

RESOURCES / PLANNING COMMITTEE MEETINGMONDAY, 25<sup>TH</sup> JANUARY 2016

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

1. Apologies for Absence

Cllr J. Wilby

2. Declarations of Interest

None

3. Open to the Public

No members of the public were present.

4. PLANNINGa) Decisions

Listed Building Consent granted in respect of:-

S/2015/2746/LBC 98a Watling Street, Towcester  
Painting of shop front & application of signage (retrospective)

S/2015/2363/LBC 22 Park Street, Towcester  
Replacement of roof lights and reinstatement of some roof slate in front elevation

b) Amendments

S/2015/2972/ADV 2a Sponne House Shopping Centre, Watling Street West, Towcester  
Proposal: Two non-illuminated fascia signs, one non-illuminated hanging sign and two A-boards (to be displayed in front of shop and at entrance to shopping centre)  
**The Clerk advised that it was not clear from the documentation received what the stated that the amendment is and had sought clarification from the Case Officer.**

c) Applications

S/2015/2464/MAR Land off Burcote Road, Towcester  
Application for the approval of reserved matters comprising: Layout, Scale, Appearance, Landscape and Access in respect of phase 1 of development approved under outline planning permission S/2012/0799/MAO for the development of 121 dwellings, public park and associated development associated with character areas Burcote Brook and Wood Burcote Court

The Committee discussed the application at length. Cllr Allen, Cllr Dallyn, Cllr Johns and Cllr Lynch had attended a meeting with Robert Fallon and Case Officer, Paul Seckington, of SNC to discuss the tenure of the Public Park on 21<sup>st</sup> January. Cllr Lynch confirmed it was the Landowners, Jackson-Stopps Associates, whom had specified the 200-year lease agreement. Robert Fallon has agreed he will ensure that all open space generated by future developments is transferred to the TC. Cllr Lofts suggested the TC make a request for the Public Park to be included on the SNC register of Assets of Community Value so it will be automatically notified should the land come onto the open market.

Cllr Johns expressed concern with regards to the lack of information on the layout of the Public Park and that proposed amendments, i.e. narrowing of the footpaths will diminish the park to the extent where it is no longer an asset to the town. Cllr Lofts suggested the TC seeks professional advice concerning the proposals for the

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park and its on-going maintenance. The Clerk referred to correspondence from SNC which invites two representatives of the TC to attend a site meeting on 2<sup>nd</sup> February for the Wood Burcote development. It was agreed for Cllr Allen and Cllr Lynch to attend. The Clerk suggested the TC requests an extension to the deadline for submitting its comments, until after the site meeting and the next RP Committee Meeting on 8<sup>th</sup> February.

#### Proposal

Cllr Lynch proposed that the Committee protests at the way the public open spaces have been dealt with, without consulting with the TC, and requested that the Clerk writes to Paul Seckington to state that the TC is surprised SNC has agreed to a 200-year lease of the Public Park rather than securing the Freehold and hopes it will be consulted on the layout, landscaping and equipping of the open areas and the commuted sums for future maintenance;

seconded by Cllr Allen; all in favour

In addition to Cllr Lynch's proposal, Cllr Lofts suggested that the TC seeks clarification on the intended use of the Public Park and requests that it be consulted on proposals for the infrastructure for the park and future maintenance of other open spaces generated by the development.

The Clerk confirmed she would delay forwarding the TC response until after the site meeting and the next RP Committee Meeting on 8<sup>th</sup> February, should this extension be agreed by the Case Officer.

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| S/2015/3077/ADV                      | B&M Store, Old Tiffield Road, Towcester<br>5 fascia signs and 3 hoardings (retrospective)<br><b>No objections</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| S/2016/0017/ADV &<br>S/2016/0018/LBC | Mustard Ltd, 191 Watling Street West, Towcester<br>Non-illuminated fascia sign<br><b>The Committee objected to the application which is contrary to SNC policy for the Display of Advertisements in the Conservation Area.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| S/2016/0010/TCA                      | 28 Brackley, Towcester<br>T1 Pear – reduce/re-pollard by approximately 5 – 6m<br>T2 4 x Conifer (Leylandii) – fell<br>T3 Yew – trim<br><b>No objections</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| S/2015/2062/MAF                      | Greyhound Racetrack – Towcester Racecourse, Easton Neston<br>Variation of condition 2 (plans) of approved application S/2011/1219/MAF<br>(Construction of a greyhound race track & associated infrastructure) to regularise the 2no lighting columns which have been erected and to regularise the luminaries implemented (retrospective)<br><b>No objections</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| S/20156/0021/PA                      | Bridge Farm, Mill Lane, Greens Norton<br>Determination as to whether prior approval is required (under Class Q of Part 3 of the above Order (was class MB under the 1995 Order)) for the change of use of an agricultural building to a dwellinghouse (Use Class C3) in respect of: the transport and highways impact of the development, contamination risks n 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<br><b>The committee were in agreement that prior approval should be required for the change of use from an agriculture building to a dwelling house noting that the original application for a dwelling house on this site was objected on the grounds of it being contrary to SNC policy concerning development in the open countryside</b> |

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5. South Northamptonshire Councila) Draft Statement of Community Involvement Consultation

Correspondence from SNC refers to its Draft Statement of Community Involvement, to replace the version adopted in 2006, which is out for consultation until 5<sup>th</sup> February. This was noted by the Committee.

b) Correspondence regarding the Proposed Off-Street Parking Place Order – Northampton Road, Towcester

The Clerk confirmed she has now received correspondence from Northamptonshire Highways and SNC/Cherwell District Council confirming the agreement to extend the time restriction for the Masonic Car Park from 2 hours to 3 hours. The waiting times will be implemented to coincide with the opening of the new car park on Northampton Road.

Cllr Lofts confirmed that SNC has now applied for a Road Traffic Order to allow enforcement of the double yellow lines on Northampton Road.

6. Financea) Cheques Issued List

The Clerk distributed copies of the Cheques Issued List (cheque numbers 011006 to 011026). Most items were ongoing; the following cheque numbers were highlighted:-

011012 / £890.20 to Paynes Nurseries – Supply of Christmas trees 2015

011015 / £6,970.00 to 247 UK Maintenance – Erection of Christmas trees

011023 / £27.50 to 247 UK Maintenance – Christmas trees – 1 x call out

011026 / £82.50 to 247 UK Maintenance – Christmas tree scheme – 3 x call outs

b) Internet Payments List

The Clerk distributed copies of the Internet Payments List, detailing the salary payments for December 2015 and January 2016. An additional payment of £875.00 was made in December 2015 to Mrs D. L. Isaacs with respect to preparation Business Plan for purchase of the former Towcester Library building.

Proposal

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

Seconded by Cllr Lofts; all in favour

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