

RESOURCES / PLANNING COMMITTEE MEETING**MONDAY, 11TH APRIL 2016****Present:** Cllr J. Lynch (Chairman), Cllr P. Allen, Cllr C. Blake, Cllr R. Dallyn, Cllr M. Johns, Cllr C. Lofts**1. Apologies for Absence**

Cllr D. Bain, Cllr J. Hart, Cllr D. Tarbun, Cllr J. Wilby

2. Declarations of Interest

None

3. Open to the Public

No members of the public were present.

4. PLANNING**a) Decisions**

Permission for Development granted in respect of:-

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|-----------------|---|
| S/2015/2925/MAF | 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 Environmental Statement) to enable change of use from approved offices (B1 (a)) and light industrial (B1 (c)) units and reduction in floor space of the A3 use 330sq m to 71sq m to create a further residential units |
| S/2015/2591/FUL | Sollys Way, Towcester
Demolition of existing underutilised garages and hard standing to provide 1No. affordable 3 bedroom bungalow |
| S/2016/0122/FUL | 10 Herbert Gardens, Towcester
First floor extension over existing single storey extension |
| S/2016/0185/FUL | 87 Brackley Road, Towcester
Proposed first floor rear, single storey side extensions and rear extension |
| S/2016/0121/FUL | Bell Plantation, Watling Street, Towcester
Erection of single storey glazed extension |
| S/2016/0248/FUL | Wayside Towcester, Greens Norton Road, Towcester
Extension to existing prep building to form new Type V11 MOT Test facility and tyre fit. New timber weld mesh compound fences. Alteration to main sales building including new opening with overhead sectional door. Proposed new macadam overdressing on exiting impermeable concrete road surface |
| S/2016/0231/FUL | 29 Nightingale Drive, Towcester
Conversion of garage into habitable room |
| S/2016/0246/FUL | 3 Poplar Close, Towcester
Pitched roof to replace flat roof to front and first floor side extension |

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S/2016/0239/FUL 40 Clare Crescent, Towcester
Removal of conservatory and erection of two-storey rear extension

S/2016/0261/FUL Rear of 173 Watling Street West, Towcester
Erection of 3No. three bedroom dwellings

Permission for Development refused in respect of:-

S/2015/2822/FUL 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 stuff wall in place of door. Replace flooring with laminate hard flooring and external alterations to flue on rear wall (retrospective)

S/2016/0144/FUL 156 Watling Street East, Towcester
Replace front elevation wooden windows to UPVC Sash windows, re-paint lower section front elevation and front door

Listed Building Consent granted in respect of:-

S/2016/2823/LBC 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. External alterations to flue on rear wall (retrospective)

Prior Approval required in respect of:-

S/2016/0021/PA Bridge Farm, Mill Lane, Towcester
Determination as to whether prior approval is required (under Class Q of Part 3 of the above Order (was Class MB under the 1995 Order)) for the change of use of an agricultural building to a dwellinghouse (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

b) Applications

S/2016/0747/FUL Folly Inn, London Road, Towcester
Single storey rear and side extension to public house
The Committee agreed to support the application which will enable this thriving restaurant in Towcester to expand its services

5. Towcester Youth Coffee House

Correspondence received from Towcester Youth Coffee House (TYCH) had been forwarded to all committee members prior to the meeting. It requests £320.00 from the TC budget for grants to local bodies to fund the cost of minibus hire for its members participating in the National Three Peaks Challenge fundraising event in July. The Clerk confirmed sufficient funds remain in the budget to meet this request. Cllr Dallyn and Cllr Johns confirmed that SNC Grants Panel has recently made a large award to the TYCH from the New Homes Bonus Fund for Towcester. Cllr Lynch commented that TYCH should have applied to receive funding from the S106 Fund for the Voluntary Sector as there is now very limited funding available to other organisations in the town from the New Homes Bonus Fund for the remainder of the 2016/17 financial year.

Proposal

Cllr Dallyn proposed that the TC support TYCH by contributing half of the requested sum, £160.00, towards the cost of minibus hire for the National Three Peaks Challenge fundraising event; seconded by Cllr Allen; 5 votes in favour, 1 vote against.

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6. Audita) Report from the Interim Annual Internal Audit carried out on 30th March 2016

The Interim Annual Internal Audit Report had been forwarded to all committee members prior to the meeting. The Internal Auditor concluded that, overall, he is satisfied that effective systems of control are in place.

b) Matters Arising from the Interim Annual Internal Audit

The Internal Auditor has made two recommendations in his interim report, as follows:-
The way in which the TC is moving into Closed Session is incorrect and, in future, should make reference to The Public Bodies (Admission to Meetings) Act 1960 and state its reason for excluding the public. The Clerk will ensure the relevant information on The Public Bodies Act 1960 is noted on the agenda for future meetings with a Closed Session listed.

Concern was raised about the Council's practice of approving and signing all committee minutes when it should be for each individual committee to confirm the accuracy of its minutes. The Local Government Act 1972, Schedule 12 is not unequivocal but Northamptonshire CALC supports the view of the Internal Auditor on this issue. Cllr Lofts suggested the minutes of committee meetings be approved by each committee at its next meeting, and copies of all of the minutes be brought to the Full Council for noting. Any urgent items can be raised by the relevant Committee Chairman at the next Full Council Meeting.

Proposal

Cllr Lofts proposed the minutes of committee meetings be approved by each committee at its next meeting, and copies of all of the minutes be brought to the Full Council for noting; seconded by Cllr Dallyn; all in favour

c) BDO LLP

The Clerk referred to correspondence from BDO LLP which confirms that the Exercise of Public Rights to view the TC accounts for the 2015/16 financial year will commence on 1st July, with submission of the Annual Return to BDO LLP by no later than 25th July 2016. The TC accounts will therefore need to be completed for approval at the June meeting of the Full Council.

7. South Northamptonshire Councila) Local Plan Part 2a Consultation Briefing Sessions

Correspondence relating to the SNC Local Plan Part 2a Consultation Briefing Sessions had been forwarded to all members of the committee prior to the meeting. The Clerk confirmed that Cllr Allen, Cllr Hart and Cllr Lynch will be attending the briefing session scheduled for 12th April and will report back from this.

b) Review of Discretionary Rate Relief

The Clerk referred to correspondence received from SNC which confirms that the Discretionary Rate Relief for Non-Domestic Rates will end on 31st March 2017. It will be possible to re-apply for this relief and SNC will send out further information on this process in due course. The Clerk confirmed the TC currently pays 4.84% of the rateable value for the Town Hall and Cemetery premises. She will try to establish whether the TC will be able to continue to receive this relief as soon as possible, as this will impact on the TC budgets for the 2017/18 financial year.

8. Handley Park Solar Farm

Cllr Lynch referred to correspondence received from Mr Harry Shepherd-Cross of Haymaker Energy in response to the TC enquiry concerning the receipt of community benefits from the solar farm at Handley Park. It confirms that community benefits will be paid to the TC from this development. The annual amount has been revised down from £4,000 to £3,000 per annum due to the reduction in size of the development. The trigger for the first payment is the commissioning of the solar farm which will take place shortly.

9. Purchase of the former Towcester Library building

The Clerk referred to Minute Page 16/03/050 and the proposal to delegate discussions on the purchase of the former library to the Resources/Planning Committee until such time as the purchase and building works are completed, when this decision will be reviewed. This was agreed by the committee. The Clerk requested

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permission to set up a new account with the NatWest Bank into which the S106 funds for purchase of the library will be held.

Proposal

Cllr Johns proposed that discussions on the purchase of the former library building be delegated to the RP Committee until such time as the purchase and building works are completed. That permission be given to the Clerk to set up a new account with the NatWest Bank for the library funds; seconded by Cllr Lynch; all in favour

Cllr Lofts reminded members that buildings insurance will need to be arranged for the former library building prior to the completion of purchase.

10. The Town Council Business Plan

The Clerk gave a brief update on the following items designated to the Resources & Planning Committee for action:-

Short Term Objectives

- **Investigate means of providing a 50% grant to town centre shop owners/retailers for shop front/signage improvements**
The Clerk confirmed she has emailed the SNC Portfolio Holder for Economic Development, Cllr Stephen Clarke, to invite him to a future meeting of the TC, or to meet with a smaller group of TC representatives. To date, she has not received a response and will follow this up.
- **Install controlled school crossings on Vernon Road / Buckingham Way**
The Clerk confirmed she has contacted Towcester Speedwatch to request that the Buckingham Way crossings at the junctions of Swinneyford Road/Sandyhome Road be included in its next sessions in May. She has requested that the results be reported back for use to progress plans to install a controlled crossing in this area for the benefit of pupils of Nicholas Hawksmoor Primary School.

Long Term Objectives

- **Governance**
The Clerk confirmed she will arrange a meeting with Cllr Tarbun to discuss this item.
- **Emergency Planning**
The Clerk confirmed that she has emailed NCC Emergency Planning Officer, Jo Maddams, to establish what emergency plans are in place for Towcester. She has received an acknowledgement to her email but is yet to receive the requested information and will follow this up.
- **Policing**
The Clerk confirmed she has spoken with Towcester SCT and agreed that, following the PCC Elections on 5th May, Inspector Phil Kings will be invited to a meeting of the TC to discuss the current and future arrangements for policing in Towcester.
- **Transport**
As requested, the Clerk confirmed she has posted the local bus service timetables on the TC website and made hard copies available from the Town Hall's leaflet dispenser.
- **Health**
The committee agreed for the Clerk to contact the Nene Clinical Commissioning Group to determine the future health arrangements for Towcester in the context of the Southern Urban Extension.

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Wood Burcote Development – Phase 1

Proposals for street names

Cllr C. Lofts

Flower theme – Primrose Road, Rose Walk, Bluebell Lane, Fern Close, Aster Drive, Iris Road, Lilac Close, Poppy Walk etc.

Cllr J. Lynch

(in conjunction with local archaeologist Rod Conlon) field names and owners/occupiers of those fields taken from 19th century maps - Stowe Gardens, Earls Farm Road, Little Sheppards Lane, Little Burcote Lane, William Drayson Way, Pound Close, Barn Close, Cherry Orchard Lane

Cllr L. Samiotis

Roman theme - Lactodorum Close, Britannia Drive, Boudicea Chase, etc.

Cllr C. Tarbun

Towcester Racecourse connection – names of jockeys/horses

Brian Giggins, TDLHS

Landscape Gardeners – Jellicoe, Jekyll, Capability Brown, Repton, Kent, Bridgeman

Landscape Gardens – Stourhead, Chiswick, Kew, Grooms, Rousham, Studley, Wrest, Wilton, Tatton, Blenheim

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