

**RESOURCES / PLANNING COMMITTEE MEETING****MONDAY, 9<sup>TH</sup> NOVEMBER 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 C. Lofts, Cllr J. Lynch, Cllr J. Wilby

1. **Apologies for Absence**

There were no apologies for absence.

2. **Declarations of Interest**

None

3. **Open to the Public**

No members of the public were in attendance.

4. **PLANNING**a) **Decisions**

Permission for Development granted in respect of:-

S/2015/1841/FUL Change of use from BI office at ground floor to residential (no external changes)  
At 61 Watling Street West, Towcester.

S/2015/1822/FUL Conservatory to rear ground floor apartment  
At 23 Malthouse Court, The Lindens, Towcester

S/2015/1202/FUL Two storey extension to side and raise roof height of original building to create  
additional floor space on first floor  
At Youth Club, Bransons Lane, Towcester

S/2015/2067/FUL Loft conversion with rear dormer to form 3 rooms (bedroom, bathroom and  
dressing room)  
At 89 Brackley Road, Towcester

S/2015/2060/FUL Conversion of garage to living accommodation  
At 4 Rowan Close, Towcester

Consent for the Display of Advertisements granted in respect of:-

S/2015/2041/ADV 1 x Set of non-illuminated brushed stainless steel letters  
At The Forum, Moat Lane, Towcester

S/2015/2033/ADV Painted lettering on front façade and one projecting hanging sign on bracket, both  
at high level and illuminated by spotlights. Two internally illuminated menu boxes  
at street level and wall wash lighting to enhance the features of the building  
At 185 Watling Street West, Towcester

Listed Building Consent granted in respect of:-

S/2015/2034/LBC Painting the front façade, including lettering, erection of projecting hanging sign,  
including illumination and two internally illuminated menu boxes (part  
retrospective)  
At 185 Watling Street West, Towcester

D. John  
7/12/15

S/2015/2011/LBC Variation of Conditions 2 (plans), 4 (ventilation), 5 (cold room), 6 (proposed glazing) and 7 (architectural detailing) of planning permission S/2012/0452/LBC (internal alterations to facilitate Change of Use from dwelling house to restaurant and drinking establishment (A4/A3 use) and the demolition of a rear conservatory, construction of a single storey rear passageway to create a bin store) to relocate disabled WC, bar server and yard access door. Reduction of west elevation window sizes, amended roof light size and positions. Revised kitchen layout and additional glass internal entrance lobby. Mechanical extract and ventilation.  
At 185 Watling Street West, Towcester

Permission for Non-material Amendment granted in respect of:-

S/2015/2231/NMA Non-material amendment to planning permission S/2012/1476/MAF (the regeneration of Moat Lane) to alter six disabled parking spaces to share shared disabled/parent toddler bays and alter two of the five parent toddler bays to disabled parking bays  
Land adjacent to the Masonic Hall, Northampton Road, Towcester &  
Land adjacent to The Forum, Moat Lane, Towcester

Approval of Details Reserved by Condition in respect of:-

S/2015/2219/COND Condition 5 (Architectural Detailing) – Application for approval of details submitted pursuant to condition 5 of S/2015/1533/FUL [New dwelling]  
At 5 Burcote Road, Wood Burcote, Towcester

S/2015/1559/COND Condition 11 (Architectural Detailing) – Application for approval of details submitted pursuant to condition 11 of S/2015/0178/FUL [New dwelling (in garden to no 5)]  
At 5 Burcote Road, Wood Burcote, Towcester

S/2015/1979/COND Condition 4 (Noise Impact Assessment) – Application for approval of details submitted pursuant to condition 4 of S/2013/1546/FUL [Change of use from A1 (retail) to mixed use A3/A5 (restaurant/takeaway) use]  
At 109a Watling Street West, Towcester

S/2015/1560/COND Condition 5 (Contaminated Land) - Application for approval of details submitted pursuant to condition 5 of S/2014/0510/FUL [Dwelling with annexe accommodation]  
At 40 Hesketh Crescent, Towcester

The following applications were withdrawn:-

S/2015/2020/COND Condition 12 (Driveway – Gradient and Surfacing) - Application for approval of details submitted pursuant to condition 12 of planning permission S/2014/2121/MAF (Proposed 170 space car park and associated access, landscaping and footpath connections)  
At Land off Northampton Road, Towcester

S/2015/2021/COND Condition 13 (Highway Works) - Application for approval of details submitted pursuant to condition 13 of planning permission S/2014/2121/MAF (Proposed 170 space car park and associated access, landscaping and footpath connections)  
At Land off Northampton Road, Towcester

D. John

7/12/15

b) Amendments

S/2015/0053/FUL  
 Proposal: 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)

Amended details: Amended description (floor uses), floor plans and noise management plan  
**The Committee supported the application to expand the use of the premises, which has delivered real regeneration to this part of the town.**

For Information Only

S/2015/2435/TCA 28 Brackley Road, Towcester  
 Spruce tree – Fell as close to ground level as possible  
**Noted.**

c) Applications

S/2015/2278/FUL Land at Burcote Road Industrial Estate, Burcote Road, Towcester  
 Erection of 14 No start up units – BI use  
**The committee supported the application to construct 14 start-up units to provide new small business accommodation in the town.**

S/2015/2354/MAR Land at Burcote Road Industrial Estate, Burcote Road, Towcester  
 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.  
**The Committee commented that it would be useful to see a contribution from the developer towards the installation of a light controlled crossing on Vernon Road as the development will impact on traffic headed to the A5 junction.**  
**The Committee questioned whether the site allocated within the development for a children's play area is suitable and recommended that the views of ROSPA are sought with respect to this.**

S/2015/2392/FUL 29 Sycamore Close, Towcester  
 Single storey front extension  
**No observations**

S/2015/2284/TPO Land off Burcote Road, Towcester  
 Fell trees – 1 No Ash, 1 No Pine, 1 No Poplar (TP/06/1987), 2 No Horse Chestnut (TP/08/2008)  
**The Committee objected to the felling of the TPO trees and considered that the development should be designed to allow the TPO trees to be retained.**

S/2015/2363/LBC 22 Park Street, Towcester  
 Replacement roof light and reinstatement of some roof slate in front elevation  
**The Committee had no objections to the application provided that the property's Listed Building status is not compromised by the proposed works.**

S/2015/2262/FUL 185 Watling Street West, Towcester  
 Reinstatement cellar drop to pavement on Watling Street and fit new cellar door  
**The committee raised concerns that regular deliveries to the**

D. Ted  
 7/12/15

premises could impact on the movement of traffic on the busy A5 and may also cause damage to the York paving stones.

- S/2015/2505/MAF B & M Homestore, Old Tiffiel Road, Towcester  
Variation of condition 3 (restricting sale of some types of goods) to planning permission S/2002/1069/P (Non-food retail building and garden centre) to allow the sale of food and drink, toys, toiletries and non-fashion clothing where the unit is occupied by a single retailer (retrospective)  
**No observations**
- S/2015/2523/FUL I Sponne Centre, Watling Street, Towcester  
Change of use from DI Dentist to A1 Funeral Directors  
**The Committee did not consider that the premises would provide a practical proposition for use as a Funeral Directors and is particularly concerned that the access to and location of the premises makes it unsuitable for the movement of bodies into / out of the building. The future use of the former Co-op car park is uncertain at this time but there is potential for access arrangements to be further compromised.**
- S/2015/2427/TPO South Northants Homes, Wood Burcote House, Towcester  
T1 – Rowan Tree – Fell  
**No observations**

5. Planning Application S/2015/2464/RES  
Land off Burcote Road, Towcester

The planning application had been listed on the agenda to give committee members an opportunity to view the documents prior to it being discussed at the RP Committee Meeting on 23<sup>rd</sup> November, which the agents, Bidwells, planned to attend. Cllr Allen asked for due consideration to be given to this application, prior to the next meeting, particularly with regards to the transfer of public park. The original application had stated the public park would be transferred to public ownership in lieu of S106 contributions, i.e. affordable housing. It now transpires that SNC has negotiated a 200-year lease of the public park as part of the outline permission. The lease will offered to SNC first, with the developer retaining the Freehold of the land. SNC can choose to manage the public park itself or sublease it to the TC or another body agreed between itself and the developer. Cllr Allen said this will only give the TC the right to spend its own precept money on maintaining land owned by someone else. The Clerk reminded committee members that the TC had been asked to take on development of the public park only last year. Cllr Johns said the land being transferred to SNC first is a matter of procedure as the transfer needs to be approved by a planning authority. He said there is no benefit to the he town from this development without the country park. Cllr Lofts advised that SNC signed the S106 funding off on the basis of there being a 200-year lease, so the developer is not to blame. Cllr Lynch questioned how much tenure the TC would have over the 200-year lease period should the freehold be sold? Cllr Lofts confirmed the TC would retain the leasehold for the full 200 years in the event that the freehold was sold. Cllr Lynch requested the Clerk contacts SNC Case Officer Paul Seckington to ask, in the strongest possible terms, why the TC finds itself in a position where it could lose the land, contrary to prior agreements.

6. Suggestion for a Town Council Funded PCSO for Towcester

In view of the anticipated cuts to police budgets, the Clerk had been asked by Nick King of Neighbourhood Watch to enquire with the TC whether it would be interested in him looking into the possibility/cost of having a TC funded PCSO for Towcester. At present, Towcester has one PCSO which it shares with Grange Park. The PCSO is a staff role, rather than an Office role and, as such, is the most vulnerable to spending cuts.

Committee members discussed this item at length. Cllr Hart said she would not be in favour of the TC funding a PCSO as this not a statutory duty and represents a significant and long-term commitment from

D. T. L.  
7/12/15

the budget. Cllr Johns agreed it would be double taxation with the TC merely subsidising a service that should be provided by the Police force. Cllr Allen said the role of the PCSO is valued and a community-funded PCSO could be a popular suggestion with residents, although the implications would need to be thoroughly investigated. Cllr Wilby asked if there was a precedent for this elsewhere? The Clerk confirmed that Wootton & East Hunsbury Parish Council previously had an arrangement of this type.

Proposal

Cllr Johns proposed that the TC does not investigate the possibility/costs for funding a community PCSO; seconded by Cllr Hart; 5 in favour, 3 objections, proposal carried.

D. John  
7/12/15