

RESOURCES & PLANNING COMMITTEE MEETING
MONDAY, 10TH FEBRUARY 2020 AT 7:00PM
TOWCESTER TOWN HALL, WATLING STREET, NN12 6BS

Present: Cllr R. Dallyn (Chair), Cllr P. Allen, Cllr C. Blake, Cllr K. Bond, Cllr P. Conquest, Cllr B. Cutts, Cllr J. Hart, Cllr M. Johns, Cllr I. Macaulay, Cllr D. Reynolds, Cllr L. Samiotis,

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

1. **Apologies for Absence**

Apologies were received and accepted from Cllr J. Lynch and 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 Johns proposed that the Minutes of the Resources & Planning Committee Meeting held on Monday, 27th January 2020 be signed by the Chair as a true record; seconded by Cllr Samiotis. All in favour.

5. **Matters Arising from the Minutes**

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The Clerk confirmed she is still awaiting a response from the SNC Assistant Director of Planning & Economy, Jim Newton, to correspondence sent in November 2019 which outlined the TC concerns regarding the number of Private Management Agreements being approved for the new developments in Towcester. Cllr Dallyn agreed to follow this up.

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The Clerk confirmed she is continuing to prepare a timeline of correspondence relating to the Town Council's request for land to be allocated within the Southern Urban Extension (SUE) for cemetery/allotment site. This will be forwarded to all TC members at the Clerk's earliest opportunity.

The Clerk is awaiting a response from Yasmin Gordine, Community Development Officer at South Northamptonshire Council, concerning the TC request to divert S106 funding, originally allocated to Vision Youth Café, to South Northants Youth Engagement. Yasmin has confirmed she is now responsible for S106 funding for community-related matters.

6. **PLANNING**

a) **Decisions** – The following decisions to 31st January 2020 were noted by the Committee:-

Approval for Development granted in respect of:-

S/2019/1147/MAR	Land at Towcester Vale, Towcester Residential development of 76 dwellings (Approval of Reserved Matters pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was accompanied by an Environmental Statement.
S/2019/2309/FUL	169 Watling Street West, Towcester Variation of Condition 3 (opening hours) to S/2002/0952/P (Change of use from retail to tea room) To allow trading hours between 07:30-23:00 Monday to Saturday and 08:30-22:00 Sunday, Bank/Public holidays.
S/2019/2148/FUL	3 Dryden Road, Towcester Proposed loft conversion with rear dormer window, internal redesign and all associated works.

The following application has been withdrawn:-


24.2.2020

S/2019/2411/FUL 249 Watling Street West, Towcester
 Replace existing white PVS double glazed windows on front and rear elevations to updated white UPVC double glazed windows. Install UPVC white French/double doors on rear elevation. Replacement front door.

b) Applications – To consider the Planning Applications received to 4th February 2020:-

S/2020/0065/ADV 3A Sponne House Shopping Centre, Watling Street West, Towcester
 3no. Illuminated fascia signs, 1no. non-illuminated fascia sign and 1no. projecting hanging sign.

Proposal

Cllr Allen proposed that the application be supported on the grounds that the intended use of the premises as an ice cream parlour will enhance this part of the town centre and improve Towcester's general economic prosperity by expanding on its retail offer. The proposed signage is in keeping with the surrounds; seconded by Cllr Johns; all in favour

S/2020/0064/MAR Towcester Vale, London Road, Towcester
 Residential development of 49 dwellings on parcel H4 and the surrounding strategic landscaping and allotments [Part phase 1 and 2] (Approval of reserved matters pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was accompanied by an Environmental Statement.

Cllr Allen said references to the allotments should state cemetery/allotments and the TC must re-iterate this point at every opportunity. Cllr Blake wholeheartedly agreed, considering new owners are being mis sold, with the intended future use of the site not being declared. Cllr Blake also stated that she feels aggrieved at the way South Northamptonshire Council has dealt with the whole SUE development, including plans for the Towcester Relief Road.

Proposal

Cllr Blake proposed that the application be objected on the following grounds:-

The site described as being designated for allotments should state cemetery/allotments. A new cemetery site within the SUE, which could be utilised for allotments until such time as burial space is needed, was the only tangible request made by the TC from the outset of plans for the SUE. With a fast-growing population, and the town due to double in size, burial space is rapidly reducing. The TC has a duty to provide land for burials and must be assured that this use for the site will be permitted. As such, it is requesting that a Planning Condition be imposed now which will guarantee this change of use when the need arises;

seconded by Cllr Cutts; 10 votes in favour; 1 abstention from Cllr Dallyn

The meeting concluded at 7:25pm

R. Dallyn