

RESOURCES & PLANNING COMMITTEE
MONDAY, 25th APRIL 2022 AT 7:00PM
THE SAWPITS CENTRE

Present: Cllr J. Lynch (Chair), Cllr P. Allen, Cllr C. Askew, Cllr K. Bond, Cllr D. Carmichael, Cllr P. Conquest, Cllr R. Dando L'Olive, Cllr J. Godwin, Cllr I. Macaulay, Cllr D. Reynolds, Cllr D. Tarbun, Cllr C. Wright

Also present: Miss E. Cox (Town Clerk), Mrs E. Bucklow-Holt (Assistant)

1. Apologies for Absence

Apologies were received and accepted from Cllr M. Clubley, Cllr M. Johns, Cllr L. Samiotis and Cllr M. Wixon

2. Declarations of Interest

None

3. Open to the Public (maximum 15-minute session)

No members of the public were present.

4. Minutes of Meetings

To approve the Minutes of the Resources & Planning Committee Meeting held on Monday, 11th April 2022 for signing by the Chair.

Proposal

Cllr Godwin proposed that the Minutes of the Resources & Planning Committee meeting held on Monday, 11th April 2022 be signed by the Chair as a true record; seconded by Cllr Reynolds; all in favour.

5. Matters Arising from the Minutes

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A5 signage – The Clerk reported that her contact at National Highways has returned to work following a long absence. She has therefore forwarded the TC requests for additional 40mph repeater signs on the approaches to the new roundabout at Towcester Racecourse and relocation of the 'Towcester' sign at the northbound entrance to the town

Banking hub – The Clerk reported that she has written to Towcester Post Office on behalf of the TC to request that it considers re-opening at lunchtimes and is awaiting a reply. She has sought clarification on the correct Minister to contact with respect to banking issues and will copy the Minister for Housing, Communities & Local Government into this correspondence.

Community Plan/Town Centre Retail Study Review – The Clerk will circulate two potential dates to convene a meeting to progress the TC Community Plan and to discuss the outcome of the Retail Study commissioned by WNC.

6. PLANNING

a) WNC Planning Decisions received to 18th April 2022 were noted as follows:-

Approval for Development in respect of:-

WNS/2021/2095/FUL	102 Watling Street East Towcester Removal of 1no. existing ATM in front elevation and aperture to be in-filled by brickwork to match existing. Removal of 1no. Existing night safe in front elevation and 1no. existing window glazing to be replaced with new.
WNS/2022/0359/TPO	Hinckley House, Watling Street West, Towcester TPO 05/1997 Area A. Oak & Pine x 2 – Fell Area B. Oak – Reduce limbs eastern side 1.5m – 2m crown lift, reduce remaining limb by 1.2m – 2m. Sycamore – Fell.
WNS/2022/0299/FUL	40 Windsor Close, Towcester Single storey rear extension

D. Tarbun
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b) Planning Applications received to 19th April 2022

- WNS/2022/0688/MAR Land North-West of Burcote Road, Towcester
Reserved Matters Application for consent of the spine road West (part Phase 3, 4 and 5) Towcester Vale (pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was accompanied by an Environmental Statement.
The Committee noted that the original proposals have not altered.
Proposal
Cllr Allen proposed that the committee supports the comments contained within the response from the LHA that an explanation is required with respect to the proposed configuration of the cycle lane. Also to note additional concerns with respect to construction traffic and the potential disruption to nearby residents, particularly those in Carey Road; seconded by Cllr Godwin; all in favour
- WNS/2022/0678/FUL 2 Blackwell Close, Towcester
Demolition of an existing outbuilding and the construction of a single storey rear extension.
No objections.
- WNS/2022/0621/FUL 30 Campbell Close, Towcester
Demolish crumbling brick wall and dig out 10 metres of hedging, erect a 1.8m high fence (wooden panels 1.5m high, concrete base panels 0.3m high and concrete post), the fence is set back 12.5m from the edge of the pavement (retrospective).
The committee agreed to support the objections raised within the response from the LHA.
- WNS/2022/0676/MAF 154 Watling Street East, Towcester
Variation of Condition 2 (plans) and 27 (bathroom windows) of S/2019/1728/MAF (Conversion of existing buildings to residential development of 15no. dwellings) provide for the provision of a new electric meter room at ground floor in the shared courtyard. Meter room to be built in reclaimed brick taken from original building. The amended drawings will also provide for a new brick enclosure on ground floor to plot number 2 in lieu of a glazed external screen and the bathroom window in side (east) elevation of the rear projection serving Flats 10 – 14 shall be obscure glazed, using manufactured obscure glass and not an applied film before the dwelling is first occupied. These windows shall be permanently fixed shut thereafter. They will only open in the event of a smoke alarm trigger to electromagnetic shear locks catches within the frame to allow escape from Flats 10 – 14 in the event of a fire.
Proposal
Cllr Lynch proposed that, subject to the scheme meeting current Fire Safety Regulations, the committee requests that a condition be placed on any permission granted to prevent any future owner/occupier from removing the fire safety locking mechanisms in order to maintain privacy for the adjoining property; seconded by Cllr Reynolds; all in favour
- &
WNS/2022/0677/LBC 154 Watling Street East, Towcester
Variation of Condition 2 (plans) of S/2019/1729/LBC (Conversion of existing buildings to 15no. dwellings) provide for the provision of a new electric meter room at ground floor in the shared courtyard. Meter room to be built in reclaimed brick taken from original building. The amended drawings will also provide for a new brick enclosure on ground floor to plot number 2 in lieu of a glazed external screen.
No objections.
- WNS/2022/0731/MAF Land adjacent to Tesco's, Old Tiffield Road, Towcester
Erection of 14no. employment units for a flexible range of employment uses (within Classes E(g)(iii), B2 and / or B8) including ancillary offices, plus a freestanding pod unit (within Class E) together with new access road, landscaping and associated works.
The committee discussed the application at length.
Proposal
Cllr Godwin proposed that the committee re-iterates its original concerns for development of this site (formerly Planning Application WNS/2021/0481/MAR), namely:-

D. T. Godwin
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The TC has serious concerns for the safety of pedestrians crossing Old Tiffield Road near to its junction with the A5. It notes that a pedestrian crossing has been approved for higher up Old Tiffield Road, which will mostly be used by those visiting the site from the Shires Estate. However, given the predicted increase in traffic movements at this (already) busy junction, the potential to provide a second light-controlled crossing nearer to the A5 junction should be fully explored. It is also concerned that the development will lead to copious and intrusive signage at the entrance/approach to the town. As such it would request that this element of the application be given careful consideration at the relevant stage.

In addition to comment:-

In consideration of the SN Local Plan, Part 2 (AL2/AL3), the height/location of the proposed buildings must not obstruct the designed view from Easton Neston House, which should be preserved. If permission for development is granted, site clearance must be carried out at an appropriate time to mitigate against the loss of wildlife.
seconded by Cllr Tarbun; all in favour

WNS/2022/0732/TPO 15 Wordsworth Close, Towcester
Ash Tree – To selectively reduce the height and spread at all cardinal points by 2-3 metres. To lift the crown up to 7 metres approximately on the north and west sides. To remove deadwood 3cm in diameter and above.
The committee had no objections to the application provided works are carried out to the satisfaction of the WNC Arboricultural Officer.

WNS/2022/0709/LBC Towcester Town Council, Town Hall, 86 Watling Street East, Towcester
Install a heritage plaque on front elevation.
The committee supported the TC own application.

7. National Highways

To note the correspondence concerning options for improving Towcester town centre, to follow on from and complement, the construction of the new link road between the A5 and A43 south of the town, including a proposed public consultation period from 15th August to 11th September

The Committee noted the correspondence. The committee supported the Clerk's suggestion that the TC replies to request that the proposed consultation dates be altered as these currently coincide with the recess period for most local Councils and the school summer holidays. She confirmed that further correspondence has been received today which outlines arrangements to hold a number of stakeholder events throughout May. The Clerk will circulate further information once these dates have been confirmed.

8. West Northamptonshire Council

a) Housing Strategy Consultation for Town/Parish Councils: 14th April to 24th May 2022

The committee discussed the item at length. Concerns were raised that the consultation is biased towards the former borough of Northampton, with the majority of evidence citing social and affordable housing without reference to the needs of rural areas, including appropriate infrastructure. The committee was also disappointed with the lack of encouragement for developers and housing associations to embrace green technologies. It considered the consultation lacked 'SMART' objectives or any means of measuring outcomes and also did not consider the sustainability of new housing in areas of employment need. The committee requested that this item be re-listed for further discussion at the next meeting.

b) Street Naming: Off Redcar Road, Towcester (H12 & H14)
9no. street/road names required for the Towcester Grange Development

Cllr Askew agreed to put forward Roman-related names for consideration at the next meeting.

9. St. John Ambulance

To consider the request received from the St. John Ambulance Fundraising Manager for Towcester Town Council to contribute towards the purchase/installation of a new defibrillator on its premises in Islington Road, Towcester

The committee did not feel able to support the request from St. John Ambulance due to the TC previously funding the purchase/installation of an AED on the neighbouring building; the rear of the Peacock PH. It suggested working with the St. John Ambulance to establish a location map and improved signage for all of the AEDs in the town.

O. T. J.
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10. South Northants Youth Engagement

To note the report prepared by the Oxfordshire Play Association on the Towcester Play & Activity Dad held on Wednesday, 6th April 2022

A copy of the report had been forwarded to all committee members prior to the meeting and was duly noted. The organisers were extremely pleased with the turn-out, despite the weather not being kind, and great fun was had by all those who attended.

11. BT Telephone Kiosk: Caldecote

To authorise the Clerk to obtain quotations for repainting the telephone kiosk and consult with Caldecote residents on potential uses

The Clerk had not been aware that the telephone kiosk in Caldecote was adopted by the TC some years ago. Cllr Godwin identified that the kiosk was in need of repainting as part of the recent Asset Mapping Project. Cllr Askew confirmed that residents of Caldecote are interested in having a defibrillator installed into the kiosk, with dual usage as a book exchange, but will clarify this in due course. The committee agreed for the Clerk to proceed with obtaining quotations for its repainting.

12. FINANCE

To approve the Cheques Issued & Internet Payments List for the period 01.10.21 to 31.12.21

A copy of the Cheques Issued & Internet Payments List for the period 01.10.21 to 31.12.21 (transaction numbers 981 to 1124) had been forwarded to all committee members prior to the meeting. All items were ongoing.

Proposal

Cllr Macaulay proposed that the Cheques Issued & Internet Payments List for the period 01.10.21 to 31.12.21 be approved for signing by the Chair and R. F. O.; seconded by Cllr Allen; all in favour.

The meeting concluded at 7:55pm

D. Teh
16/5/22