

RESOURCES / PLANNING COMMITTEE MEETING**MONDAY, 26th JANUARY 2015**

Present: Cllr D. Bain (Chairman), Cllr P. Allen, Cllr G. Caseman-Jones, Cllr J. Hart, Cllr M. Johns, Cllr J. Lynch, Cllr A. Maycock, Cllr J. Wilby

1. Apologies for Absence

Cllr M. Caseman-Jones, Cllr C. Lofts, Cllr D. Tarbun

2. Declarations of Interest

None

3. Open to the Public

No members of the public were present.

4. PLANNINGa) Decisions

Permission for Development granted in respect of:-

S/2014/1789/FUL Conversion of roof space to habitable room with new window to gable end at Tove House, 160 Watling Street, Towcester

Listed Building Consent granted in respect of:-

S/2014/1790/LBC Staircase to loft, stud walls and window to gable end to enable conversion of loft to habitable space at Tove House, 160 Watling Street, Towcester

Refusal of Permission for Development in respect of:-

S/2014/2240/FUL Replace 4 no. timber sash windows with UPVC windows at Co-operative Food, 92 Watling Street, Towcester

Permission to Carry Out Works on Tree(s) Subject to Tree Preservation Order granted in respect of:-

S/2014/2225/TPO Felling of Maple Tree to the rear of 130 Watling Street, which falls within the Boundary of the new Residential Package 02 of the Moat Lane Development by Clayson Country Homes. The tree is not located as per the Ordnance Survey data indicated and is now within 2.25metres of the House Foundations which have been inserted and cut through the Trees Boundary Roots. The tree is also in a poor condition having been recently badly treated by a fire close to the bole of the tree. We intend to replant a new mature Catalpa (Indian Bean Tree) in the place where the tree was located as part of the Moat Lane Towcester Application. at Lloyds Bank PLC, 130 Watling Street East, Towcester

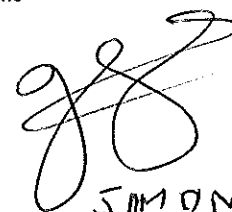
b) Amendments

There were no amended applications received.

c) Applications

S/2015/0054/LBC Towcester Mill Brewery, The Mill, Chantry Lane, Towcester
Alterations to allow change of use by removing partition walls

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S/2015/0053/FUL Towcester Mill, Chantry Lane, Towcester
Change of use of floors from Office use to licensed drinking and function rooms and full use of garden

Proposal

Cllr Hart proposed the committee supports the application on the grounds that Towcester Mill Brewery as brought genuine regeneration to this part of Towcester;
seconded by Cllr Lynch; all in favour

S/2015/0005/PA Building adjacent to The Granary Top Farm, Tiffield Road, Caldecote
Determination as to whether prior approval is requires (under Class MB(a) of Part 3 of the above Order) for the change of use of agricultural building to 1 No. dwelling house (Use Class 3) in respect of: the transport and highways impacts 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
No observations

S/2015/0013/FUL 17 Mansell Close, Towcester
Retrospective – Loft conversion with dormers
No observations

S/2015/0019/FUL Land at the front of Towcester Centre for Leisure, Springfields, Towcester
Extension to existing car park to create additional 46 parking spaces (on existing grassed area adjacent to the fitness suite)

Proposal

Cllr Johns proposed the committee supports the application on the grounds that the provision of additional car parking spaces will be essential to the running of Towcester Centre for Leisure once the development of SNC Offices commences;
seconded by Cllr Lynch; all in favour

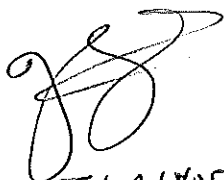
S/2015/0031/FUL 16 Jenkinson Road, Towcester
Removal of outbuilding (garage). Proposed side and rear extension for new garage and utility room
No observations

S/2015/0065/ADV 4 Whittons Lane, Towcester
2 display cases for volunteering opportunity details
No observations

5. Town & Country Planning Act 1990
Appeal Under Section 78 Against Refusal of a Householder Application
Site Address: 6 Bramble Road, Towcester
Application Reference: A/2014/1357/FUL
Description of Development: Two-storey side extension to create an annexe.

Correspondence from SNC confirms that an appeal has been made to the Secretary of State against the decision of South Northamptonshire Council to refuse to grant planning permission for the above application. Any comments previously made by the Town Council will be carried forward.

6. Town & Country Planning Act 1990
Appeal Under Section 78
Site Address: Handley Park Farm, Handley Park, Towcester
Application Reference: A/2014/1492/MAF


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Description of Development: Solar Park with transformer housings, substation, security fencing and cameras, landscaping and other associated works
 Application Reference: A/2014/0822/FUL
 Description of Development: Proposed access track

Correspondence from SNC confirms that an appeal has been made to the Secretary of State against the decision of South Northamptonshire Council to refuse to grant planning permission for the above application. Any comments previously made by the Town Council will be carried forward.

7. P/2015/0007/PRH
 Pre-Application Enquiry for the detailed design and layout for the Public Park and 210 houses at Wood Burcote Court, Towcester

The Clerk confirmed that details of the pre-application enquiry had been forwarded by Paul Seckington of SNC via email. The Clerk has one hard copy of the pre-application information which members of the committee are welcome to view in the office or she will circulate the documents by email if requested. Cllr Allen confirmed the applicant, Redrow Homes, is proposing that roads and footpaths within the development are not adopted. This raises concerns that the open areas and woodland could be privately managed as Redrow Homes had stipulated with its Tove Grange Development at Belle Baulk. The roads not being adopted raises the possibility of there being restricted access to the development, or it becoming a gated community.

The Town Council has always envisaged taking over the Wood Burcote Court parkland. Cllr Lynch said the Town Council would usually take over recreational land resulting from a development and receive S106 funding to maintain this for a set period of time. After this, it would precept for the on-going maintenance costs. He asked who would be responsible for monitoring the standard of maintenance if it were being carried out by a private company and what recourse there would be if it was unsatisfactory. The Clerk agreed to put these questions to Paul Seckington and report back. Cllr Johns advised the committee that the Case Officer, Paul Seckington, was not aware of the situation with the Tove Grange development.

The Clerk has requested an extension to the closing date for the Town Council to submit its observations until after the next RP Committee Meeting on 9th February. Cllr Hart suggested that the pre-application enquiry be revisited at this meeting to allow members time to familiarise themselves with the application details.

8. Application for Funding

a) Beanstalk Reading Group

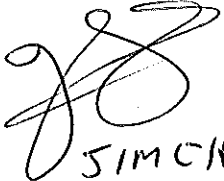
The funding request from Beanstalk Reading Group was referred from the last meeting of the RP Committee. As requested, the Clerk contacted Greg Yarnall from Beanstalk who confirmed that £548 was provided to the charity from the Waitrose 'Community Matters' scheme. This would meet the cost of 1 Reading Helper for Towcester Primary School for a full year. If the Town Council were able provide £360.00, Beanstalk would be able to receive match funding from Save the Children to provide 2 additional Reading Helpers. This would allow them to offer the service to Nicholas Hawksmoor Primary School.

Proposal

Cllr Allen proposed the Town Council provides £360.00 to Beanstalk Reading Group to enable it to increase its number of Reading Helpers to 3 and extend its service to both primary schools in Towcester; seconded by Cllr Johns; all in favour

b) Home-Start Daventry & South Northants

This item had been referred from last meeting of the RP Committee. The Clerk confirmed that Cllr Lofts had been unable to provide additional information on Home-Start's funding position. Cllr Johns suggested the Clerk contacts Home-Start committee member, Yvonne Orchard and raised the possibility of the charity applying to SNC for funding from the New Homes Bonus.


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c) Towcester Town Football Club

The Clerk confirmed she had not yet received a written request from Towcester Football Club for funding. It was agreed for this item to be referred to the next RP Committee on 9th February.

9. Financea) Cheques Issued

The Clerk distributed copies of the Cheques Issued List (cheque numbers 010734 to 010773). Most items were ongoing; the following cheque numbers were highlighted:-

010737 / £65.00 to 247 UK Maintenance – removal of discarded garden seat at Belle Baulk
 010742 / £349.31 to Nick Holder – re-imburement for Tove Wetland Pocket Park materials
 010745 / £75.00 to 2 Commune – new email address, reconfiguration of existing email addresses
 010751 / £40.00 to Royal British Legion – two poppy wreaths for the Remembrance Sunday Service

Proposal

Cllr Johns proposed that payment of cheque number 010751 be authorised under S137 expenditure; seconded by Cllr Allen; all in favour

010765 / £450.00 to Play Safety Ltd for the annual ROSPA inspection carried out in December
 010769 / £442.86 to Princebuild – release of retention for the TYCC roof works

Internet Payment List

A copy of the Internet Payment Lists, detailing the salary and pension payments for December 2014 and January 2015, was distributed to each committee member. In December there were additional payments to the Clerk of £249.99 for the new Town Hall vacuum cleaner and £190.80 for the purchase of Christmas light bulbs for the Town Hall. In January, an additional payment of £29.90 was made to the Clerk for the purchase of Towcester Christmas cards for 2015.

Proposal

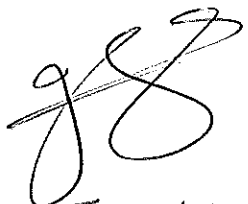
Cllr Lynch proposed that the Cheques Issued List and Internet Payments List be signed by the Chairman and R.F.O.; seconded by Cllr Johns; all in favour

b) Budget Update to 31st December 2014

The Clerk had intended to raise a budget update report for the Resources/Planning Committee to 31st December 2014. Unfortunately, it had not been possible to produce this report as the Town Council needs to upgrade its finance package to the next income band before it can balance its accounts. This has been organised with Edge and should take effect from tomorrow.

c) Redemption of War Stock

The Clerk referred to the Town Council's war stock investments. Correspondence from Computershare, confirms that, in accordance with the recent HM Treasury announcement, 3 ½ % War Stock will be redeemed in its entirety, at par, on 9th March 2015. It was agreed for the Clerk to arrange redemption of the Town Council's War Stock with Computershare.


 JIM CINNAM
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