

RESOURCES & PLANNING COMMITTEE MEETING
MONDAY, 31st OCTOBER 2022 AT 7:30PM
THE SAWPITS CENTRE

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

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

1. **Apologies for Absence**

Apologies were received and accepted from Cllr P. Conquest, Cllr D. Reynolds, and Cllr L. Samiotis.

2. **Declarations of Interest**

Cllr Askew declared an interest in Item 6.b) Planning Application WNS/2021/1819/EIA and signed the Register of Interests accordingly.

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, 10th October 2022 for signing by the Chair.

Proposal

Cllr Johns proposed that the Minutes of the Resources & Planning Committee meeting held on Monday, 10th October 2022 be signed by the Chair as a true record; seconded by Cllr Allen; all in favour.

5. **Matters Arising from the Minutes**

Minute Page 22/10/126

The committee noted the estimate from the TC Solicitor with respect to legal fees associated with the assignment of leases for public open space.

6. **PLANNING**

a) **WNC Planning Decisions received to 24th October 2022 were noted as follows:-**

Approval for Development in respect of:-

- | | |
|-------------------|--|
| WNS/2022/1535/FUL | Earls Farm, Earls Farm Way, Towcester
Variation of Condition 2 (plans) of WNS/2022/0237/FUL (Variation of Condition 2 (Plans) of WNS/2021/1018/FUL (Demolition of outbuilding and construction of new garage, conversion of existing barn to habitable space) Single garage changed to double garage, additional window to front elevation and changes to fenestrations at the rear)) To allow revised layout to form bedroom above garage. |
| WNS/2022/1619/FUL | 33 Drayson Way, Towcester
Single storey rear extension. |
| WNS/2022/0831/FUL | Uplands Farm, Tiffield Road, Caldecote
Extension to existing agriculture building and remodelling and extension works. |

6. b) **Planning Applications received to 24th October 2022**

- | | |
|-------------------|--|
| WNS/2022/2004/TPO | Cedar Cottage, 56 Earls Farm Way, Towcester
TPO-12/2008 |
| | 1) Spruce by pond – Fell |
| | 2) Chestnut – Lift by removal of branches up to main union |
| | 3) Spruce – Lift by removal of first seven branches |
| | 4) Sycamore – Remove lower dead branch |

D. Tarbun
10/11/22

Proposal

Cllr Johns proposed that the committee objects to the application on the grounds that no substantial justification has been provided and the property was purchased in full knowledge of the close proximity of the trees; seconded by Cllr Macaulay; 12 votes in favour; 1 abstention; proposal carried.

- WNS/2022/2031/FUL Springhill Farm, Abthorpe Road, Handley Park, Towcester
Change of agricultural building to ancillary residential accommodation.
No objections.
- WNS/2022/2021/FUL The Day Nursery, 6 Watling Street East, Towcester
A covered pagoda within the rear courtyard area, between the main building and outbuilding, to create a sheltered outside play space within the nursery. (Restrospective).
The committee agreed to support the application which will provide additional play facilities for the nursery.

Amended Plans/Information:-

- WNS/2021/1819/EIA Land North of The Bell Plantation, Watling Street, Towcester
Proposal: Hybrid planning application comprising of:-
Part A: Full planning permission for a new roundabout access from the A5; internal spine road, creation of development plots with associated earthworks and plateauing; delivery of plateaus and access for Towcester Town Football Club (TTFC) site-wide structural landscaping and infrastructure; and a single warehouse; (Use Class B8) and ancillary office with associated access, hardstanding; landscaping, parking and supporting infrastructure.
Part B: Outline planning permission with all matters reserved for the development of TTFC and employment floorspace falling within Use Classes B2 and B8, with ancillary office space on the development plots; as established through Part A of this application.
- Amendment details: Submission of further information and evidence in relation to the Environmental Statement: highways and landscape and visual impact.
Reduction of maximum height of development from 24.5m to 21.5m.
Phase 1 Construction and Environmental Management Plan (CEMP).
Revised local Labour Appraisal & Strategy.
Associated amended plans and supporting documents.
- Proposal**
Cllr Lynch proposed that the committee supports the response submitted by the WNC Ward Members for Towcester, Cllr Maggie Clubley and Cllr Louisa Fowler, provided that the new Supplementary Planning Document is taken into consideration. The committee also recommends that the developer be bound by legal agreement to ensure its HGVs use the TRR (A5/A43 Link Road); seconded by Cllr Godwin; all in favour.

7. Towcester Relief Road (A5/A43 Link Road)
To receive a report from Cllr M. Johns following the adjournment debate in Parliament initiated by the Rt Hon. Dame Andrea Leadsom MP

Cllr M. Johns referred to the recent adjournment debate in Parliament, initiated by the Rt Hon. Dame Andrea Leadsom MP.

He stated that whilst the debate was well intentioned, there was no new information. The expected opening of the link road is Summer 2024. At the current rate of progress, it is likely that the 1,016th home will be occupied by this time, meaning the link road will not open earlier than the original trigger point agreed in the planning consent. There are currently 800 homes occupied, which was the first trigger point for the new roundabout on the A5 to be completed, but this is behind schedule. The developers cite delays in obtaining National Highways approval for the design (to date, there are still no clear proposals for the road where it joins the A43). Cllr Johns has made enquiries to determine whether the developer received the £3.8m advance from Central Government to expedite earlier completion of the road.

Cllr Macaulay had been to look at progress of the new A5 roundabout and considers its lanes are too narrow. Cllr Lynch clarified that the link road can accommodate HGVs but does not meet the required standard for a trunk road. Cllr Clubley suggested the TC writes to the Rt Hon. Dame Andrea Leadsom MP to thank her for initiating the debate in Parliament and to raise the concerns made by committee members.

D. Johns

14/11/22

8. Active Travel Route for Towcester

To consider the recent correspondence from David Cranwell of South Northants Active Travel Routes (SNATRA)

The committee considered the recent correspondence from David Cranwell of South Northants Active Travel Routes (SNATRA) concerning the creation of a cycle route to extend from Silverstone to Northampton, via Towcester. The costs, merits, and potential value to the community in the local area were discussed at length.

Proposal

Cllr Johns proposed that the TC responds to SNATRA to ask for further advice and guidance; seconded by Cllr Macaulay; 11 votes in favour; 2 abstentions; proposal carried.

9. Sponne Arcade Short Stay Car Park

To note the update from West Northamptonshire Council regarding the planned start of the car park refurbishment works and the timescale for completion

The committee noted the update from West Northamptonshire Council which confirms that the demolition works will commence on 31st October, with anticipated completion of the project in Spring 2023. As previously agreed by the TC, the WCs will be inaccessible for the duration of the refurbishment works.

The committee asked the Clerk to establish whether WNC has installed signage to advertise that the businesses in Sponne Arcade remain open. Cllr Godwin requested the Clerk makes enquiries with WNC concerning the installation of gates to prevent access to the rear of the WCs, as this will help to address issues with anti-social behaviour in this location.

10. Grants to Local Bodies

- a) To re-consider the application for funding received from Home-Start, Daventry & South Northants.
- b) To consider the application for funding received from South Northants Youth Engagement from the budget for the 2023-24 Financial Year.

The Clerk confirmed that SNYE has been reminded that the request, made on its behalf by the Oxfordshire Play Association, to carry forward £1,500.00 of the funding it received from the TC for 2022/23 to the next financial year was recently approved by the committee. It was agreed that SNYE would need to submit more detailed information on how it plans to expend any funding in order for the committee to consider this.

Cllr Johns advised that the inability of SNYE to secure accommodation for youth activities in Towcester is a significant factor. The committee agreed that investigations should be made into how the Towcester Youth Coffee House is being operated, particularly as the project to refurbish the building for the purpose of delivering youth activities received a great deal of New Homes Bonus funding.

Proposal

Cllr Godwin proposed that the £1,000.00 which remains in the TC budget for 'Grants to Local Bodies' be preserved to support local voluntary organisations with the cost-of-living crisis this winter; seconded by Cllr Wixon; all in favour.

11. Pre-Budget Discussions

The Clerk invited suggestions for any new items to be costed for the 2023/24 budget.

The meeting concluded at 8:25pm

D. John
14/11/22