

# 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 **7:30pm on Monday, 31<sup>st</sup> October 2022** at The Sawpits Centre, Richmond Road, Towcester.

25<sup>th</sup> October 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, 10<sup>th</sup> October 2022 for signing by the Chair.
5. Matters Arising from the Minutes  
Minute Page 22/10/126: To note the estimate from the Town Council's Solicitor with respect to legal fees associated with the assignment of leases for public open space.
6. PLANNING
  - a) Decisions - Notification is given of WNC Planning Decisions to 24<sup>th</sup> October 2022 on the attached schedule.
  - b) Applications - To consider WNC Planning Applications received to 24<sup>th</sup> October 2022 as outlined on the attached schedule.
  - c) West Northamptonshire Council – Planning Peer Review  
To nominate a representative of from the Resources & Planning Committee to join the new WNC Planning Focus Group.  
(NB: The first meeting will take place via Microsoft Teams from 11:00-12:30 on 2nd November)
7. Towcester Relief Road (A5/A43 Link Road)  
To receive a report from Cllr M. Johns following the adjournment debate in Parliament initiated by the Rt Hon. Dame Andrea Leadsom MP.
8. Active Travel Route for Towcester  
To consider the recent correspondence from David Cranwell of South Northants Active Travel Routes (SNATRA).
9. Sponne Arcade Short Stay Car Park  
To note the update from West Northamptonshire Council regarding the planned start of the car park refurbishment works and the timescale for completion.

10. Grant to Local Bodies

- a) To re-consider the application for funding received from Home-Start, Daventry & South Northants.
- b) To consider the application for funding received from South Northants Youth Engagement from the budget for the 2023-24 Financial Year.

11. Pre-Budget Discussions

WNC Planning Applications received to 24<sup>th</sup> October 2022:-

- WNS/2022/2004/TPO Cedar Cottage, 56 Earls Farm Way, Towcester  
TPO-12/2008
- 1) Spruce by pond – Fell
  - 2) Chestnut – Lift by removal of branches up to main union
  - 3) Spruce – Lift by removal of first seven branches
  - 4) Sycamore – Remove lower dead branch
- <https://snc.planning-register.co.uk/Planning/Display/WNS/2022/2004/TPO>
- WNS/2022/2031/FUL Springhill Farm, Abthorpe Road, Handley Park, Towcester  
Change of agricultural building to ancillary residential accommodation.  
<https://snc.planning-register.co.uk/Planning/Display/WNS/2022/2031/FUL>
- WNS/2022/2021/FUL The Day Nursery, 6 Watling Street East, Towcester  
A covered pagoda within the rear courtyard area, between the main building and outbuilding, to create a sheltered outside play space within the nursery. (Restrospective).  
<https://snc.planning-register.co.uk/Planning/Display/WNS/2022/2021/FUL>

Amended Plans/Information:-

- WNS/2021/1819/EIA Land North of The Bell Plantation, Watling Street, Towcester  
Proposal: 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 (TTFC) 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.
- Amendment details: Part B: Outline planning permission with all matters reserved for the development of TTFC 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.
- Submission of further information and evidence in relation to the Environmental Statement: highways and landscape and visual impact.  
Reduction of maximum height of development from 24.5m to 21.5m.  
Phase 1 Construction and Environmental Management Plan (CEMP).  
Revised local Labour Appraisal & Strategy.  
Associated amended plans and supporting documents.  
<https://snc.planning-register.co.uk/Planning/Display/WNS/2021/1819/EIA>

WNC Planning Decisions received to 24<sup>th</sup> October 2022:-

Approval for Development in respect of:-

- WNS/2022/1535/FUL Earls Farm, Earls Farm Way, Towcester  
Variation of Condition 2 (plans) of WNS/2022/0237/FUL (Variation of Condition 2 (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 fenestrations at the rear)) To allow revised layout to form bedroom above garage.
- WNS/2022/1619/FUL 33 Drayson Way, Towcester  
Single storey rear extension.
- WNS/2022/0831/FUL Uplands Farm, Tiffield Road, Caldecote  
Extension to existing agriculture building and remodelling and extension works.