

RESOURCES / PLANNING COMMITTEE MEETING**MONDAY, 11TH JANUARY 2016**

Present: Cllr D. Tarbun (Chairman), Cllr P. Allen, Cllr D. Bain, Cllr C. Blake, Cllr R. Dallyn, Cllr J. Hart, Cllr M. Johns, Cllr J. Lynch, Cllr C. Lofts

1. **Apologies for Absence**

Cllr J. Wilby

2. **Declarations of Interest**

None

3. **Open to the Public**

4 members of the public were in attendance to put forward their objections to the application submitted by Towcester Racecourse – agenda item 1c.

Mrs Butcher of Heathencote had prepared a survey to demonstrate the increase in traffic movements through the hamlet of Heathencote during greyhound racing events. This survey had been circulated to committee members, together with additional correspondence from residents of Heathencote/ Paulerspury, objecting to the application. Mrs Butcher questioned why traffic is not made to exit the Racecourse via the A5, which is much quieter at the time the greyhound racing events end. Another Heathencote resident said he understood why the main gate could not be used as an exit but the horsebox entrance could be adapted to allow traffic to enter and exit the premises. He said the increased two-way traffic, including buses and taxis collecting spectators, is extremely dangerous on the narrow road and blind corner between Heathencote and Shutlanger. Cllr Allen asked whether the lights installed for the track and the noise from the tannoy cause an issue for residents. Mrs Butcher advised that the lights are not usually a problem, although they are left on much later than was permitted. The noise from the tannoy is rarely an issue; it the noise from the traffic and issues with litter that are the main concerns for residents of Heathencote.

A third resident of Heathencote said that the verges on the narrow road are becoming eroded and there is potential that damage could be caused to buildings close to the roadside. When the road was resurfaced, new central markings were not applied to the section through Heathencote as the Highways Agency considered it to be too narrow.

Cllr Godwin said that, despite living a mile away from the racecourse, he can clearly hear the tannoy during greyhound racing events; though it appears quieter for horse racing. The greyhound racing events are closer in succession, and continue later into the evening, so do cause more disruption.

With reference to Mrs Butchers' traffic survey, Cllr Bain suggested it would be a good idea to repeat the survey on a weekend where there is no event so a direct comparison can be made between the two.

4. **PLANNING**

The committee agreed to bring forward its discussions on the application submitted by Towcester Racecourse.

S/2015/3020/MAF Towcester Racecourse Road To Easton Neston, Estate Neston, NN12 7HS
Variation of condition 10 (hours and frequency of operation) to planning permission S/2014/2025/MAF (Greyhound race track) to increase the number of meets to up to four times in any calendar week (at least one of which will be Saturday)

The committee agreed to object to the application and will oppose any extension to usage of the Racecourse for events until the necessary steps are taken to address complaints submitted by residents with regards to noise pollution, light pollution and issues with the volume and movement of traffic through the hamlet of Heathencote

DB 8/2/16

a) Decisions

Approval for Development granted in respect of:-

- S/2015/2523/FUL 1 Sponne Centre, Watling Street, Towcester
Change of use from D1 Dentist to A1 Funeral Directors
- S/2015/2392/FUL 29 Sycamore Close, Towcester
Single storey front extension
- S/2015/2505/MAF B & M Homestore, Old Tiffield Road, Towcester
Variation of condition 3 (restricting sales of some types of goods) to planning permission S/2002/1069/P (Non-food retail building and garden centre) to allow the sale of food and drink, toys, toiletries and non-fashion clothing where the unit is occupied by a single retailer (retrospective)

Tree Preservation Order Consent granted in respect of:-

- S/2015/2427/TPO South Northants Homes, Wood Burcote House, Towcester
T1 – Rowan Tree – Fell
- S/2015/2284/TPO Land off Burcote Road, Towcester
Fell Trees – 1 No. Ash, 1 No. Pine, 1 No. Poplar (TP/06/1987) and 2 No. Horse Chestnut (TP/08/2008)

No objections regarding Conservation Area Tree Notification in respect of:-

- S/2015/2435/TCA 28 Brackley Road, Towcester
Spruce tree – Fell as close to ground level as possible

Approval granted for Non-material amendments in respect of:-

- S/2015/2585/NMA Moat Lane, Towcester
Non-material amendment to make changes to the internal layout and associated changes to windows and doors of plots 19 and 20 within Package 8 to planning permission 2/2012/1476/MAF (Regeneration of the Moat Lane and Northampton Road area)
- S/2015/2802/NMA Springfields/Green Lane, Towcester
Non material amendment to S/2012/1485/MAR (construction of 87 houses) to allow for minor modifications to approved scheme

Approval of Certificate of Lawfulness (Proposed) given in respect of:-

- S/2015/2535/LDP 55 Campbell Close, Towcester
Lawful Development Certificate for a proposed roof light in front and rear elevations

b) Amendments

- S/2015/2822/FUL
& S/2015/2823/LBC
Proposal: 9 Sponne Shopping Centre, Watling Street, Towcester
Change of use from shops (Class A1) to Hot Food Takeaway (Class A5). Internal alterations to move door to adjacent wall and leave stud wall in place of door. Replace flooring with laminate hard flooring and external alterations to flue on rear wall (restrospective)
- Amendment details: Amended proposal description
No objections

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c) Applications

S/2015/2925/MAF	<p>Commercial phases, Moat Lane, Towcester Variation of condition 2 (Plans), condition 4 (Use) and Condition 23 & 26 (Remove reference to B1 (c) use) and removal of condition 6 (code level 3) and condition 32 (Activity connected with B1 (c) use) to S/2012/1476/MAF (The regeneration of Moat Lane) (The original application was submitted with an Environmental Statement to enable change of use from approved offices (B1 (a)) and light industrial (B1 (c)) units to create a further 17 residential dwellings The Committee agreed to strongly object to the application on the grounds that it is contrary to the original scheme for the regeneration of the Moat Lane area, and will present a loss of employment opportunities in the town centre, which are vital to sustain its vitality and viability</p>
S/2015/2822/FUL	<p>9 Sponne Shopping Centre, Watling Street, Towcester Change of use from shops (Class A1) to restaurants and café (Class A3). Internal alterations to move door to adjacent wall and leave stud wall in place of door. Replace flooring with laminate hard flooring (retrospective) No objections</p>
& S/2015/2823/LBC	<p>9 Sponne Shopping Centre, Watling Street, Towcester Internal alterations to move door to adjacent wall and leave stud wall in place of door. Replace flooring with laminate hard flooring (retrospective) The Committee had no objections provided that the Listed Building status of the property is unaffected by the proposals</p>
S/2015/3006/FUL	<p>Land off Sun Yard, Towcester Two dwellings with detached garages to replace existing static park homes The Committee agreed to support the application which it considers to be an appropriate development in the existing street scene</p>
S/2015/2976/FUL	<p>Field opposite Towcester Building Supplies Ltd, Old Greens Norton Road, Towcester Change of use of field to storage and parking area No observations</p>
S/2015/2851/FUL	<p>Dil Raj, 147 Watling Street West, Towcester Extension for WC to rear, chiller room (retrospective), and the addition of a new chimney No observations</p>
S/2015/2927/ADV	<p>2a Sponne Shopping Centre, Watling Street, Towcester Three signs, two above the windows and one wall hanging sign all non-illuminated No objections</p>
S/2015/2926/FUL	<p>South Northamptonshire Council, Tove Depot, Old Tiffield Road, Towcester Change of use of part of covered parking area to a two-bay MOT testing station with a single storey front and side extensions No observations</p>
S/2015/2821/ADV	<p>Ge Fanuc Intelligent Platforms, Ge Fanuc, Old Tiffield Road, Towcester Replacement signage (to reflect name change) No observations</p>

DB S/02/16

S/2015/2896/ADV Victoria House, 138 Watling Street East, Towcester
 External noticeboard
No observations

5. The Planning Inspectorate
Appeal Decision
 8 Walker Drive, Towcester, Northamptonshire, NN12 7AL
 Development: Two storey extension to the side and rear together with internal alterations
 Application Ref: S/2015/0633/FUL
 Appeal Ref: APP/Z2830/D/15/3132333

Correspondence from the Planning Inspectorate confirms the appeal against the decision of South Northamptonshire Council to refuse to grant planning permission has been dismissed. Noted by the Committee.

6. Important changes to External Audit

The Clerk referred to correspondence from Northants CALC which confirms the new arrangements for external audit when the current contract ends on 31st March 2017. The National Association of Local Councils (NALC), The Society of Local Council Clerks (SLCC) and The Association of Drainage Authorities has created a Sector Led Body (SLB) called Smaller Authorities' Audit Appointments Ltd which will carry out the function of the abolished Audit Commission in procuring external audit services for Parish and Town Councils. All local Council's, including Towcester Town Council, can choose to appoint its own external auditor or have one appointed via the SLB, which is the option recommended.

Proposal

Cllr Johns proposed that the TC remains under the SLB arrangement for procurement of its external audit services commencing from 1st April 2017;
 seconded by Cllr Lynch; all in favour

7. S106 Funding for Youth Activities
Vision Youth Café

The Clerk confirmed she has now received the application from SNC to receive the agreed S106 funding for youth activities. SNC plans to release all of the agreed S106 funds on receipt of the signed application, which requires a proposal by the Full Council. The Clerk advised that the funds should be transferred to the TC quite quickly and this will allow for some funding to be transferred to Vision Youth Café. If this is not the case, the Committee may wish to consider providing Vision with an advance. Committee members were concerned that volunteers have invested their own funds to keep Vision afloat. It was agreed that, once received, the funding will be released to Vision in stages based on the evidence of its expenditure commitments and projects.

JB 8/2/16