

RESOURCES / PLANNING COMMITTEE MEETING**MONDAY, 9TH FEBRUARY 2015**

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

1. Apologies for Absence

Cllr G. Caseman-Jones, Cllr M. Caseman-Jones, Cllr J. Wilby

2. Declarations of Interest

None

3. Open to the Public

No members of the public were present.

4. PLANNINGa) Decisions

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

S/2014/2274/TPO TI Chestnut: Crown lift to a height of 4.0 metres overall and up to 6.0 metres where overhanging the highway. Remove deadwood throughout. Prune to clear property by 1.5 metres at all points
At Rowena Curson Beauty, 58 Watling Street East, Towcester.

Listed Building Consent granted in respect of:-

S/2014/2331/LBC Change of use from commercial A2 use to residential. Internal works: Remove kitchen from first floor & relocate on ground floor
At the Old Post Office Yard, Moat Lane, Towcester

Permission for Development granted in respect of:-

S/2014/2330/FUL Change of use from commercial A2 use to residential
At The Old Post Office Yard, Moat Lane, Towcester

b) Amendments

There were no amended applications.

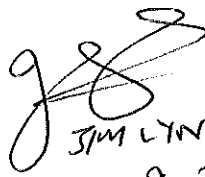
c) Applications

S/2015/0115/FUL 4 Rowan Close, Towcester
First floor extension over existing garage
No observations.

Town & Country Planning Act 1990Notification of Opportunity to attend Development Control Committee

Correspondence has been received from South Northamptonshire Council in respect of the following applications:-

S/2014/2121/MAF Proposed 170 space car park and associated access, landscaping and footpath connections. To be constructed in two phases (phase 1 to


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comprise 60 car parking spaces and phase 2 to comprise 110 car parking spaces)
At Land off Northampton Road, Towcester.

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

Both applications will be considered by the Development Control Committee which starts at 2.15pm on 12th February 2015. Anyone who wishes to address the Committee must contact Democratic and Elections by 12 noon on 10th February. Noted.

5. The Planning Inspectorate

Site Address: The Olde Bakehouse, 156 Watling Street East, Towcester
Appeal Ref: APP/Z2830/A/14/2227/002

Correspondence from The Planning Inspectorate confirms the decision to dismiss the appeal made under Section 78 of the Town & Country Planning Act 1990 against a refusal to grant approval required under Section 2, Part 3, Class J (General Permitted Development) Order 1995 (as amended). Noted.

6. 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

Cllr Allen reiterated his previously concerns regarding the parkland being privately managed, the development having roads/footpaths that are not adopted and restricted access to the site.

Cllr Johns advised the committee that Case Officer, Paul Seckington, considers the house types proposed by Redrow Homes do not match the brief of the Outline Permission and will be working with them to create more bespoke designs. The Development Control Committee has raised objections regarding the proposed road layout and the layout of some of the properties. Cllr Johns is concerned at the absence of any parking for visitors of the Public Park adding that this is the only community benefit from the development.

Cllr Lynch asked if Paul Seckington had shown any concern over Redrow's proposal for the parkland to be privately managed as with the open areas at its previous development at Tove Grange. Cllr Johns confirmed that Paul Seckington had not been aware of this being the situation for the Tove Grange development. Cllr Lynch said he would contact Paul to ask what recourse there would be if the parkland was not managed to a satisfactory standard or the private management company folded. Cllr Lofts advised that the Tove Grange residents pay an annual fee towards the maintenance of the estate's open areas and it is most likely residents of Wood Burcote Court will be expected to do the same.


It was agreed for the Clerk to write to Paul Seckington with the committee's response to the pre-application enquiry. Cllr Johns expected a revised pre-application enquiry to come to the Town Council following Paul Seckington's work with the developers.

7. Woodland Area, Northampton Road

The Clerk confirmed she had received correspondence from Percy Lawson of Knight Frank regarding the woodland area on Northampton Road. It asks if the Town Council will reconsider the purchase of this land from the Hesketh Estate but confirms it has not been possible to obtain clear title. Cllr Allen suggested the Town Council could be indemnified against any potential claims on the land and the cost of this insurance could be met by the Estate.

Proposal

Cllr Lynch proposed that the Town Council does not proceed with the purchase of the woodland area on Northampton Road as there has been no change in position since it was originally offered;


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Amendment

Cllr Allen proposed that the Town Council reconsiders the purchase of the woodland area on Northampton Road on the provision that the Hesketh Estate will cover the cost to indemnify the Council against any claim on the land;

There was no seconder for this proposal.

Original Proposal

Cllr Lynch proposed that the Town Council does not proceed with the purchase of the woodland area on Northampton Road as there has been no change in position since it was originally offered;

Seconded by Cllr Lofts; 6 votes in favour; 1 abstention

8. FinanceApplication for Funding from Towcester Town Football Club

The Council had previously discussed the request for funding support from Towcester Town Football Club but was awaiting its written application. Cllr Bain referred to the correspondence received and confirmed the request is for £1500.00 to recoup the cost incurred whilst the Club's Senior Team were playing their home matches at Sponne School. The Club has now made the decision that this arrangement was not sustainable and has reverted to playing its home matches in Pattishall. Copies of the invoices from Sponne School were enclosed with the letter of application as proof of this expenditure.

Proposal

Cllr Lynch proposed to support Towcester Town Football Club and fully fund the requested amount of £1,500 from its budget for 2015-16;

seconded by Cllr Tarbun; all in favour

b) Internal ControlReview of the Effectiveness of Internal Control/Audit


In line with the review of the effectiveness of Internal Control/Audit, Cllr Bain confirmed that he had carried out the Internal Audit Control Checks on 2nd February 2015. He confirmed that all checks and balances were in place. The only issue raised from the BDO Audit was the level of FGI.

c) Fidelity Guarantee Insurance

The Clerk advised the committee that the Fidelity Guarantee Insurance needs to be increased from its current level of £250k as this falls very short of the total amount currently held across the Council's accounts. It was agreed the Clerk will obtain the premium costings for levels of £500k, £750k and £1m and bring these back to the committee for consideration.

d) Budget Update to 31st December 2014

The Clerk distributed copies of the Financial Budget Comparison for the General Account to each committee member. The Clerk gave an overview of the budget headings to 31st December and advised that the committee will need to consider which funds will need to be earmarked to carry forward to the 2015-16 financial year.


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