

RESOURCES / PLANNING COMMITTEE MEETINGMONDAY, 22<sup>ND</sup> FEBRUARY 2016

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

1. Apologies for Absence

Cllr J. Hart, Cllr D. Tarbun

2. Declarations of Interest

Cllr Johns declared an interest in Item 6 - New Homes Bonus for Towcester. Cllr Johns signed the Declarations of Interest Register accordingly.

3. Open to the Public

No members of the public were present.

4. PLANNING

a) Decisions

Approval for Development granted in respect of:-

S/2015/3006/FUL Land off Sun Yard, Towcester  
Two dwellings with detached garages to replace existing static park homes

Approval for Development refused in respect of:-

S/2015/2976/FUL Field opposite Towcester Building Supplies Ltd, Old Greens Norton Road,  
Towcester  
Change of use of field to storage and parking area

Consent for Display of Advertisements granted in respect of:-

S/2015/3077/ADV B&M Store, Old Tiffield Road, Towcester  
5 fascia signs and 3 hoardings (retrospective)

S/2015/2896/ADV Victoria House, 138 Watling Street East, Towcester  
External noticeboard

b) Amendments

No amended planning applications had been received.

c) Applications

S/2016/0061/COND Land at Towcester Vale, Towcester  
Condition 7 (Design Code) – Application for approval of details submitted pursuant to Condition 7 of planning permission S/2007/0374/OUTWNS (Outline application for the creation of a new mixed use neighbourhood at Towcester comprising; 2750 homes; employment land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall); a support local centre (corner shops. Takeaways); mixed use commercial area to accommodate Class C1 Hotel with

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conference and leisure facilities; two new primary schools, areas of public open space and strategic landscaping, incorporating new formal sports pitches and combined community facility and pavilion and parking and new allotments; the provision of the Towcester Relief Road connecting the A5T to the A43T; surface water/flood management works and necessary related engineering works for drainage and services)

Notes from the meeting on 17<sup>th</sup> February with the Case Officer, Daniel Callis, had been drafted by the Clerk and circulated prior to the meeting. The committee discussed the elements of the Design Code at length and resolved to write to Daniel Callis on the following points:-

- It is proposed that approximately 10% of the total 2,750 dwellings will be affordable housing, which will be dispersed throughout the development. The Town Council would like to receive clarification on what constitutes 'affordable housing' at this time.
- The Town Council understands that the existing barns adjacent to the A5 stand on land which is earmarked to provide parking for the new cemetery/allotments. The Town Council would like to receive clarification on the plans for these barns; who will be responsible for them and whether there are any planning restrictions with respect to their development or demolition?
- The Town Council would like to receive clarification on whether the proposed re-routing of the existing bridle path through the linear park will proceed. When consulted on the original submitted plans, residents of Springfields/Highfields attended a meeting with South Northamptonshire Council to object to the re-routing of the bridle path and had felt assured this would not go ahead.
- With respect to the road networks within the development, the Town Council supports the provision of off-street parking for the development. It considers that shared driveways should be kept to a minimum and would like to receive clarification on the surface proposed for the driveways to reduce run-off. The Town Council understands that all of the roads, footpaths and service strips will fulfil the adoption criteria stipulated by Northamptonshire Highways and would like to receive clarification that the street lighting, drains and sewers will also be adopted.
- The Town Council would like to re-iterate its request to take over all of the public open spaces generated by the development and would like to be involved in the S106 negotiations for their on-going maintenance. It awaits further information on the layout of the formal sports pitches, which are included in this Design Code. It would welcome the delivery of the formal sports pitches, at the earliest possible opportunity, to address the inadequate provision of these facilities in Towcester.
- The Town Council would like to receive clarification on who will be responsible for the area of woodland which abuts the site for the new cemetery/allotments.
- The Town Council will be duly consulted on the applications submitted for each phase of the development as it progresses.

S/2016/0261/FUL	Rear of 173 Watling Street East, Towcester Erection of 3 no. three bedroom dwellings <b>The Committee agreed to support the application which it considers to be an appropriate development for the site that will improve this part of the town centre</b>
S/2016/0239/FUL	40 Clare Crescent, Towcester Removal of conservatory and erection of two-storey rear extension <b>No objections</b>
S/2016/0246/FUL	3 Poplar Close, Towcester Pitched roof to replace flat roof and first floor side extension <b>No objections</b>

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- 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 and weld mesh compound fences. Alterations to main sales building including new opening with overhead sectional door. Proposed new macadam overdressing on existing impermeable concrete road surface  
**No objections**
- S/2016/0231/FUL 29 Nightingale Drive, Towcester  
Conversion of garage into habitable room  
**The Committee objects to this application on the grounds of loss of parking facility**

d) Notification of Enforcement Notice

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

Location:	Land at 32 Jenkinson Road, Towcester
Breach of Planning Control Alleged:	Without planning permission, the change of use of the property to a mixed use of residential and the keeping of chickens (Sui Generis)
Action Required:	i) Reduce the number of chickens kept at the property to no more than 10 at any one time. ii) Demolish and remove the constituent elements of the chicken coops constructed in the rear garden.
Time for Compliance:	6 calendar months after 14 <sup>th</sup> February 2016)
<b>Noted.</b>	

5. South Northamptonshire Council

The Clerk referred to correspondence from SNC Grants Officer, Katie Arnold, with regards to a Funding Fair SNC is hosting, in partnership with SNVB and Daventry District Council, on 10<sup>th</sup> May at Towcester Racecourse. The Town Council is being asked to support the event by attending to exhibit information on the funding available from its grant budget. Considering the TC grant budget is just £5,000 for the forthcoming financial year, Cllr Lynch suggested the Clerk passes on this information for inclusion in the event, rather than attend in person.

Cllr Johns left the meeting at this point.

6. New Homes Bonus for Towcester

Correspondence from David Ward, Trustee of Towcester Museum, was forwarded to all committee members prior to the meeting. The TC support is being sought from the Museum for its application to receive funding of £2,000 from the New Homes Bonus for Towcester to develop an audio trail for children to enhance their experience of visiting the Museum. If successful, the funding would be utilised to purchase handheld audio devices with charging rack and to record the audio trail.

Proposal

Cllr Dallyn proposed that the Town Council supports the application submitted by Towcester Museum to receive £2,000 from New Homes Bonus for Towcester to develop its audio train for children; seconded by Cllr Lofts; all in favour

Cllr Johns returned to the meeting at this point.

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7. Towcester Business Club

The Clerk referred to correspondence from Towcester Business Club which requests that the TC underwrites the cost to install this year's Union flags in the town centre. 2016 will mark the 90<sup>th</sup> Birthday of HRH Queen Elizabeth II. In 2012, the year of HRH Queen Elizabeth's Golden Jubilee, the scheme was fully funded by Towcester Business Club at a cost of £2,000 to purchase the flagpoles and flags. Although the flags have continued to be installed in subsequent years, the number of participants has decreased and this has left noticeable gaps in the display. It is anticipated that the cost this year will be approximately £1,050.00 to include the installation of approximately 65 flags on all premises in the town centre with a bracket and for the replacement of approximately 10 Union flags.

Proposal

Cllr Johns proposed that the TC meets the cost of to support town centre flag scheme to commemorate HRH Queen Elizabeth's 90<sup>th</sup> Birthday celebrations in 2016. If necessary, this cost will be met from the TC contingency fund;  
seconded by Cllr Wilby; all in favour

8. Finance

a) Cheques Issued List

The Clerk apologised that she had been unable to prepare a Cheques Issued List for this evening's meeting.

b) Internet Payments List

A copy of the Internet Payments List, detailing the salary payments for February 2016 was distributed to each committee member. The Clerk referred to the additional payment of £1985.00 to Vision Youth Café, which relates to the transfer of S106 funding for youth activities to meet its expenditure commitments for the first quarter to 31<sup>st</sup> March 2016.

Proposal

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

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