

**RESOURCES / PLANNING COMMITTEE MEETING****MONDAY, 23<sup>RD</sup> MARCH 2015**

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

Mrs D. Fagan – Towcester Youth Coffee House  
Miss C. Fagan – Towcester Youth Coffee House

1. Apologies for Absence

Cllr D. Bain, Cllr A. Maycock

2. Declarations of Interest

None

3. Open to the Public

Mr Mummery, Mr Sheikh and Ms Walsh were in attendance.

Mr Mummery questioned what the TC position is on the proposed Northampton Road car park and whether any response had been received from SNC to the concerns raised by the TC when the application was discussed in November 2014. Cllr Lynch referred to the TC minutes from 2013 where the TC objected to the application for the regeneration of Moat Lane on the grounds of:-

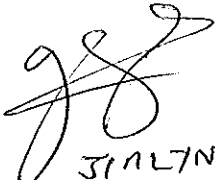
- Insufficient parking provision
- Lack of section 106 Agreement for the town
- No affordable housing

He confirmed he had spoken against the application when it was discussed by SNC Planning but permission was granted.

Whilst the TC supported the application for the car park on Northampton Road, as it acknowledged the urgent need to provide additional car parking for the town, this was caveated by a number of concerns that needed to be addressed. To date, no reply has been received from SNC with regards to these concerns. Cllr Lynch advised that no members of the public had attended the meeting where the Moat Lane application was discussed or the meeting at which the proposed car park on Northampton Road was discussed. He advised that the TC decision to support the car park was made democratically and its views are unchanged. Mr Sheikh questioned whether a response from SNC had been chased by the TC. Cllr Johns advised that it is not usual for SNC to respond to observations made to planning applications, even if made by a statutory body, but must take them into consideration. He added that the TC does not receive comprehensive information on planning applications and must make its decisions based on the details provided.

4. Towcester Youth Coffee House Project

The Towcester Youth Coffee House Business Plan and drawings for the extension to the building had been forwarded to all committee members prior to the meeting. Dee Fagan reported on plans to extend the existing building and proposed fundraising to bring the Youth Coffee House back into use. She asked if the TC would be willing to submit the planning application on behalf of the Coffee House as this will reduce the fees due to SNC by 50%. Cllr Lynch questioned the relationship between the Coffee House and Vision Youth Café and asked why it had not been possible for them to work together to deliver youth activities. Charlie Fagan said it had been very difficult to agree a meeting time with representatives of Vision and the last scheduled meeting had been cancelled by them at short notice. It was agreed for the Clerk to contact SNC for further information on how the TC can assist the Towcester Youth Coffee House with reducing its planning fees and report back on this item as soon as possible.

  
J LYNCH  
13.4.15

5. PLANNINGa) Decisions

Permission for Development granted in respect of:-

- S/2015/0162/FUL Change of use of half an existing double garage into a dog grooming room, removal of one garage door and installation of door and window  
At Small Acre, 91 Brackley Road, Towcester
- S/2015/0031/FUL Removal of outbuilding (garage). Proposed side and rear extension for new garage and utility room  
At 16 Jenkinson Road, Towcester

Approval of details reserved by condition given in respect of:-

- S/2015/0158/COND Condition 47 (Architectural Detailing) Application for approval of details submitted pursuant to condition 47 of S/2012/1476/MAF [The regeneration of Moat Lane/Northampton Road area]  
At Moat Lane, Towcester

Consent for Display of Advertisements granted in respect of:-

- S/2015/0065/ADV 2 display cases for volunteering opportunity details  
At 4 Whittons Lane, Towcester

Listed Building Consent granted in respect of:-


- S/2015/0066/LBC Attachment of 2 display cases on either side of the doorway  
At 4 Whittons Lane, Towcester

b) Amendments

There were no amended applications.

c) Applications

- S/2015/0450/FUL 156 Watling Street, Towcester  
Change of Use from Office (class B1) to residential (class C3 dwelling house)  
**The Committee agreed to support the application to return the premises to its original use.**
- S/2015/0448/FUL 14 Willow Close, Towcester  
Single storey front extension  
**No observations**
- S/2015/048/FUL 6 Bramble Road, Towcester  
Two-storey side extension  
**No observations**
- S/2015/0412/TPA Bridge Farm, Mill Lane, Greens Norton  
Determination as to whether prior approval is required (under Class MB of Part 3 of the above Order) for the change of use of an agricultural building to a dwelling house (Use Class C3) 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

  
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13.4.15

**The Committee agreed to re-iterate its original objections to the application.**

- S/2015/0455/FUL 110 Watling Street, Towcester  
Existing external ATM to be replaced with new model ATM in same location and  
associative works  
**No observations**
- S/2015/0475/FUL Land off Sun Yard, Watling Street, Towcester  
Two single storey dwellings to replace existing permanent static park homes with  
residential use with associated garages and ancillary works  
**The Committee agreed to support the application provided that the  
request for an archaeological survey of the site is met.**

6. New Homes Bonus for Towcester

A copy of the application made by Towcester Baptist Church to the New Homes Bonus Fund was forwarded to all members of the committee prior to the meeting. The Clerk was required to submit the TC comments on the application for today's meeting of SNC Grants Panel and the response to SNC Grants Officer, Katie Arnold, was based on the consensus fed back from committee members.

'Whilst the Town Council supports the overall scheme, it would not favour the application made by Tove Valley Baptist Church which will effectively draw down the entire New Homes Bonus Fund accumulated for Towcester, to date. The Town Council would not support the allocation of the fund to any single organisation in the town, particularly when it is aware of other local groups and organisations that are preparing to apply to the fund'

The Clerk confirmed that the balance of the designated voluntary sector of the fund for the South Northants district is currently in excess of £300,000 and suggested that the application from Tove Valley Baptist Church is considered from this element of the fund.

7. Request to ask SNC to formally name the car park off Northampton Road

Cllr Johns referred to the car park off Northampton (to the rear of the Masonic Hall) and suggested that this be formally named to give it a clearer identity. Brian Giggins of Towcester & District Local History Society has recommended the name 'The Wheat Sheaf Car Park' or 'The Old Wheat Sheaf Car Park' as this has historical significance to this part of Towcester.

Proposal

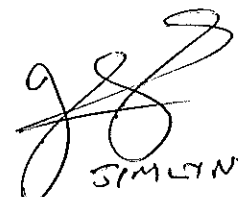
Cllr Wilby proposed that the TC write to SNC requesting to formally name the Northampton Road car park 'The Wheat Sheaf Car Park' or 'The Old Wheat Sheaf Car Park'; seconded by Cllr Lynch; all in favour

8. Correspondence from Home-Start Daventry & South Northants

Cllr Allen referred to correspondence from Home-Start Daventry & South Northants thanking the TC and Resources & Planning Committee for its donation £1,000.00 to the charity.

9. Update on the Belle Baulk S106 Funding proposals for Towcester

The Clerk informed the Committee that she has written to SNC Chief Executive, Sue Smith, to express the TC concerns at the repeated delays to SNC Development Control Committee discussions on the projects proposed by the TC for delivery from the Belle Baulk S106 Fund. It is now unlikely that this item will be on the agenda for discussion until after the May elections, despite positive feedback to the proposals at the original sounding board meeting in November 2014. Included on the list of projects is the TC purchase of the former library building and the Clerk points out that further delays in deciding the allocation of this fund could adversely affect the delivery of this and other projects proposed by the TC.

  
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13.4.15

10. Financea) Cheques Issued

The Clerk distributed copies of the Cheques Issued List (cheque numbers 010792 to 010809). Most items were ongoing; the following cheque numbers were highlighted:-

010794 / £44.81 to Aon Insurance - addition of Coulthard Close play equipment to the policy

010798 / £300.00 to Beanstalk Charity - grant

010800 / £1,330.00 re Reids Playground Maintenance - wet pour surface repairs

b) Internet Payments List

A copy of the Internet Payments List, detailing the salary/pension payments for March 2015, was distributed to each committee member.

Proposal

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

seconded by Cllr Johns; all in favour

c) Redemption of 3 ½ % War Stock

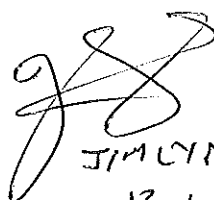
The Clerk reported that £716.40 and £94.47 had been paid into the TC bank account on redemption of its 3½ % War Stock.

d) Transfer to National Savings & Investments Accounts

Following on from the Interim Internal Audit carried out on 4<sup>th</sup> March, the Clerk gave a breakdown of the TC earmarked funds held across its accounts at 31<sup>st</sup> March 2015, which include:-

£55,000	Purchase of a 999-year lease of the Malthouse Court Allotment site
£30,000	Contingency Fund
£1,500	Office Cover
£30,000	New Play Equipment and Safety Surfacing
£3,000	Painting of Town Centre Street Furniture
£5,000	Replacement of Dog Waste Bins
£19,041	Town Centre Fund
£1,000	Elections

The Clerk will retain these funds in its accounts plus £12,000 for the mowing/maintenance and litter picking of The Shires open areas in 2015-16 and will transfer the sum of £213,865.00 to its National Savings & Investments Account. Agreed by the committee.

  
JIM LYNCH  
13.4.15