plateaus), pedestrian and cycle infrastructure and strategic landscaping including drainage infrastructure. (Application accompanied by an Environmental Statement)

Amendment details: Cumulative Traffic Impact Assessment, revised landscaping details, amended roundabout design, revised parameters and phasing plan, revised lighting strategy, revised arboricultural report, revised sustainability statement, revised framework travel plan and layby risk assessment.

The committee discussed the application at length. Concerns were raised about the cumulative impact of this development and that proposed by DHL on traffic movements in and around Towcester.

Proposal

ClIr Askew proposed that the TC to formally request that the developer, IM Properties, commits to a travel plan in the same way that DHL has in its consultations undertaken to date. To the effect that:-

- **IM Properties will ensure that it is a condition on all companies which occupy its site to commit to this travel plan.**
- **The travel plan only comes into effect once the Towcester Relief Road is operational.**
- **The travel plan is specific to vehicles over 7.5 tonnes capacities which are legally permitted to use the relief road and are either owned by, or operated on behalf of the occupying company.**
- **Such vehicles, coming from the A5 south of Towcester, or returning to the A5 south of Towcester, are to use the relief road rather than travelling through the centre of Towcester.**

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seconded by Cllr Macaulay; all in favour.

Proposal

Cllr Samiotis further proposed that a request be made for a weight restriction to be implemented on Northampton Road, between the Saracen's Head crossroads and the Hulcote/A43 junction, to remove the appeal for HGVs to divert through this estate road to avoid queuing traffic on the A5; seconded by Cllr Reynolds; all in favour.

7. West Northamptonshire Strategic Plan

Spatial Options Consultation – Briefing Sessions

Notification of the online briefing sessions for Town/Parish Council representatives scheduled for:-

- **Wednesday, 13th October at 6pm**
- **Friday, 15th October at 2pm**

Cllr Johns confirmed he had registered to join one of the briefing sessions and stressed the importance of the TC being well represented in ongoing discussions to form the new West Northamptonshire Strategic Plan. The Clerk confirmed that information had been received today concerning further briefings on the Strategic Plan consultation, which she will circulate.

The meeting concluded at 7:30pm

MJ.
25.10.21