

RESOURCES / PLANNING COMMITTEE MEETING**MONDAY, 28TH SEPTEMBER 2015**

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

1. **Apologies for Absence**

There were no apologies for absence.

2. **Declarations of Interest**

None

3. **Open to the Public**

No members of the public were in attendance.

4. **PLANNING**a) **Decisions**

Permission for Development granted in respect of:-

S/2015/1423/FUL Variation of Conditions 2 (Plans), 4 (Ventilation), 5 (Cold room), 6 (Proposed glazing) and 7 (Architectural detailing) of planning permission S/2012/0451/FUL (Change of use from dwelling to restaurant and drinking establishment and associated alterations) to relocate disabled wc, bar servery & yard access door. Reduction of west elevation window sizes, amended rooflight size & positions. Revised kitchen layout & addition of glass internal entrance lobby. Mechanical extract and ventilation
At 185 Watling Street West, Towcester

b) **Amendments**

No amended applications had been received.

c) **Applications**

S/2015/2169/FUL Uplands Farm, Tiffeld Road, Towcester
New dwelling
No objections

S/2015/2060/FUL 4 Rowan Close, Towcester
Conversion of garage to living accommodation
**The committee objected to the application on the following grounds:-
Loss of parking facilities**

S/2015/2033/ADV 185 Watling Street West, Towcester
Painted lettering on front façade and one projecting hanging sign on bracket, both at high level and illuminated by spotlights. Two internally illuminated menu boxes at street level and wall wash lighting to enhance the features of the building
No objections

S/2015/2034/LBC 185 Watling Street West, Towcester
Painting the front façade, including lettering, erection of projecting hanging sign, including illumination and two internally illuminated menu boxes

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**The committee supported the repainting of the front façade which it considers delineates the building from its surrounds
The committee had no objections to the proposed signage**

- S/2015/2123/TPO 27 Northampton Road, Towcester
T1 – Oak – 2 metre crown reduction – thin and dead wood
No objections
- S/2015/2041/ADV The Forum, Moat Lane, Towcester
1 x set of non-illuminated brushed stainless steel letters
The committee expressed disappointment that the objections from Ward members had not been taken into consideration
- S/2015/2067/FUL 89 Brackley Road, Towcester
Loft conversion with rear dormer to form 3 rooms (bedroom, bathroom and dressing room)
No observations

5. TOWN & COUNTRY PLANNING ACT 1990
Appeal Under Section 78 Against Refusal of a Householder Application

Site Address: 8 Walker Drive, Towcester
Application Reference: A/2015/0633/ FUL
Description of Development: Proposed two storey extension to rear and first floor extension to the side.

Correspondence from the Planning Inspectorate 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. The Clerk confirmed that the committee had raised no objections to the original application. Noted.

6. The Planning Inspectorate
Appeal Decisions

Correspondence confirms the decision of the Planning Inspectorate on the following appeals:-

- a) Handley Park Farm, Handley Park, Towcester, NN12 8PA
Appeal A Ref: APP/Z2830/W/14/3001218
The appeal is dismissed.
Appeal B Ref: APP/Z2830/W/14/3001219
The appeal is dismissed.
Appeal C Ref: APP/Z2830/W/14/3001220
Appeal C is allowed and planning permission is granted for the construction of a Solar Farm, to include the installation of solar panels to generate electricity with transformer housings, substation, security fencing and cameras, landscaping and other associated works, in accordance with the application, Ref S/2014/1522/MAF, dated 11 August 2014, subject to the 19 conditions set out in the Schedule attached to the Decision Letter.
- b) 191 Watling Street West, Towcester, NN12 6BK
Appeal Ref: APP/Z2830/F/15/3006341

The appeal is dismissed and the listed building enforcement notice is upheld. This was noted by the Committee.


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7. Financea) BDO LLP

The Clerk confirmed that the external audit by BDO LLP for the 2014/15 Financial Year has been completed and there were no matters to be resolved. Noted.

b) Cheques Issued List

The Clerk distributed copies of the Cheques Issued List (cheque numbers 010936 to 010968). Most items were ongoing; the following cheque numbers were highlighted:-

010937 / £521.23 to Thomas Fattorini Ltd – Civic Regalia, the purchase of 10 x Past Mayor's badges

010941 / £150.00 to Westcotec – purchase of 3 x new brackets and clips for VAS sign

010948 / £250.00 to Paul Howard – Town Mayor's portrait 2015/16

010953 / £1,024.66 to 247 UK Maintenance – re-fixing of the anti-slip treads on Belle Baulk bridge

010954 / £500.00 to EDH Fencing & Groundworks – replacement of vandalised fence at Clare Crescent

010962 / £650.00 to Berrys – valuation report for the former Towcester Library building

c) Internet Payments List

The Clerk distributed copies of the Internet Payments List, detailing the salary payments for August and September 2015. The Clerk confirmed that her salary payment in August included annual telephone expenses, and in September re-imburement for purchase of the Best Kept Garden Competition vouchers.

Proposal

Cllr Allen proposed that the Cheques Issued List and Internet Payments List be signed by the Chairman and R. F. O.;

seconded by Cllr Lynch; all in favour

8. Street Lighting

Request for the Town Council to install additional lighting at Beech Close

The Clerk confirmed that this item had been placed on the agenda at the request of Cllr Lofts. Cllr Lofts described the location of 3 bungalows on Beech Close which have been detrimentally affected by the new street lighting arrangements. One bungalow was burgled earlier this year and the Police Officer who attended has recommended that an additional street light be installed for the security of residents. The Clerk took this item to a meeting of the Joint Action Group (JAG) and PCSO Charlotte Whitehead followed up with a survey of the area. All of this information was forwarded to John Adams, Senior Highways Contract Engineer at NCC. He has replied to advise that, regrettably, the cost of £3,500 to install, maintain and supply an additional lighting column for the remaining term of the PFI contract (at today's prices).

Proposal

Cllr Johns proposed that the TC research cost for the installation, maintenance and supply of an additional street light in Beech Close with a view to including these works in the 2016/17 budget;

seconded by Cllr Lynch; all in favour

9. South Northamptonshire Councila) Planning Brief – Land West of Watling Street, Towcester

A link to the Planning Brief document had been forwarded to all TC members prior to the meeting. The committee agreed for comments on the brief to be made in site order. Cllr Lynch referred to Chapter 3, Point 3.1 of the Introduction and noted that this makes no reference to the need for parking provision or ease of access when determining how it will ensure the vitality of the town centre.

Site 1 – Payne's Nursery Yard

Cllr Lynch said the potential of this site to provide additional parking for the town centre should be highlighted. The nursery premises are not included but the owners may re-apply for planning permission

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to develop the site. Cllr Lynch suggested that S106 funding from the nursery development could facilitate the development of the yard for parking.

Site 2 – Towcester Magistrates Court

The TC has previously commented that the vacant Magistrates Court would enable the expansion of Sponne School, now it no longer plans to relocate from its current site, without compromising its playing field amenities. It was agreed that any redevelopment should retain the front façade of the building.

Site 3 – Towcester Fire Station

Cllr Lynch suggested the Towcester Fire Station site could also be utilised to facilitate the expansion of Sponne School and this would protect the site from change of use or housing development. Cllr Johns suggested this site could also provide additional car parking in the town centre. Cllr Lofts said, whilst the Brief refers to the Western Defences Ancient Monument located on the south western corner of the site, there needs to be a greater emphasis of this.

Site 4 – Towcester Coachworks

The committee supported the Brief's Development Principles that this site could be redeveloped to provide a transport hub for Towcester.

Site 5 – Sponne School

The committee were in agreement that the playing field amenities on the site must, at very least, be protected. Cllr Lofts said the land currently owned by the Sponne & Bickerstaffe charity, which falls within this site, should be acknowledged in the context of potential playing field/leisure provision.

Site 6 – Sponne Arcade

Cllr Lynch expressed concern that the Co-op site could be sold for redevelopment as a care home. Cllr Allen said this site must be retained for retail and parking facilities to cater for the growing population of the town. Cllr Lynch said the TC must urge SNC to strongly resist any development which would see the loss of parking from this site.

Site 7 – Market Square

Cllr Lynch said given the catastrophic situation with respect to car parking, it is imperative we do not lose any further car parking spaces from the town centre, particularly with the uncertain future of the Co-op car park.

Site 8 – Towcester Lanes and Library

The committee supported the Brief's Development Principles for this site.

Site 9 – Richmond Road and Water Lane

In reference to section 4.9.5 regarding the recently approved application to redevelop the site into a care home, Cllr Lynch considered the statement 'This is a use considered to be consistent with planning policy and appropriate to the surrounding area' to be redundant and disingenuous.

Site 10 – Islington Road

Whilst the committee were in agreement that this area could be refreshed, the TC has previously objected the suggestion of consolidating the many community facilities on Islington Road into one building as, proposed in the Planning Brief. The committee agreed for the TC should re-iterate its original comments.

b) Council Tax Reduction Scheme

The link to the SNC's consultation on the Council Tax Reduction Scheme for 2016/17 had been forwarded to all committee members prior to the meeting.

Proposal

Cllr Lynch proposed to support the SNC option of no changes to the existing Council Tax Reduction Scheme for 2016/17;
seconded by Cllr Lofts; all in favour

10. Budget Update to 30.06.2015

The Clerk distributed copies of the quarterly budget update to 30/06/15 for the Resources/Planning Account:-


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<u>Income</u>	<u>Budget</u>	<u>Actual</u>
Town Crier	£9,395.00	£2,247.00
Miscellaneous	£0.00	£2,868.59
<u>Carried forward from 2014/15</u>		
Town Centre Fund	£19,041.00	
Office Cover	£4,000.00	
Contingency Fund	£30,000.00	

Expenditure

Town Clerk Cover Period	£0.00	£405.00
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The Clerk confirmed that the cost of the former Clerk's consultancy fees under this heading would be met from the budget carried forward for Office Cover.

Deputy Mayor Travel Expenses	£0.00	£0.00
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The Clerk confirmed nothing had been budgeted under this heading for 2015/16 as no claim has ever been made for these expenses. She suggested this be re-instated in the budget for 2016/17.

Audit Fee	£2,500.00	£395.00
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The Clerk confirmed that the expenditure under this heading should be allocated to Northants CALC as this was payment for the internal audit. The invoice from BDO LLP for the external audit has not been received.

Town Crier	£15,251.00	£2,872.00
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The Clerk confirmed that several members of staff will be eligible for either auto-enrolment or to opt-in to the TC pension scheme. She is in the process of establishing whether any staff wish to pursue this so the budget can be revised to include any TC contributions.

11. Pre-budget Discussions

The Clerk referred to discussions regarding Item 8 and will establish the cost for installation, maintenance and supply of the additional street light.

Referring to the reinstatement of Deputy Mayor's Travel Expenses, the Clerk suggested a budget of £150.



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