

TOWCESTER TOWN COUNCIL

ELIZABETH COX

Town Clerk



TOWN HALL
86 Watling Street,
Towcester,
Northants NN12 6BS

Tel: 01327 350995

You are hereby summoned to attend a Meeting of the **Resources & Planning Committee** to be held at **7:00pm on Monday, 13th March** at the Town Hall, Towcester.

7th March 2023

Elizabeth Cox

Town Clerk

MEMBERS OF THE PRESS AND PUBLIC ARE INVITED TO ATTEND

AGENDA

1. Apologies for Absence
To receive and approve apologies for absence.
2. Declarations of Interest.
3. Open to the Public (maximum 15 minute session)
This section of the meeting gives members of the public who are present an opportunity to speak. You may speak on any item which appears on the agenda for this evening's meeting.
4. Minutes of Meetings
To approve the Minutes of the Resources & Planning Committee Meeting held on Monday, 27th February 2023 for signing by the Chair.
5. Matters Arising from the Minutes.
6. PLANNING
 - a) Decisions - Notification is given of WNC Planning Decisions to 6th March 2023 on the attached schedule.
 - b) Applications - To consider WNC Planning Applications received to 6th March 2023 as outlined on the attached schedule.
7. Finance
 - a) To note the completion of Internal Control Checks for the 2022/23 Financial Year by the Chair of the committee, Cllr D. Tarbun.
 - b) To note the report from the Interim Audit for the 2022/23 Financial Year and any matters arising:-
 - i) To review the level of the Town Council's Fidelity Guarantee Insurance
 - ii) To note the report on S106 Funding currently earmarked in the Town Council's accounts
8. Grant to Local Bodies
 - a) Home-Start Daventry & South Northants: To consider the application for funding of £1,300.00 for the delivery of a parenting course for the benefit of six Towcester families.
 - b) South Northants Youth Engagement (SNYE): To note the re-scheduled date of 1st June 2023 for the next Play & Activity Day on Towcester Recreation Ground.

WNC Planning Applications received to 6th March 2023:-

WNS/2023/0311/FUL Springhill Farm, Abthorpe Road, Handley Park, Towcester
Fenestration changes. Including new principal entrance to dwelling house and construction of new yard wall.
<https://snc.planning-register.co.uk/Planning/Display/WNS/2023/0311/FUL>

- WNS/2023/0294/FUL 3 Blackwell Close, Towcester
Erection of front porch.
<https://snc.planning-register.co.uk/Planning/Display/WNS/2023/0294/FUL>
- WNS/2023/0267/RES Land at Towcester Vale, Towcester (Part Phase 5)
Reserved Matters Application for infrastructure landscaping (Part Phase 5) of S/2007/0374/OUT (2750 homes; employment land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/creche and community hall); a support local centre (corner shops, takeaways); mixed use commercial area to accommodate Class C1 Hotel with conference and leisure facilities; two new primary schools; areas of public open space and strategic landscaping, incorporating new formal Sports Pitches, and combined community facility and Pavilion and parking and new allotments; the provision of the Towcester Relief Road connecting the A5T to the A43T; surface water/flood management works and necessary related engineering works for drainage services) The outline application was accompanied by an Environmental Statement.
<https://snc.planning-register.co.uk/Planning/Display/WNS/2023/0267/RES>

Amended Plans/Information:-

- WNS/2021/1819/EIA Land North of The Bell Plantation, Watling Street, Towcester
Hybrid planning application comprising of Part A: Full planning permission for a new roundabout access from the A5; internal spine road, creation of development plots with associated earthworks and plateauing; delivery of plateaus and access for Towcester Town Football Club (TFFC); site-wide structural landscaping and infrastructure; and a single warehouse (Use Class B8) and ancillary office, with associated access, hardstanding, landscaping, parking and supporting infrastructure. Part B: Outline planning permission with all matters reserved for the development of TFFC and employment floorspace falling within Use Classes B2 and B8, with ancillary office space on the development plots; as established through Part A of this application.

Amendment details: Submission of further information and evidence in relation to Environmental Statement:

- AIMSUN Modelling Report (highway modelling)
- Football pitch plateau dimensions and levels
- Amended Construction & Environmental Management Plan (CEMP)
- Amended Planning Statement

Applicant's response to LLFA comments from November 2022

Applicant's comments on LLFA's proposed conditions

<https://snc.planning-register.co.uk/Planning/Display/WNS/2021/1819/EIA>

- Application Nos.: WNS/2022/0181/FUL & WNS/
Location: 124 Watling Street East, Towcester
Proposal: Change of Use from Opticians Shop on the Ground Floor with First Floor storage to Restaurant and Takeaway for the Ground Floor with storage on the First Floor with installation of extraction flue to side.
<https://snc.planning-register.co.uk/Planning/Display/WNS/2022/0181/FUL>

WNC Planning Decisions received to 20th February 2023:-

Approval for Development in respect of:-

- WNS/2022/2081/MAR Land at Towcester Vale, Towcester (H20)
Reserved Matters Application for 138 units (pursuant to outline planning permission S/2007/0374/OUT) The outline application was accompanied by an Environmental Statement.
- WNS/2022/2365/MAR Land at Towcester Vale, Towcester
Reserved Matters Application (appearance, landscaping, layout and scale) for 165 dwellings across parcels H28, H29 and H30b (part Phase 5) pursuant to outline planning permission S/2007/0374/OUT.