

RESOURCES & PLANNING COMMITTEE MEETING**MONDAY, 8th APRIL 2019**

Present: Cllr L. Samiotis (Chair), Cllr P. Allen, Cllr K. Bond, Cllr P. Conquest, Cllr B. Cutts, Cllr R. Dallyn, Cllr J. Hart, Cllr M. Johns, Cllr J. Lynch, Cllr S. McMurray, Cllr D. Reynolds

1. **Apologies for Absence**

Cllr C. Blake, Cllr D. Tarbun

2. **Declarations of Interest**

None

3. **Open to the Public**

No members of the public were present.

4. **Minutes of Meetings**

Proposal

Cllr McMurray proposed that the Minutes of the Resources & Planning Committee Meeting held on Monday, 25th March 2019 be signed by the Chair as a true record; seconded by Cllr Lynch; 10 votes in favour; 1 abstention

5. **Matters Arising from the Minutes**

The Clerk confirmed she had submitted a written request to Tracey Hill, Team Leader - Major Projects Planning Team at South Northamptonshire Council, to receive permission for the TC to reallocate S106 funding for town centre bus shelters towards the purchase of a permanent VAS sign for the top of Northampton Road, as requested by Towcester Neighbourhood Watch. This will be discussed by SNC Planning Committee on 11th April and the Clerk informed of the outcome.

6. **PLANNING**

a) **Decisions**

Approval granted in respect of the following planning applications: -

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| S/2018/2877/FUL | 167 Watling Street West, Towcester Change of use from UCO Class B1 (office) to UCO Class A1 (Funeral Directors) at ground floor and ancillary residential use on upper floors, with the erection of a detached external store in the rear yard, alterations to change a rear window opening to a door way. |
| S/2019/0225/FUL | 39 Richmond Road, Towcester Proposed front extension to provide porch and bay window. |
| S/2019/0195/FUL | 12 Bramble Road, Towcester Proposed two storey side extension. |

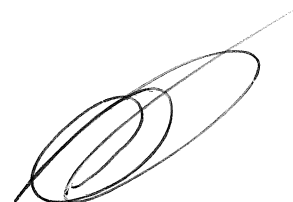
Refusal of Permission in respect of the following application:-

| | |
|-----------------|--|
| S/2019/0136/FUL | McDonalds Restaurants Ltd, Brackley Road, Towcester Storage container 6.1 x 2.4 metres. |
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b) **Applications**

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|-----------------|--|
| S/2019/0601/LBC | Mustard Ltd, 191 Watling Street West, Towcester Internal works for installation of kitchen/toilet facilities and minor works. |
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Proposal



Cllr Allen proposed that the committee supports the recommendation made by the Towcester & District Local History Society that the Northamptonshire County Council Planning Archaeologist be consulted to determine whether any planning clauses relating to archaeology or building recording should be applied; seconded by Cllr Dallyn; all in favour.

S/2019/0559/PA Springhill Farm, Handley Park, Abthorpe Road, Towcester
 Determination as to whether prior approval is required (under Class Q(a) of Part 3 of the above Order) for the change of use of an agricultural building(s) to a dwellinghouse (Use Class C3) in respect of: the transport and highways impacts of the development; noise impacts of the development; contamination risks on the site; and whether the siting and location of the buildings make it impractical or undesirable to change the use.
No objections

S/2019/0556/MAF Land off Moat Lane, Towcester
 Variation of Condition 28 (noise and odour control) of S/2018/1663/MAF Variation of Condition 1 (plans) of planning permission S/2017/1579/MAF (Variation of Condition 1 (plans) of planning permission S/2015/2925/MAF (The regeneration of Moat Lane, original application S/2012/1476/MAF submitted with an Environmental Statement) single storey rear extension, new side brick wall enclosure and timber enclosure to adjacent substation) to allow occupation of Plots A, B and C subject to implementation measures outlined in the Technical Assessment September 2018 Version 1.3 and Assessment Methodology March 2019 by Joynes Nash. <http://snc.planning-register.co.uk/plandisp.aspx?recno=103439>

The Committee had no objections to the application. It was noted that planning consent had already been approved for the change of use for plots A, B and C from commercial to residential. It is understood that the economic environment has changed since the original planning permission is 2012; however, concerns were raised that one of the original principles of the development, i.e. the opportunity to expand the town centre and retail offering is being undermined. Also, Cllr Samiotis questioned the developer's marketing strategy for securing commercial tenants as she has been unable to locate any information for the vacant units online.

Proposal

Cllr Samiotis proposed that the above comments be submitted in response to the SNC consultation on this application; seconded by Cllr Reynolds; 9 votes in favour. 2 abstentions

c) Town and Country Planning Act 1990

Appeal Under Section 78 Against Refusal of a Householder Application
 Site Address: 10 Kipling Drive, Towcester, NN12 6QY
 Description of Development: First floor front extension
 Appeal Reference: APP/Z2830/D/19/3224212

Notification of the appeal submitted to the Planning Inspectorate against the decision of South Northamptonshire Council to permit the application was noted by the committee. The Clerk confirmed the committee had raised no objections to the application at the time it was originally discussed.

7. South Northamptonshire Council
 Application for Variation to Premise Licence – Towcester Mill Brewery at Bell Plantation

Details of the application to vary the Premise Licence had been forwarded to all committee members prior to the meeting. The committee raised no objections to the application.

