

RESOURCES / PLANNING COMMITTEE MEETING**MONDAY, 14TH MARCH 2016**Proposal

Cllr Allen proposed that Cllr Lynch be appointed Chairman for this meeting;
seconded by Cllr Johns; all in favour

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

1. Apologies for Absence

Cllr D. Bain, Cllr C. Lofts, Cllr J. Walsh

2. Declarations of Interest

None

3. Open to the Public

Three representatives of the Towcester Youth Coffee House were in attendance to hear discussions on Item 7. The committee agreed for this item to be brought forward on the agenda.

7. New Homes Bonus for Towcester

A copy of the New Homes Bonus application submitted by the Towcester Youth Coffee House (TYCH) was forwarded to all committee members prior to the meeting with additional information from the SNC Grants Officer, Katie Arnold, confirming the amount held in the fund. The Clerk confirmed that the TYCH is seeking £200,000 funding towards the extension and renovation work to its building to facilitate increased users, improve its disabled access and offer more recreational facilities. £80,000 of this is being sought from the NHB which will fully commit the balance of the fund for 2015/16 and most of the anticipated fund for the 2016/17 financial year.

Cllr Lynch informed the members of TYCH in attendance that they would likely gain more funding by applying to the Local Community Grants New Homes Bonus fund, and advised them to consult SNC's Grants Officer regarding this. Cllr Allen asked whether the funding would be spent at once or in stages as the project progresses, and was advised that it would be spent in stages.

Cllr Lynch advised that applications for funding from the NHB from other local groups/charities will be submitted in the coming months. Cllr Johns proposed that the TC supports the TYCH receiving the balance of unallocated funds for 2015-16, £47,082, as the end of the financial year is approaching. He recommended that TYCH begins to hire venues within the town to secure a core group of youths to attend going forward and also ensures it has sufficient volunteers to staff the project once it re-opens.

Proposal

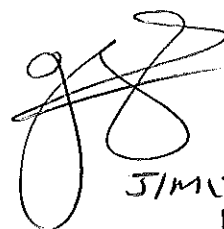
Cllr Johns proposed that the TC supports the TYCH receiving the balance of unallocated funds in the New Homes Bonus for Towcester at 31st March 2016, £47,082;
seconded by Cllr Dallyn; all in favour

4. PLANNING

Permission for Development granted in respect of:-

S/2015/2926/FUL South Northants Council, Tove Old Depot, Tiffield Road, Towcester
Change of use of part of covered parking area to a two0bay MOT testing station
with a single storey front and side extensions

Approval for Reserved Matters Application granted in respect of:-


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S/2015/2354/MAR Land at Burcote Road Industrial Estate, Burcote Road, Towcester
Reserved matters application pursuant to S/2012/1285/MAF (Residential development of 90 dwellings) proposed residential development comprising 90 dwellings, garages, parking, roads, sewers together with public open space.
Details for access, appearance, landscaping, layout and scale included

S/2015/2464/MAR Land off Burcote Road, Towcester
Application for the approval of reserved matters comprising: Layout, Scale, Appearance, Landscape and Access in respect of Phase 1 of development approved under outline planning permission S/2012/0799/MAO (as amended by S/2015/1592/MAO) for the development of 120 dwellings, public park and associated development associated with character areas Burcote Brook and Wood Burcote Court

Consent for Display of Advertisements refused in respect of:-

S/2015/2927/ADV Mustard Ltd, 191 Watling Street West, Towcester
Non-illuminated fascia signs (retrospective)

Split decision regarding Display of Advertisement in respect of:-

S/2015/2927/ADV 2a Sponne House Shopping Centre, Watling Street West, Towcester
Two non-illuminated fascia signs, one non-illuminated hanging sign and two A-boards (to be displayed in front of shop and at entrance to shopping centre)
Split decision
Consent refused for A-board sign 2 located at the entrance to the Sponne Centre
Consent granted for two fascia signs, one projecting sign and A-board sign 1

Listed Building Consent refused in respect of:-

S/2016/0018/LBC Mustard Ltd, 191 Watling Street West, Towcester
Non-illuminated fascia sign

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

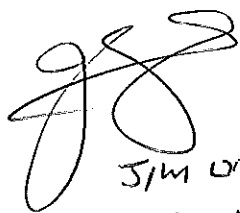
S/2016/0064/TCA 52 Watling Street East, Towcester
Acer tree 1.5 metre reduction

S/2016/0010/TCA 26 and 28 Brackley Road, Towcester
T1 – Pear – reduce/re-pollard by approximately 5-6 metres
T2 Conifer (Leylandii) – fell
T3 – Yew – trim

b) Applications

S/2016/0433/FUL 1 Heron Close, Towcester
Removal of existing conservatory, proposed single storey rear and side extensions and the conversion of existing garage to habitable accommodation
The committee agreed to object to the conversion of the garage to a habitable room on the grounds of loss of parking amenity

S/2016/0415/FUL West View, Tiffield Road, Caldecote, Towcester
Raising of roof to create first floor, extensions to side and rear with new detached garage
The committee agreed it would to support the objections raised via the neighbour consultation that the proposed positioning of the windows will result in the


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neighbouring property being overlooked and the scale of the development will diminish the functioning of the solar panels installed on its roof

S/2016/0357/FUL 37 Bickerstaffes Road, Towcester

Two storey side extension

No observations

S/2016/0316/MAF

Towcester Racecourse Co. Ltd, Towcester Racecourse, Road to Easton Neston Estate, Easton Neston

Temporary surfacing of the existing car park and the erection of 5 no. 8 metre lighting columns and associated lighting

The committee agreed that, whilst it wishes to support industry in Towcester, it considers the lighting at Towcester Racecourse has had an urbanising effect on the landscape for nearby residents, particularly in the hamlet of Heathencote. It strongly recommends that any additional lighting columns should cast light in a downwards direction to mitigate the impact for neighbouring residents

S/2016/0511/FUL

50 Kensington Close

Replacement canopy over front door and single storey side extension

No observations

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 an Environmental Statement to enable the change of use from approved offices (B1 (a)) and light industrial (B1(c)) units to create a further 17 residential dwellings

The Clerk confirmed that two letters of objection concerning this application had already been forwarded from the Town Council to SNC. As the application has now been approved by SNC Development Control Committee, the committee agreed there would be nothing to gain by submitting further objections.

5. Handley Park Solar Farm

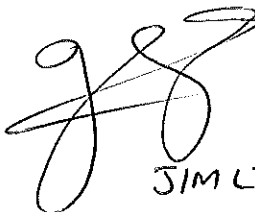
The Clerk referred to the recently constructed Solar Farm Development at Handley Park and the offer made at the application stage by the developer, Haymaker Energy Ltd, to make an index linked annual payment to the Town Council in respect of community benefits. Cllr Allen suggested the TC revisit this offer by writing to Haymaker Energy Ltd. Cllr Lynch advised that the original offer may not be binding as permission for the development was granted on appeal. It was agreed for the Clerk to write to Haymaker Energy Ltd to clarify the position with respect to these payments.

6. Funding Request from the Beanstalk Charity

The Clerk referred to request from The Beanstalk Charity to receive funding to support its 3 reading helpers, who each provide assistant to 3 children at Towcester Primary School. The total cost is £1,926.00 towards which the charity is seeking a 50% contribution, £963.00. The Clerk confirmed that The Beanstalk Charity also received funding from the TC in 2014/15.

Proposal

Cllr Johns proposed to provide the requested funding of £963.00 to The Beanstalk Charity for this year only; seconded by Cllr Dallyn; all in favour


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8. Consultation – EE Ltd and Hutchinson 3G Ltd

Correspondence from Walden Telecom was forwarded to all members of the committee prior to the meeting. It requests the TC support for the repositioning of Electronic Communications Base Station DNS at the Brackley Road roundabout to 9.5m south east from its current location, into the bank of trees. The height increase proposed is from 11.7m to 15m to ensure coverage is continued over the trees. Cllr Johns advised he has contacted Walden Telecom to inform them of the large number of trees removed from this area to allow for the A43 Abthorpe roundabout works. Walden Telecom has confirmed it has now drafted a revised application; the TC will receive the consultation details for this in due course.

9. Finance

a) Internal Control; Review of the Effectiveness of Internal Control/Audit

In accordance with the review of the effectiveness of Internal Control/Audit, Cllr Tarbun confirmed that he had carried out the Internal Audit Control Checks on 26th February 2016. Cllr Tarbun confirmed that the accounts appeared in order and there was a clear audit trail.

b) To receive information from the Town Clerk on the Local Government Pension Scheme and to approve the enrolment of further Town Council employees

The Clerk informed the Committee that the information received from The Pensions Regulator on automatic enrolment did not align with requirements of the Local Government Pension Scheme (LGPS). She has now enrolled all of the TC employees into the LGPS operated by NCC and opt out forms will need to be completed by those who do not wish to pay into the scheme. This will have implications on the budget for 2016/17 as the TC will be required to make contributions for all those who do not opt out of the pension scheme.

Proposal

Cllr Johns proposed to approve the enrolment of all TC employees into the NCC Local Government Pension Scheme; seconded by Cllr Allen; all in favour

10. The Town Council Business Plan


The Clerk asked the Committee to consider 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 Committee were in agreement to add this as an agenda item for the next committee meeting.
- **Install controlled school crossings on Vernon Road / Buckingham Way**
Cllr Lynch suggested this item could be funded from the New Homes Bonus for Towcester. Cllr Johns confirmed the cost of £60,000 per crossing and advised that funds had been earmarked from the Wood Burcote Development for installation of the crossing on Vernon Road as the Vernon Road/London Road junction will be impacted by the additional traffic from this development. Cllr Lynch suggested that momentum be gathered to install the 2nd controlled crossing on Buckingham Way and the TC identify the appropriate fund to meet the cost.

Long Term Objectives

- **Governance**
The Chairman suggested that the Town Clerk and Chairman of the RP Committee co-ordinate the delivery of the governance objectives.
- **Emergency Planning**
The committee agreed for the Clerk to liaise with NCC/SNC to establish what Emergency Planning arrangements exist for Towcester. Cllr Allen suggested the Clerk contacts the Clerk of Moorfield on this issue.


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- **Local Safety & Policing**

The committee requested that the Clerk invite a representative of the Towcester Safer Communities Team to attend a future meeting to discuss policing in the town.

- **Economic Strategy**

The committee agreed with Cllr Johns recommendation that the SNC Portfolio Holder for Economic Development be invited to a future meeting.

- **Transport Strategy**

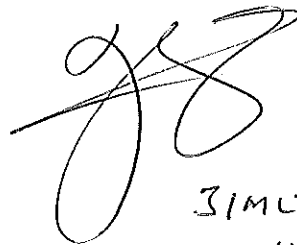
The Clerk agreed to put the PDF version of bus timetables on the Town Council website in order to aid publicity of the service and reduce the possibility of it being further diminished.

- **Health Strategy**

The committee agreed that the S106 funding from the Southern Urban Extension (SUE) for health be closely monitored. The committee agreed with Cllr Johns recommendation that the Head of Towcester Medical Centre be invited to a future meeting.

- **Education Strategy**

The committee agreed that the S106 funding from the Southern Urban Extension (SUE) for education be closely monitored.

A handwritten signature in black ink, appearing to be 'J. Johns', written in a cursive style.

SIMULYNN

11.4.16