

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, 26th September 2022** at The Town Hall, Towcester.

20th September 2022

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, 25th July 2022 for signing by the Chair.
5. Matters Arising from the Minutes.
6. PLANNING
 - a) Decisions - Notification is given of WNC Planning Decisions to 19th September 2022 on the attached schedule.
 - b) Applications - To consider WNC Planning Applications received to 20th September 2022 as outlined on the attached schedule.
7. Grant to Local Bodies
 - a) To consider the application for funding received from Home-Start, Daventry & South Northants.
 - b) To consider the request received from South Northants Youth Engagement to defer use of its funding to allow rescheduling of the second Towcester Play & Activity Day to Spring 2023.
8. Parking
To consider the request put forward by Cllr Samiotis to pursue the installation of bollards on the wide pavement at the junction of Brackley Road/Pomfret Road to prevent inconsiderate/dangerous parking.
9. West Northamptonshire Council
To note the publication of the WNC-commissioned West Northamptonshire Retail Study
<https://cms.westnorthants.gov.uk/mefia/3162/download>

WNC Planning Applications received to 20th September 2022:-

WNS/2022/1719/FUL 50 Docklewell Close, Towcester
Conversion of garage to living space.
<https://snc.planning-register.co.uk/Planning/Display/WNS/2022/1719/FUL>

- WNS/2022/1730/FUL 74 Marlow Road, Towcester
Variation of Condition 2 (plans) WNS/2021/0771/FUL Demolition of an existing pre-fabricated garage and proposed single dwelling to amend house type drawing.
<https://snc.planning-register.co.uk/Planning/Display/WNS/2022/1730/FUL>
- WNS/2022/11729/PA Springhill Farm, Handley Park, Abthorpe Road, Towcester
Determination as to whether prior approval is required (under Class Q of Part 3 of the above Order) for the change of use of (an) agricultural building (s) to a residential double garage and home office (Use Class C3) in respect of: the transport and highways impact of the development; noise impacts of the development; contamination risks on the site; flooding risks on the site; whether the siting and location of the buildings makes it impractical or undesirable to change the use; and the design and external appearance of the building.
<https://snc.planning-register.co.uk/Planning/Display/WNS/2022/1729/PA>
- WNS/2022/1796/FUL & Plum Cottage, Wood Burcote, Towcester
WNS/2022/1797/LBC Single storey extension to replace existing porch, internal alterations to layout, external decorations & replacement windows, alterations to double garage and rear store, alterations to quad garage including new roof with higher eaves & ridge, and external oak stair.
<https://snc.planning-register.co.uk/Planning/Display/WNS/2022.1796/FUL>
<https://snc.planning-register.co.uk/Planning/Display/WNS/2022/1797/LBC>

WNC Planning Decisions received to 19th September 2022:-

Approval for Development in respect of:-

- WNS/2022/0469/FUL 9 Earls Farm Way, Towcester
Single storey rear extension, double doors and Juliet balcony to first floor rear elevation.
- WNS/2022/0621/FUL 30 Campbell Close, Towcester
Demolish crumbling brick wall and dig out 10 metres of hedging. Erect a 1.8m high fence (wooden panels 1.5m high, concrete base panels 0.3m high and concrete post), the fence is set back 12.5cm from the edge of the pavement (retrospective).
- WNS/2022/1033/FUL 12 Watling Street East, Towcester
Wall – Repaint the main exterior in a masonry paint by Farrow & Ball in a warm, mid-grey shade. Re-paint the bottom panel (currently grey in the photographs) in black masonry paint. Re-paint the bricks at the very top of the wall in a black masonry paint.
Door – Strip, repair and paint the solid wood front door in a black gloss paint. Removal all brass to clean and polish and add a brass door number (12). Re-paint the door frame/surround in white. Paint the front step black using masonry paint.
Windows – Replace the bottom and top UPVC windows with UPVC timber effect, flush fit sliding sash windows with Georgian effect bars and an off-white finish,
- WNS/2022/1248/FUL The Elms, Brackley Road, Towcester
Proposed demolition, removal and replacement of the existing house and garage with a new 5 bedroom detached property, garage and associated external works (re-submission of application WNS/2021/1910/FUL).
- WNS/2022/1462/FUL 26 Jenkinson Road, Towcester
Change the existing tile cladding at the front of the house with insulated brick face panels.

No objections in respect of:-

- WNS/2022/1412/TPO & St Lawrence Church, Chantry Lane, Towcester
WNS/2022/1413/TCA T10 – Remove near to ground, grind stump.
T11 – Remove near to ground, grind stump and re-seed.
T17 – Remove ivy and clear 1-2m.
T28, T29, T30, T31, T32, T33, T34 – Remove deadwood, remove basal and lower stem epicorms, remove growth by 50% from lower crown, crown lift drooping growth.
T39 – Remove deadwood, prune stubs, reduce northerly limb by 3m, access rot holes.
T40 – Remove deadwood, remove basal epicormic growth to 3m, prune low growth.
T41, T42, T43, T44 – Remove deadwood, remove basal epicormic growth to 3m.

T48 – Remove eastern secondary at 10m, remove deadwood.
T55 – Reduce 4 – 6m, reduce lateral growth.
T59 – Reduce to 8m.
T68 – Reduce to 6-10m.

RECESS

Planning Applications considered during recess:-

No objections in respect of:-

- WNS/2022/1516/FUL Unit 3, Jacks Hill Café, Watling Street, Towcester
Demolition of existing offices and workshop and erection of new offices and workshop.
- WNS/2022/1485/TPO 10 Earls Farm Way, Towcester
G1 4 x Spruce – Crown raised to 6m
T1 Beech – Excessive overgrowth of limbs and reduce by 15-20%
- WNS/2022/1431/FUL 99 Alchester Court, Towcester
Single storey rear extension.
- WNS/2022/1487/FUL Land West of Plum Cottage, Wood Burcote, Towcester
Variations of Condition 2 (plans) 6 meter boxes, 8 external walls, 9 external walls & 10 access (S/2020/2321/FUL) Variations of Condition 2 (plans) S/2019/1879/FUL (Dwelling with detached garage) to alter all elevations, additional dormers, re-design of garage with removal of music room above, re-position of access, updated landscape plan, floor plans, window design and WSI for archaeological observation to reduce rooms in roof, dormer changes, changed to fenestration and layout.
- WNS/2022/1462/FUL 26 Jenkinson Road, Towcester
Change of existing tile cladding at front of house with insulated brick face panels.
- WNS/2022/1535/FUL Earls Farm, Earls Farm Way, Towcester
Variation of Condition 2 (plans) of WNS/2022/0237/FUL (plans) of WNS/2021/1018/FUL [(Demolition of outbuilding and construction of new garage, conversion of existing barn to habitable space. Single garage changed to double garage, additional window to front elevation and changes to the fenestration at the rear)] to allow revised layout to form bedroom over garage.
- WNS/2022/1248/FUL – Amended Plans/Information
The Elms, 63 Brackley Road, Towcester
Proposed demolition, removal and replacement of the existing house and garage with a new 5 bedroom detached property, garage and associated External works (resubmission of application WNS/2021/1910/FUL).
- The 2 windows in the bar/desk space on the side and rear elevation have been removed.
 - Window to the kitchen on the side elevation has been removed.
 - Changes to the central section of the house on the front elevation to curtain wall glazing with solid door and black render.
 - Canopy removed from rear elevation with 500mm projection retained.
 - Juliette balcony and doors removed from the master bedrooms and replaced with windows.
 - Moving the driveway access so it sits adjacent to the existing pedestrian access gate.
 - Additional hard standing area for caravan parking.
 - Removal of internal fences as the street boundary forms the site enclosure.
 - Provision of bat/bird box details and locations.
 - M & E equipment intended locations (subject to noise assessment) updated.
- WNS/2022/1679/FUL 33 Bickerstaffes Road, Towcester
Variation of Condition 2 (Plans) to planning application WNS/2022/0585/FUL (2 storey rear extension and additional window to front elevation). To alter front first floor window to former window and a porch to front.

WNC Planning Decisions received during recess:-

Approval for Development in respect of:-

- WNS/2022/1240/LDP 11 Greenview Drive, Towcester
Certificate of Lawfulness for proposed development comprising of dormer roof (without a window) to the existing bathroom to allow full height.
- WNS/2022/1344/FUL 17 Hollyhill, Towcester
Single storey rear extension and single storey side/rear extension.
- WNS/2022/0857/FUL The Old Wheatsheaf, 158 Watling Street East, Towcester
Partial reconstruction of existing brick wall with facing bricks to match existing, and new section of infill brick built boundary wall to match reconstructed section, to provide secure boundary between residential curtilage and public car park on alignment of existing dilapidated timber fence.
- WNS/2022/0585/FUL 33 Bickerstaffes Road, Towcester
2 storey rear extension and additional window to front elevation
- WNS/2022/0677/LBC 152 Watling Street East, Towcester
Variation of Condition 2 (plans) of S/2019/1729/LBC (Conversion of existing building to residential development of 15no dwellings) provide for the provision of new electric meter room at ground floor in the shared courtyard. Meter room to be built in reclaimed brick taken from the original building. The amended drawings will also provide for a new brick enclosure on the ground floor to plot number 2 in lieu of a glazed external screen.
- WNS/2022/0936/MAF Land North East of Old Tiffield Road, Towcester
Variation of Condition 17 IUse) to Planning Application WNS/2021/2003/MAF (The construction of a building to provide 3,620sqm GIA of B2/B8 floorspace with ancillary office floorspace (Class E) alongside associated loading bays, parking and landscaping). Amend Condition to state:
The development hereby approved shall be implemented and thereafter maintained with the level of floorspace used for Class B2 purposes limited to a maximum of 1200sqm. The development shall only be used for Class B2 and B8 with ancillary Class E (g) and shall thereafter only be used for those purposes as specified in the Schedule to the Town and Country Planning (Use Classes) order 1987 as that Order applied in England on 31 August 2020 and for no other purpose(s) whatsoever without the prior consent of the Local Planning Authority.
- WNS/2022/1050/FUL 38 Marlow Road, Towcester
Removal of conservatory and replaced with proposed single storey extension to rear.
- WNS/2022/1186/ADV D W Roberts Optometrist, 6 Sponne Shopping Centre, Towcester
Erection of an aluminium fascia sign reading OPTICIAN size 250mm (w) x 1500mm (l) x 3mm (d) on end of wall of building.

No objections in respect of:-

- WNS/2022/1390/TCA The Vicarage, Chantry Lane, Towcester
T1 Birch – Reduce by 1.5m on south-west side over car park to suitable growth points.
T2 Lime – Reduce south-west side over car park by 3-4 metres to previous cuts leaving suitable vertical growth.
T3 Beech – Reduce south-west side over car park by 2 metres to suitable growth points.