

**RESOURCES / PLANNING COMMITTEE MEETING****MONDAY, 7TH DECEMBER 2015**

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

1. Apologies for Absence

Cllr D. Bain, Cllr C. Lofts, Cllr J. Walsh, Cllr J. Wilby

2. Declarations of Interest

None

3. Open to the Public

Two members of the public were in attendance.

4. Planning Application S/2015/2464/RES

Lucy Walden of Redrow Homes and David Bainbridge of Bidwells gave a short presentation on the proposed house types in Phase 1 of the Wood Burcote Court development, explaining the differing materials and styles chosen for both the Burcote Court and Burcote Brook character areas of the development. Phase 1 of the development comprises 31 properties on the eastern side (Burcote Court) and 90 properties on the western side (Burcote Brook). Proposals for the 3<sup>rd</sup> character area, Little Burcote, will come within the Phase 2 application. The Public Park will consist of 7.5 hectares of land north of Besses Lane, and 5.9 hectares to the south of Besses Lane.

Cllr Allen asked for confirmation of the developer's plans for transferring ownership of the public park and was advised that the developer is obliged to offer a lease of the public park to SNC under the terms of the S106 Agreement. Cllr Allen said the development was sold to the TC on provision that the public park would be transferred into public ownership. ~~David Bainbridge confirmed that Redrow Homes had inherited the leasehold arrangement, which was negotiated between SNC and the landowners in April 2015, but had no plans to roll back from this. He added that there is provision in the lease for SNC to grant a sublease to the TC for future maintenance of the public park. Cllr Allen stated he could no longer give his support to the development.~~

Cllr Lynch said the TC is mystified as to why this has happened and questioned whose decision it was to attach a 200 year lease to the public park rather than gifting it to the town. David Bainbridge confirmed this was initiated by SNC having viewed it as the best option. Cllr Johns advised the TC must take this issue up with SNC. He said, in terms of continuity, he is surprised a phased approach is being taken by the developer and considers it would be preferable to see a blueprint for the whole site. David Bainbridge confirmed the terms of the outline planning permission allows for phasing. Cllr Johns suggested the house types proposed for the Burcote Brook character area bear similarities to those on the Redrow Homes Belle Baulk development. Lucy Walden confirmed that the house types proposed for Burcote Brook have been led by Robert Fallon at SNC as a South Northamptonshire vernacular. The house types proposed for the Burcote Court character area are of an Arts & Crafts design.

Cllr Johns said he was disappointed with the lack of detail provided on the public park and he would like to have seen a landscaping scheme for this. Lucy Walden confirmed that further information on the public park, play areas and parking arrangements are included in the application but were too detailed for this short presentation.

Cllr Lynch said negotiations on this development have progressed without consultation with the TC. He referred to previous communications with Paul Seckington at SNC which raise the question of whether the land would be transferred freehold or leasehold; however, there does not appear to be any doubt that the public park would be transferred to the TC. The option of a leasehold was considered as this would allow the developer rights to install essential services and the sustainable urban drainage system (SUDS)

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over/under the public park for the new dwellings, without the need for legal covenants which may be required if the land were transferred to the TC in advance of the works.

Cllr Dallyn noted the lack of car parking provision for visitors to the public park. Lucy Walden confirmed there is no legal requirement to provide parking facilities, though 8 parking spaces have been included for visitors to the public park. Cllr Johns questioned the lack of a storage building for grounds maintenance equipment.

Cllr Allen asked Lucy Walden whether she is aware of any prior Redrow Homes developments which have been transferred to a local authority for maintenance. Lucy said she was aware of such occasions but was not certain whether the transfer had been on a leasehold or freehold basis; adding that Redrow Homes would usually pass over areas of open space to a private management company.

Cllr Johns asked if the removal of TPO trees on the site had been necessary and whether there are plans to remove any more. Lucy advised that the removal of 5 deceased TPO trees had been carried out in accordance with the terms of the outline planning permission and there are plans to remove further TPO trees. The avenue of trees will be retained, as will the architectural features on site.

## 5. PLANNING

### a) Decisions

Prior Approval not required in respect of:-

S/2015/2265/HPD 58 Bickerstaffes Road, Towcester  
Determination as to whether prior approval is required (under Class A, Part 1 of the above Order) in respect of the impact on the amenity of any adjoining premises of a proposed single storey rear extension extending 3.2m beyond the rear wall of the original dwelling house, maximum height of 3.4m and height of eaves 2.6m

S/2015/2281/HPD 18 Tennyson Close, Towcester  
Determination as to whether prior approval is required (under Class A, Part 1 of the above Order) in respect of the impact on the amenity of any adjoining premises of a proposed single storey rear extension extending 4.280m beyond the rear wall of the original dwelling house, maximum height of 3.028m and height of eaves 2.100m

Tree Preservation Order Consent granted in respect of:-

S/2015/2123/TPO 27 Northampton Road, Towcester  
T1 – Oak – 2 metre crown reduction – thin and dead wood

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

S/2015/2157/COND Moat Lane, Towcester  
Condition 54 (Remediation Strategy) Application for approval of details submitted pursuant to Condition 54 of S/2012/1476/MAF [The regeneration of Moat Lane / Northampton Road area]

Permission for Development granted in respect of:-

S/2015/2169/FUL Uplands Farm, Tiffeld Road, Caldecote  
New dwelling

S/2015/2253/FUL 11 Orchard Close, Towcester  
Ground floor rear extension and ground / first floor side extension

S/2015/2209/FUL 11 Hicks Road, Towcester  
Two storey rear extension and removal of chimney stack

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S/2015/0053/FUL Towcester Mill, Chantry Lane, Towcester  
Part change of use of the ground floor and first floor to a tap room/community bar and part change of use of the second floor to an events room and full use of garden (part retrospective)

Permission for Development refused in respect of:-

S/2015/2262/FUL 185 Watling Street West, Towcester  
Re-instate cellar drop to pavement on Watling Street and fit new cellar door

Listed Building Consent given in respect of:-

S/2015/0054/LBC Towcester Mill Brewery, The Mill, Chantry Lane, Towcester  
Alterations to allow change of use by removing partition walls

Listed Building Consent refused in respect of:-

S/2015/2263/LBC 185 Watling Street West, Towcester  
Listed Building Consent to re-instate cellar drop to pavement on Watling Street and fit new cellar door

b) Amendments

S/2015/2363/LBC 22 Park Street, Towcester  
Replacement roof lights and re-instatement of some roof slate in front elevation  
Proposal: Additional roof light to be replaced  
Amendment details: **No observations**

c) Applications


S/2015/2464/RES Land off Burcote Road, Towcester  
Application for 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 the character areas Burcote Brook and Wood Burcote Court  
**The committee felt unable to comment on the application and requested that an urgent meeting be arranged with Robert Fallon of SNC to discuss the tenure negotiated for the public park. Cllr Tarbun, Cllr Johns, Cllr Dallyn, Cllr Lynch and Cllr Allen to attend.**

S/2015/2591/FUL Sollys Way, Towcester  
Demolition of existing redundant garages and associated hard standing to provide 1 No. affordable 3 bedroom bungalow  
**The committee supported the application to construct an affordable home in place of the redundant garages**

S/2015/2746/LBC 98A Watling Street East, Towcester  
Painting of shop front & application of signage  
**No observations**

S/2015/2771/LDP 16 Hollyhill, Towcester  
Loft conversion with rear dormer extension and velux roof lights to front  
**No observations**

S/2015/2762/FUL 20 Greenview Drive, Towcester  
Single storey extension side  
**No observations**

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6. Highways Englanda) The A43 Trunk Road (Towcester, Northamptonshire)  
(40 miles per hour speed limit) Order 2015

The Clerk confirmed that she had received correspondence from Highways England confirming the Order for a 40 mile per hour speed limit on the A43 northbound carriageway between points 304 metres south and 133 metres north of its roundabout junction with Brackley Road (Abthorpe Roundabout), and on the southbound carriageway between points 177 metres north and 180 metres south of its junction with Abthorpe Roundabout. No objections.

b) The A5 Trunk Road (Towcester, Northamptonshire)  
(40 miles per hour speed limit) Order 2015

The Clerk confirmed that she had received correspondence from Highways England confirming the Order for a 40 mile per hour speed limit on the A5 from a point 50 metres south of its junction with Marlow Road to a point of 501 metres south of the unnamed road leading to Heathencote Village. No objections.

7. New Homes Bonus Fund

The Clerk referred to correspondence from SNC Grants Officer, Katie Arnold, which confirms the application submitted by Towcester Table Tennis Club to receive funding from the New Homes Bonus for Towcester. The application is for £4,400.00 to fund the purchase of new tables and equipment for current club members and also to facilitate the club in encouraging younger people to participate in the sport. The TC views are sought on this application which will be considered by the SNC Grants Panel on 18<sup>th</sup> January 2016.

Proposal

Cllr Johns proposed that the committee supports the application from Towcester Table Tennis Club to receive funding of £4,400.00 from the New Homes Bonus for Towcester; seconded by Cllr Allen; all in favour

8. Financea) Cheques Issued List

The Clerk distributed copies of the Cheques Issued List (cheque numbers 010977 to 011005). Most items were ongoing; the following cheque numbers were highlighted:-

- 010986 / £114.15 to Mrs A. Turner – refund of fee for reserved burial plot K81 (Grant no. 98/3)
- 010991 / £126.89 to EDH Fencing & Groundworks – removal of vandalised bench / bench repairs at the Recreation Ground
- 010995 / £975.00 to E.on – re-instatement of lighting for the Recreation Ground skateboard park
- 010998 / £46.00 to Mr C. Stanger – re-imbusement for expenses associated with the Town Mayor's Charity Golf Day (to be repaid from the Town Mayor's Charities account)
- 011002 / £591.21 to Northants County Council – purchase of 3 x finger post signs for the Tove Wetland Pocket Park
- 011005 / £50.00 to Royal British Legion – 2 x Poppy wreaths for the Remembrance Sunday Service

b) Internet Payments List

A copy of the Internet Payments List, detailing the salary/pension payments for October and November 2015, was distributed to each committee member noting the additional payment of £101.25 to Mrs D. L. Isaacs in respect of consultancy fees for the month of November.

Proposal

Cllr Johns proposed that the Cheques Issued List and Internet Payments List be signed by the Chairman and R.F.O. and that cheque number 011005 to the Royal British Legion be approved under S137 expenditure; seconded by Cllr Allen; all in favour

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## 9. Draft Budget for the 2016-17 Financial Year

The Clerk distributed copies of the Financial Budget Comparison for the General Account detailing the income and expenditure to 30<sup>th</sup> September and projections to the end of the 2015/16 Financial Year. The Clerk made particular reference to the budget headings:-

<u>Income</u>	<u>2015/16 Budget</u>	<u>2016/17 Budget</u>
Town Crier	£9,395.00	£10,250.00
The budget for 2016/17 has been revised to reflect increased income and expenditure due to larger issues with more colour pages.		
SNC S106 Library	£5,000.00	£0.00
Funding received from SNC part-way through the financial year towards preparation of the Business Plan to purchase the former Library building.		
Town Centre Fund	Potential allocation the £19,041.00 fund towards to works connected with the purchase of the former Library building.	
Contingency Fund	£30,000.00 carried forward from 2014/15	
	£16,312.00 carried forward from 2013/14	
<u>Expenditure</u>	<u>2015/16 Budget</u>	<u>2016/17 Budget</u>
Clerk's Emoluments	£38,330.00	£38,330.00
No increased budget for salary. The existing budget allows for the capped public sector pay increase of 1% and 1x incremental pay rise.		
Pension Fund	£9,314.00	£9,697.00
Confirmed increase in employer contributions from 24.3% to 25.3%.		
Secretary / Assistant's Emoluments	£23,651.00	£23,890.00
Budget revised to allow for the capped public sector pay increase of 1% and 1 x incremental pay rise.		
Pension Fund	£0.00	£6,044.00
Changes in the Pension Regulators mean the Clerk's Assistant must be automatically enrolled in the Pension Scheme with effect from 1 <sup>st</sup> April 2016 (but can request to opt out afterwards).		
Town Mayor's Allowance	£1,772.00	£1,825.00
3% increase		
Deputy Mayor's Travel Expenses	£0.00	£250.00
Budget re-instated.		
Civic Regalia	£0.00	£0.00
No budget was set in 2015/16 for Civic Regalia, though £521.00 was expended on the purchase of Past Mayor's badges.		
Stationery	£1,945.00	£2,100.00
Budget increased in line with projected expenditure.		
Audit	£2,500.00	£2,000.00
Budget estimated based on anticipated increase in income.		
Insurance	£10,000.00	£9,000.00
Budget estimated based on anticipated increase in income.		
Finance Software Support	£700.00	£1,400.00
Budget increased to allow for additional training to maximise use of the current finance package.		
Grant to Local Bodies	£5,000.00	£5,000.00
The Clerk proposed that the budget for 2016/17 be set again at £5,000.00 and any residual funds from the current financial year are carried forward.		
Public Lighting	£1,500.00	£4,000.00
Budget increased to allow for the installation of an additional street lighting column at Beech Close. The Clerk confirmed she is following this up with Balfour Beatty.		
Courses	£2,000.00	£1,000.00
The Clerk proposed that the budget be decreased to reflect the expenditure on this item in 2015/16 and that any residual funds from the current financial year are carried forward.		

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Traffic Calming Measures	£0.00	£150.00
£150.00 budgeted for the purchase of replacement parts.		
Towcester Library Fund	£10,000.00	£10,000.00
The Clerk proposed that the 2015/16 budget be carried forward and a further £10,000.00 be budgeted for 2016/17 which, in addition to the Town Centre Fund, will be the TC contribution towards works connected with the purchase of the former Library building.		
SNC S106 Library	£5,000.00	£0.00
The Clerk confirmed that £1,700.00 has been expended to date of funding received from SNC towards preparation of the Business Plan to purchase the former Library building. The monies have funded the undertaking of a full structural survey and valuation of the building.		

**Total Income £10,570.00 / Total Expenditure £143,083.00 / Precept £132,513.00**

The Clerk confirmed that the precept of £132,513.00 represents an increase of 4.17% on the 2015/16 Financial Year.

The Clerk gave an overview of the Draft Budget and confirmed the precept of £318,014.00 for the Town Council for the 2016/17 Financial Year which represents a decrease of 0.03% on 2015/16.

#### Proposal

Cllr Lynch proposed that the Draft Budget and precept of £318,014.00 for the 2016/17 be recommended to the Full Council for approval;

Cllr Lynch proposed that the Clerk's Assistant be registered onto the Town Council's adopted pension scheme with effect from 1<sup>st</sup> April 2016;  
seconded by Cllr Dallyn; all in favour