

RESOURCES / PLANNING COMMITTEE MEETING**MONDAY, 8TH FEBRUARY 2016**

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

1. Apologies for Absence

Cllr J. Hart, Cllr J. Wilby

2. Declarations of Interest

None

3. Open to the Public

There were no members of the public present.

4. PLANNINGa) Decisions

Approval for Development granted in respect of:-

S/2015/2278/FUL	Land at Burcote Road Industrial Estate, Burcote Road, Towcester Erection of 14 start-up commercial units (Use Class B1)
S/2015/2851/FUL	Dil Raj, 147 Watling Street West, Towcester Extension including WC and Chiller to rear (retrospective) and the addition of a new chimney
S/2015/2762/FUL	20 Greenview Drive, Towcester Single storey extension to side

Consent for Display of Advertisements granted in respect of:-

S/2015/2821/ADV	Ge Fanuc Intelligent Platforms, Ge Fanuc, Old Tiffield Road, Towcester Replacement signage (to reflect name change)
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Certificate of Lawfulness granted in respect of:-

S/2015/2771/LDP	16 Hollyhill, Towcester Loft conversion with rear former extension and velux roof lights to front
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b) Amendments

No amended applications had been received.

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
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14/03/16

The Committee discussed the application at length. Cllr Allen, Cllr Dallyn, Cllr Johns and Cllr Lynch had attended a site visit with SNC Case Officer Paul Seckington. Cllr Johns said he did not consider the park to be a great advantage to the town, being a fairly small space that will be dominated by housing. He added that the layout of the footpaths; position of the balancing lakes and proposed use of materials is good. Cllr Dallyn raised concerns with regards to the lack of parking; with only 6 parking spaces proposed for visitors. Cllr Johns suggested the installation of appropriate wooden bollards along verges within the site to prevent damage being caused by visitor's parking.

Cllr Johns requested that more information be sought on the anticipated run-off from balancing lake and the proposed runnels which will be installed to address this. Cllr Lynch commented that flooding takes place much more frequently now and the TC should state its concerns with respect to this issue.

Cllr Allen requested that the Clerk seek clarification on plans for the future maintenance of woodland which lies outside the boundary of the public park. He also requested further information on the proposals for the boundary fencing as the plans give the impression of a gated community. Cllr Johns confirmed that a separate application will be submitted for the boundary fencing so the TC will have an opportunity to comment further on this.

Proposal

Cllr Lynch proposed that the Clerk responds to the consultation on behalf of the TC as follows:-

- The TC would like to protest at the way the public open spaces have been dealt with, without consultation with the TC, and is surprised that SNC has agreed to a 200-year lease of the public open space rather than securing the Freehold.
- The TC considers that the public park has been diminished, as an asset to the town, by the layout of the houses.
- The TC is concerned at the lack of parking for visitors to the public park and would like to see appropriate wooden bollards installed on the verges throughout the site to prevent damage being caused by visitor's parking.
- The TC requires clarification on the proposals for future maintenance of the woodland areas which do not form part of the public park and the verges and smaller open areas within the 3 character areas of housing.
- The TC would like to see green play safety surfacing for the equipped play areas to blend better with the parkland environment.

seconded by Cllr Allen; all in favour

S/2016/0061/COND Land at Towcester Vale, Towcester – **FOR INFORMATION ONLY**
 Condition 7 (Design Code) – Application for approval of details submitted pursuant to Condition 7 of planning permission S/2007/0374/OUTWNS (Outline application for the creation of a new mixed use neighbourhood at Towcester comprising; 2750 homes; employments land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall); a support local centre (corner shops. Takeaways); mixed use commercial area to accommodate Class C1 hotel with conference and leisure facilities; two new primary schools, areas of public open space and strategic landscaping, incorporating new formal sports pitches and combined community facility and pavilion and parking and new allotments; the provision of the Towcester Relief Road connecting the A5T to the A43T; surface water/flood management works and necessary related engineering works for drainage and services
 The consultation was noted by the Committee. The Clerk notified TC members that the Case Officer, Daniel Callis, has offered to meet with representatives of the TC to present the Design Code and given the dates 16th, 17th & 18th February for this meeting. Cllrs Allen, Johns and Lynch confirmed their availability for all three dates. Cllr Dallyn is available on 16th February only.

D. T. Callis
 14/03/16

S/2016/0121/FUL	Bell Plantation, Watling Street, Towcester Enclose sides of canopy No objections
S/2016/0144/FUL	The Old Bakehouse, 156 Watling Street East, Towcester Replace from elevation wooden windows to UPVC sash windows, re-paint lower section from elevation & front door The committee agreed to object to the application as it considers the replacement windows should be double-hung sash windows with 2 panes consistent with the character of the Conservation Area
S/2016/0122/FUL	10 Herbert Gardens, Towcester First floor extension over existing single storey extension The committee had no objections to the application provided that no objections arise from the neighbour consultations
S/2016/0185/FUL	87 Brackley Road, Towcester Proposed first floor rear, single storey side extensions and rear extension No objections
S/2016/0064/TCA	52 Watling Street East, Towcester – FOR INFORMATION ONLY Acer tree 1.5 metre reduction Noted

d) Notification of Opportunity to attend Development Control Committee

Correspondence received from South Northamptonshire Council confirms that the following applications will be discussed by its Development Control Committee on 11th February 2016:-

S/2015/2354/MAR	Reserved matters application pursuant to S/2012/1285/MAF (Residential development of 90 dwellings) proposed residential development comprising 90 dwellings, garages, parking, roads, sewers together with public open space. Details for access, appearance, landscaping, layout and scale included At Land at Burcote Road Industrial Estate, Burcote Road, Towcester
S/2015/2926/FUL	Change of use of part covered parking area to a two-bay MOT testing station with single storey front and side extensions At South Northants Council Tove Depot, Old Tiffield Road, Towcester, NN12 6PF

Noted.

5. Planning Enforcement

The Clerk referred to correspondence from SNC Planning Enforcement concerning the display of banners on the front of the Town Hall advertising forthcoming events. This is contrary to SNC's policy for the display of advertisements as the Town Hall is a Listed Building in the Conservation Area. The correspondence states that the display of advertisements is permitted in certain circumstances without the need to gain consent from SNC. Specifically, an advertisement must relate to the property on which it is displayed and in the Conservation Area must not exceed 1.55 metres squared. This was noted by the Committee and it resolved to comply with the notice.

6. School Crossing Patrol

The Clerk confirmed that notification has been received from NCC Highways that the TC must confirm by 12th February whether it will continue to fund the school crossing patrol on Vernon Road. It is likely that

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14/03/16

the budget set for this item will no longer be sufficient as Cllr Lofts will see a reduction in his NCC Empowering Communities Fund for the coming financial year, which will affect his contribution towards the scheme.

Proposal

Cllr Lynch proposed that the TC funds the shortfall to meet the cost of the School Crossing Patrol on Vernon Road for the 2016/17 Financial Year. The committee will review the funding of this item when setting its next budgets for the subsequent year;
seconded by Cllr Dallyn; all in favour

7. Northamptonshire ACRE

The Clerk referred to correspondence from Northamptonshire ACRE which confirms the annual subscription charge of £35.00 for the 2016/17 Financial Year.

Proposal

Cllr Lynch proposed to subscribe to Northamptonshire Acre for the 2016/17 year;
seconded by Cllr Dallyn; all in favour

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14/03/16