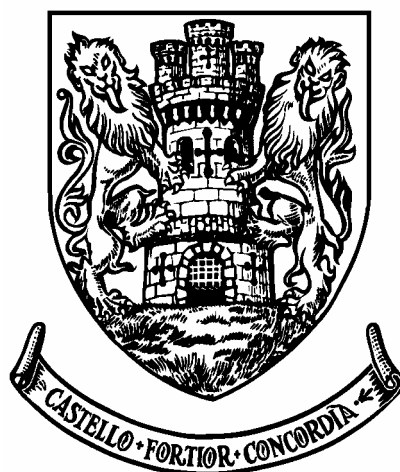


# NORTHAMPTON BOROUGH COUNCIL



## Minutes of the Proceedings of the Council Meeting held on 13<sup>th</sup> December, 2004, and the Executive and Committee Meetings of the Council held during the November/December cycle

J R Warlow  
Acting Chief Executive

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**NORTHAMPTON BOROUGH COUNCIL**

**HEALTH & ENVIRONMENT AND PUBLIC PROTECTION OVERVIEW &  
SCRUTINY COMMITTEE**

**Wednesday, 24 November 2004**

**PRESENT:** Councillor B Markham (Chair); Councillor McCutcheon (Deputy Chair); Councillors Allen, Eldred, Flavell, Hollis, Lane, Malpas and Pritchard

**ALSO PRESENT:**

Tim Miles	Head of Cultural Services (items 7 & 9)
Ian Stupple	Head of Community Support Services (items 7 & 9)
Steve Pointer	Team Leader (Items 7 & 9)
Maureen Hunter	Head of Overview and Scrutiny
Tracy Feltham	Scrutiny Officer
Councillor Woods	Observer
Mr P E Lofts	Allotment Council
Mr M J Dimmock	Allotment Council
Mr K Alderton	Local Resident
Mr Andrews	Local Resident

**1. APOLOGIES**

None.

**2. MINUTES**

The minutes of the meetings held on 12 October and 2 November 2004 were signed by the Chair.

**3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING)**

None.

**4. DEPUTATIONS / PUBLIC ADDRESSES**

Councillor Woods, Mr Alderton and Mr Lofts addressed the Committee on item 7 – Allotments Strategy and Mr Andrews addressed the Committee in respect of item 8 – Report of the Recycling Scheme.

**5. PORTFOLIO HOLDER'S PRIORITIES - COUNCILLOR J LILL**

The Chair had met with Councillor Lill who had planned to attend to inform Members of her priorities and suggest issues that she would like Scrutiny to look at. Unfortunately Councillor

Lill had been unable to attend. She had, however, suggested two issues for Scrutiny investigation:-

- Possible Trust Status of the Museum
- Trees - to draw up a policy as there was a need for a clear definition of shrubs and trees, trees on housing estates and highway trees issues

## 6. REPORT ON THE HARLESTONE ROAD ALLOTMENTS

The Chair advised that the Working Party report required additional information before being finalised. He suggested emailing it to this and Planning, Regeneration and Transportation Scrutiny Committee for endorsement, prior to delivering to the Executive with the Allotment Strategy.

T Miles advised that the Allotment Strategy was to go to the Executive on 6 December 2004. The Committee discussed the absence of this report from the Forward Plan. The Chair undertook to investigate and ensure that both reports could be received at once.

Mr Lofts commented on the importance of the report to the Allotments Council and T Miles confirmed that he would attend its meeting on 9 December. Mr Lofts was promised a copy of the Working Party report on Harlestone Road Allotments in time for attendance at the Executive should he wish to comment on the Allotment Strategy.

- RESOLVED:**
- (1) That the Working Group's report be emailed to this Committee and Planning, Regeneration and Transportation Scrutiny Committee for approval requesting comments. The Chair's report then go to the Executive.
  - (2) That the Executive be requested to postpone presentation of the Allotments Strategy until the Working Group's report is submitted.
  - (3) That the Chair investigate why the Allotment Strategy was not included on the Forward Plan for the period 1 December 2004 to 31 March 2005.

## 7. ALLOTMENTS STRATEGY

Councillor Woods addressed the Committee commenting that the consultation process had been exemplary. He did however query the accuracy of the projected population figures given in the Strategy. Councillor Woods referred to the success of the A boards, and the direct action of allotment holders in getting residents signed up for allotments. He advised that the Allotments Act 1950 permitted the keeping of chickens on allotments unless prevented by a byelaw. He also expressed concern that the Strategy was not on the Forward Plan for the period 1 December 2004 to 31 March 2005.

Mr Lofts supported the section in the Strategy in relation to the keeping of chickens, adding that there must be some control to make sure chickens were well looked after and well fed.

T Miles complimented the Allotments Association for assistance and patience and the open

discussion, which had created a closer working relationship, and helped shape the debate. The Strategy was fluid and affected a specific point in time. The figures used were those portrayed in other Strategies and based on the Milton Keynes and South Midlands projections.

The Committee was then referred to minor wording changes to the recommendations 5, 17, 20 and 24. Recommendation 40 had been removed as the forming of a mini Trust would not be permitted, as a portion of capital receipt had to be re-invested in the site(s) that were affected. It could not be invested to create a revenue. A capital receipt would go to the improvements of allotments (for the areas involved).

The Chair advised that the Strategy needed an element asking the UDC to take account of this Strategy before moving on.

Mr Lofts requested confirmation that any capital receipts from allotment land would be used to improve first the Harlestone Road site, then all the other allotments in the area.

The Chair supported the future commitment to work with the allotment holders. The Chair emphasised that the Working Group's comments regarding Harlestone Road Allotments needed to be included in the Strategy, and expressed concern regarding recommendations 11 and 19, as they referred to the Harlestone Road site. He suggested that the Executive be requested not to accept the recommendations regarding Harlestone Road until it had received the Working Group's report. This Committee would not fully support the Allotment Strategy until the Executive considered this Committee's report. The Chair referred to recommendation 11 and that it was exactly what people complained about. Specific about number of plots, and emphasis on commercial value. If these recommendations remained they would completely negate the work done by this Committee.

Members suggested that posters be produced in multi languages.

- RESOLVED:**
- (1) That presentation of the Allotments Strategy to the Executive be postponed until the Working Group's report had been submitted.
  - (2) That the Committee does not endorse the full Strategy as it contains references to and recommendation for Harlestone Road site that are not in accord with its report.

## **8. REPORT ON THE REVIEW OF THE RECYCLING SCHEME**

Mr Andrews addressed the Committee about concerns with the new scheme, as he had been unable to be at the previous meeting. he circulated a paper and gave details on eight comments: -

- Unpaid labour for sorting rubbish and moving the bin 50 yards
- Rising Council Tax
- Loss of property value by moving rubbish 50 yards
- Fortnightly collections
- Collection of garden refuse unnecessary

- Inadequate containers
- Time taken to get household waste to tip
- No glass collection

The Chair advised that some of Mr Andrews' concerns were specific to the Close where he lived and that the other concerns had been raised by other residents and were taken account of in the Working Party report.

Mr Andrews had received comment and explanation from the appropriate Officers on the issues concerning his Close and was advised that:

- Over the Christmas period weekly household waste collections would be introduced to keep up with demand.
- The collection of garden refuse was the most popular aspect of the scheme. Over three times the expected level had been collected.
- If the boxes for cardboard, cans and plastic bottles were full, extra would be taken away if it was put in clear carrier bags or stacked to the side.
- A trial to sort glass was currently being undertaken at the Recycling Centre.

The Chair suggested that Mr Andrews be given the following:-

- Offered an audit of his waste
- A visit could be arranged to the Recycling Depot
- The presentation on Waste/Recycling Service Review 2004 be sent to Mr Andrews

The Committee recommended that the leaflets promoting the recycling scheme be accessible in multi languages. It was further recommended that the calendar for recycling be produced and distributed annually.

The Committee welcomed the Working Group's report and supported its presentation to the Executive, together with the Chair's covering report.

- RESOLVED:**
- (1) That the Working Group's Report on the Review of the Recycling Scheme, together with the Chair's covering report, be submitted to the Executive on 6 December 2004.
  - (2) That Mr Andrews be provided with information as promised.

## 9. PLAYING PITCH STRATEGY

Steve Pointer emphasised that the projected population stated in the report had taken into account the possible maximum population growth over the next 20 years, in planning terms, and in relation to Sports England's information. He added that population growth rates had been applied equally across the Partnership areas; there was a need to ensure that growth rates had been reflected across the whole town.

Regarding equalities, the Committee heard that games such as mini rugby, girls' rugby

and football had been included in the Strategy, which had been based on national quantifiable data.

The Committee supported the Playing Pitch Strategy and recognised that its earlier concerns had been acknowledged.

**RESOLVED:** That the Committee supported the Playing Pitch Strategy and recognised that its earlier concerns had been acknowledged.

## 10. HERITAGE/MUSEUMS SERVICE - COUNCILLORS ALLEN AND MCCUTCHEON

Councillor Allen and Councillor McCutcheon's circulated their draft report on the Working Group's findings of the Heritage and Museum Services. The final report would be presented to the next meeting.

She referred to the main points in the report: -

- Work on the Trust status for the Museum had commenced
- Funding of £4,000 had been received in August from the East Midlands Museums, Libraries and Archives Council to launch a new image to encourage young people to come into Museums.
- BMG's Research Report of May 2004 had indicated that 57% of respondents were fairly/very satisfied with the service. 5% expressed dissatisfaction and 38% remained neutral.
- NBC was in the top quartile for best performing District Councils.
- The fall in attendees was a national trend.

Councillor Allen referred to the Project Board and suggested that Members of this Committee sit on the Board. It was suggested that Councillors Allen, McCutcheon and J Lill (Portfolio Holder) be invited to be Members of the Project Board to agree the principles for managing. The Independent Interim Trust Board, comprising 4-5 persons, that would oversee the Trust, would then be set up. The full aims and objectives of the Trust would be reported to the Executive in January 2005. NBC would produce the Service Level Agreement.

**RESOLVED:** (1) That the final report – Heritage/Museum Services be presented to the next meeting.  
 (2) That the Committee recommend that Councillors Allen, McCutcheon and J Lill (Portfolio Holder) be Members of the Project Board.

## 11. FUTURE WORK PLAN

The Committee discussed its future Work Programme.

**RESOLVED:** That the following items be included onto the Committee's work plan:-

- Portfolio Holder's Priorities and update on progress

- A Working Group comprising Councillors Hollis, Lane and Pritchard, the Portfolio Holder and Tim Miles draw up scope for the initial framework for the Trees Policy and report back to the next meeting.
- The Working Group's report on Heritage/Museums be presented to the next meeting.
- The `Smoking in Public Places' Working Group to give an update to the next meeting.
- A special meeting be held with the Derrigate Theatre managers regarding its refurbishment and if any materials should be placed in the Museum.
- Progress reports to be received at future meetings on:-
  - Trust for Museums
  - Leisure Services

The meeting concluded at 8.35pm

<TRAILER\_SECTION>

The meeting concluded at Time Not Specified

**NORTHAMPTON BOROUGH COUNCIL**

**HOUSING OVERVIEW & SCRUTINY COMMITTEE**

**Thursday, 25 November 2004**

**PRESENT:** Councillor Beardsworth (Chair); Councillor Mason (Deputy Chair);  
Councillors Caswell, Crane, I Markham, Yates, A Timson (co-optee)  
and H Genus (co-optee)

**ALSO PRESENT:**

Michelle Hodson-Curran	Head of Housing Policy & Care (item 5)
Karen Plant	Accounting Manager
Brian O'Mara	Head of Housing Management Services (item 6)
Maureen Hunter	Head of Overview and Scrutiny
Tracy Feltham	Scrutiny Officer
Mr N Adams	Local resident
Mr C Swinn	Local resident (item 6)
Mr S Winder	Chair, Castle St Residents Ass. (item 6)
Mr K Inquieti	Member of the Public
Mrs S Riley	Member of the Public
Councillor Woods	Observer

**1. APOLOGIES**

Apologies for absence were received from Councillors Acock, Evans and Robinson and Councillor Palethorpe (Portfolio Holder)

**2. MINUTES**

The minutes of the meetings held on 14 October and 4 November 2004 were agreed and signed by the Chair.

**3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)**

There were none.

**4. DEPUTATIONS / PUBLIC ADDRESSES**

Mr C Swinn and Mr S Winder addressed the Committee on item 6 – Appointing Independent Consultants – Process.

**5. SUPPORTING PEOPLE UPDATE**

Michelle Hodson-Curran referred to the previous report to this Committee and advised that the County-based Supporting People Team (SPT) had completed the review of sheltered accommodation schemes (19) by March 2004. A self-assessment (to a Government framework) had been Level C but the Government assessment was Level D. After a challenge, and taking into account amendments to information on Health & Safety and support plans, Level C was achieved. The improvement plan must be actioned by September.



Whilst a review of around 40 schemes seemed unnecessary during other inspections, the very sheltered and semi-sheltered schemes would be reviewed in 2005.

NBC would conduct a Best Value Review of its sheltered housing services, and Officers would engage with the SPT. The Chair requested that the Best Value Review draft Scope be brought to the next meeting for Overview and Scrutiny input.

The SPT must submit a Supporting People Strategy covering all support services (domestic violence etc.) to Central Government and would have the draft in September 2004. A range of consultation events were planned. As these were open, the Chair requested details sent to all Councillors.

The SP Core Group was made up of representatives across the county from housing, health and probation services, voluntary and community sectors and housing associations.

The Committee was concerned about:-

- Whether tenants were aware of the supporting people consultation process
- Whether the partnership was working well
- The need to ensure that funding was well spent
- Brer Court's poor state of repair and whether it reached the decent homes standard
- The Committee expressed concern at the homeless review, due for next year, and its eagerness to contribute

Members heard that:-

- The SPT organised the consultation process and information was sent to an extensive contact list in the county.
- SPT's consultation process would be promoted in the tenants' newsletter.
- The SP Core had been in operation for over two years and had worked very well. It had received a good result in its recent inspection.
- SP received £7 billion nationally, of which £14.5 million revenue funding was for Northamptonshire, half was for Northampton.
- SP funding was for supported services, such as the provision of wardens, and could not pay for tenant services or repairs.
- The Committee expressed interest in the Action Plan when available.
- M Hodson-Curran advised that Brer Court was visited in October by Inspectors. Members requested sight of the report prior to conducting their own review.

The Chair suggested that a Committee site visit to Brer Court be arranged to pursue their interest in its ability to meet the decent homes standard.

In response to Mr Swinn's query, M Hodson Curran undertook to email him details of what Supporting People funding provided.

**RESOLVED:** (1) That the draft Scope of the Best Value Review of Housing Services be brought to the next meeting for Overview and Scrutiny input.

- (2) That the Draft Supporting People Strategy be brought to the next meeting.
- (3) That the action plan and timetable for the Strategy be presented to the next meeting.
- (4) That all Councillors be emailed details of the Strategy Consultation meetings.
- (5) That the Inspector's report of the Brer Court inspection be provided to the Committee.
- (6) That a site visit for the Committee to Brer Court be arranged for Tuesday 7 December at 2pm.
- (7) That Mr Swinn be emailed with details of what Supporting People funding provided by M Hodson-Curran.

The Committee agreed to consider items 6 and 7 together.

#### **6. APPOINTING INDEPENDENT CONSULTANT - PROCESS AND MATTERS ARISING FROM THE MEETING OF 4 NOVEMBER 2004**

Mr S Winder, Chair of Castle Residents' Association, addressed the Committee, commenting that he was concerned about the quality and format of information that NBC had issued regarding its Stock Option Appraisal. He supported the information issued by the District of Bolsover Housing Stock Option Appraisal and circulated copies for Members' information. Bolsover had used graphs and charts in its information that enabled people to make an informed choice. He felt that NBC's information did not.

He referred to a recent open Independent Tenant Advisor meeting where incorrect information was given, then corrected in a subsequent letter. He felt that tenants might make decisions based on faulty information.

Mr C Swinn concurred and supported Mr Winder's comments. He requested that full, open information be provided to tenants, avoiding limiting information 'so as not to confuse'. Tables, pie charts and bar charts were most helpful and easy to read and could be produced multi lingually. He referred to BCHS, as Independent Tenant Advisor, and acknowledged their expertise on TMOs being open and transparent.

He referred to a document that had been produced, for the Roadshow, that had suggested questions that tenants might wish to ask, commenting that they appeared to be 'leading questions' led by Officers. He felt that there were only two options for tenants to vote upon.

Mr Winder and Mr Swinn were thanked for their addresses.

Members made comment and raised concerns:-

- i) Whether NBC was providing enough information
- ii) Whether all the options had been explained fully to tenants in a way that was easily understandable
- iii) That even though morning, afternoon and evenings were used for the consultation meetings by BCHS that some people would be missed and lack communication so whether a register could be kept to ensure that non attendees were issued with information
- iv) Whether all tenants were receiving copies of the newsletters
- v) How the ITA Members were appointed to the Board, specifically in relation the political view of one Member.
- vi) Benefits of using graphical data as provided by Bolsover
- vii) How NBC appointed BCHS
- viii) The Committee heard from Mr Swinn who was concerned about why only four of 14 possible companies were considered.

The Committee was advised:-

- i) The ITA, who had been appointed by the tenants, would be circulating specific information to tenants this week and by leaflets, road shows etc., which would be similar to information from Bolsover. 'The Way Forward' was the Council's information.
- ii) Much information had been given and more from the ITA with graphs, charts, etc. was due. Consultation starts now and ends at Christmas via drop in centres, home visits to the elderly, Community Centres, sheltered accommodation etc.
- iii&iv) All tenants and leaseholders were receiving newsletters. The idea of keeping a register of attendees so as to notify absentees would be taken back to ensure it happened.
- v) The Board representative was the Chair of Birmingham City Council Housing Committee and views were public knowledge. All Members of the Team would provide information on all options for all tenants who would make their own decisions. In 1995 the situation was different and options were different. Today, consultation was comprehensive.
- vi) The Chair commented that Overview and Scrutiny would compare NBC and Bolsover's information and see if examples could be used.
- vii) NBC had used the Office of the Deputy Prime Minister's (ODPM) list of approved ITAs. A tender was placed and legal and procurement services assisted in the robust process. All 13 companies were asked to express interest. Not all those who applied had completed all the questions. Four tenders were received but only three met all the criteria and went forward to interview. An outside firm who had experience in the past, provided a quality check. The tenants appointed the ITA.
- viii) The representatives, care of the Tenants' Panel, confirmed that the Council Officer did not take part in the interview process. The tenants' views were that BCHS was the messengers and tenants might not like the message. The Council was not in a position to allay tenants fears.

**RESOLVED:** (1) That full, open, graphic information similar to that provided by the District of Bolsover be issued to tenants.  
 (2) That a register of attendees be kept so absentees can be targeted.

- (3) That residents not able to attend the consultation meetings be issued with the relevant information.

## **7. EXCLUSION OF PUBLIC AND PRESS**

The Chair moved that the Public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

## **8. MATTERS ARISING FROM THE MEETING OF 4 NOVEMBER 2004**

The Committee discussed public involvement at meetings. The Chair confirmed the need to be fair and encourage public participation at Scrutiny meetings. Overview and Scrutiny meetings were open and the public was encouraged to attend and participate.

In response to a query regarding the outcome of the meeting held on 4 November, the Chair referred to the reasons for the meeting:-

- (1) Independence of BCHS
- (2) Level and calibre of information

Tonight's meeting had demonstrated that the procedure had been conducted in a fair manner. Individual experience of housing was necessary, but BCHS's was independent to the Council and tendered correctly. Councillors were on the Project Board and Overview and Scrutiny was confident that the system was robust.

Regarding information, the Council wants the best. Much had been done already and more was planned. Bolsover example was considered excellent and should be taken up as promised.

In answer to a question about an official complaint that had been sent, the Head of Overview and Scrutiny advised that the complainant had been informed that Scrutiny was not set up to and did not deal with individual complaints. Housing Scrutiny had investigated the procedure at its meeting on 4 November and its findings would be published. The complainant had been advised of the Council's official complaints procedure and had been referred to a Director and the Chief Executive. Details of the Local Government Ombudsman had also been provided.

Members noted Mr Swinn's complaint regarding the make up of the Customer Panel and the timings of its meetings. Panel members were tenants but did not purport to represent tenants, simply present a tenant's view. The Committee acknowledged that the Customer Panel would be meeting on 12 December to review its constitution and had already expanded the timings of meetings.

Councillor Caswell asked that pensioners be included in the list of consultees.

- RESOLVED:**
- (1) That the procedure to appoint BCHS had been conducted in a fair and robust manner.
  - (2) That the Committee recognises and acknowledges Mr Swinn's views and concerns but after investigation cannot find cause to investigate further.
  - (3) That Mr Winder and Mr Swinn be thanked for their contributions and for bringing to the Committee's attention the excellent information provided by Bolsover. The Chair instructed that the information be forwarded to the relevant officers and implemented as agreed.
  - (4) That the Pensioners' Forum be included in the list of consultees.
  - (5) That a brief report of the Committee's findings be provided to the Portfolio Holder.

## **9. FUTURE WORK PLAN**

The Chair referred to the three Working Groups that had been previously set up. She suggested that the Housing Asset Management and the Service Standards Working Groups both start their work in the New Year. The Chair and Deputy Chair would meet to look at the Future Work Programme.

Information regarding Medway's Housing Stock ([www.medway.gov.uk](http://www.medway.gov.uk)) was provided and the Committee agreed to pass this to Zena Peatfield, Interim Director, and Brian O'Mara, Head of Housing Management Services.

The Committee agreed to carry out a review of Brer Court, with an initial site visit on Tuesday 7 December 2004 at 2pm.

The meeting concluded at 7.40 pm.

**NORTHAMPTON BOROUGH COUNCIL****GENERAL PURPOSES COMMITTEE****Monday, 29 November 2004**

**PRESENT:** Councillor D Edwards (Chair); Councillor M Crake (Deputy Chair);  
Councillors Concanon, Duncan, Miah, Patterson and Simpson

**1. APOLOGIES**

An apology for absence was received from Councillor Beardsworth.

**2. MINUTES**

The minutes of the proceedings of the meeting held on 6 September 2004 were signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

There were none

**4. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES  
THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**

The Chair was of the opinion that the following item be discussed as a matter of urgency, due to the undue delay if consideration of it was deferred – MEMBERS' ALLOWANCES – REPORT OF THE INDEPENDENT REMUNERATION PANEL. It was agreed that this item would be considered at the end of the Public Agenda.

At this juncture it was agreed to vary the order of the business to take item 6, Statement of Accounts, as the first item.

**5. REPORT ON COMPLAINTS IN HOUSING BENEFITS FOLLOWING  
OMBUDSMAN'S ANNUAL LETTER - UPDATE ON PROGRESS**

It was agreed that this issue would be better considered by the appropriate Overview & Scrutiny Committee and that the report which had been circulated to all members for information should be considered at that Overview & Scrutiny meeting.

**RESOLVED:** That the position be noted.

**6. STATEMENT OF ACCOUNTS 2003/04**

Mr J Gregory, the outgoing District Auditor for the Borough Council, was present to make a statement and advise on the situation regarding the Borough Council's Statement of Accounts 2003/04. Also present were Mr B Davey and Mr R Bason, representatives from Sector Treasury Services, who had been appointed as the Council's advisors on treasury management activities since March 2000.

Mr Gregory then stated that he was present to advise members on what was a difficult situation concerning an issue that had arisen from the auditors' accounts which had not yet been resolved and the Borough's Statement of Accounts needed to be approved by 30 November. He went on to explain that the nature of the issue was very complex and technical. He referred to the report from the Audit Commission entitled Audit 2003/4 Communication Concerning Financial Statements to Those Charged With Governance Northampton Borough Council, copies of which were circulated at the meeting. He briefly outlined the essence of the problem which was referred to in the Report. He went on to explain that the difference of opinion was regarding the adjustments required to long-term debtors, the General Fund Balance and the Consolidated Revenue Account in respect of the premia which amounted to some £3.23m. The loans were redeemed in 2003/04 and in the Audit Commission's opinion the outstanding premia should have been charged in full to the General Fund Revenue Account when the loans were repaid. However the Council and its treasury management advisors disagreed and had continued to include the £3.2m within long-term debtors.

It was for this reason that Mr Gregory and Messrs Bason and Davey were present so that the issue could be fully explained and members able to take a decision accordingly.

Messrs Bason and Davey from Sector Treasury Services then circulated a briefing paper on Northampton Borough Council's recent years Treasury Management Strategy to further try to clarify the situation. Mr Davey was a specialist on capital finance and technical issues and he further elaborated upon the position and stressed that Sector were happy with the advice they had offered to Northampton Borough Council as their client and the fact that the auditor had agreed to reconsider the issues that had surfaced.

Members then received the report on the Revised Statement of Accounts 2003/04. It was stressed that the amendments in Appendix A of the Report were not in dispute, it was only the one issue as referred to above. Officers had identified three possible responses to the auditors but, for reasons which were explained, the only real option was to approve the statement of accounts as presented although there was the risk that the District Auditor could issue a qualified opinion on the accounts as presented.

Members then carefully considered all the facts asking questions of the District Auditor and the representatives from Sector accordingly.

**RESOLVED:** That revised statement of accounts for 2003/04 be approved.

## **7. CHANGE IN COMMITTEE MEMBERSHIPS - PLANNING AND LICENSING COMMITTEES**

**RESOLVED:** That Councillor Roy replace Councillor Evans on Licensing Committee and that Councillor Evans replace Councillor Marriott on Planning Committee.

## **MATTER OF URGENCY – MEMBERS' ALLOWANCES**

Consideration was given to a report advising of a request for consideration to be given to paying a special responsibility allowance to the elected members of the Recovery Board. The Members's Allowances Remuneration Panel had met to consider this and their recommendations were appended to the report.

- RESOLVED:** (1) That allowances of £1,000 per annum be paid to the Leader and Deputy Leader (or substitute) of the two opposition groups with effect from 1 April 2004. This allowance to be reviewed for the year 2005/06.
- (2) That where a member already receives such an allowance the member be paid an additional allowance in this instance and the normal rule be waived in this case.

## **8. EXCLUSION OF PUBLIC AND PRESS**

The Chair moved that the public be excluded from the remainder of the business of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as was listed against items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

## **9. DRAFT EARLY RETIREMENT/SEVERANCE SCHEME**

- (1) The interim Change Director advised that for various reasons the report was not yet at a stage where it could be considered by Committee and outlined the current position. He asked that the issue therefore be deferred and that a meeting of this Committee be called at the earliest opportunity once the report had been finalised and he sought members' tolerance in this issue in possibly having to call the meeting at short notice.

**RESOLVED:** That the position be noted and that a meeting of this Committee be convened at the earliest opportunity.

The meeting concluded at 7.10 pm.



**NORTHAMPTON BOROUGH COUNCIL****EXECUTIVE****Monday, 6 December 2004**

**PRESENT:** Councillor Larratt (Chair); Councillor Hadland (Deputy Chair); Councillors Hill, C Lill, J Lill, Palethorpe and Tavener

**1. APOLOGIES**

None

**2. MINUTES**

The minutes of the meeting of the Executive held on 22 November 2004 were signed by the Chair subject to the second reference to Councillor Hill as an attendee being deleted.

**3. DEPUTATIONS/PUBLIC ADDRESSES**

- RESOLVED:** (1) That Councillor Marriott be granted leave to address the Executive in respect of item 7 "Review of the Corporate Capital Strategy" and item 13 "Framework for Future Consultation".
- (2) That Councillor B Hoare and Mr N Osier be granted leave to address the Executive in respect of item 17 "Affordable Housing Supplementary Guidance".
- (3) That Councillor Markham be granted leave to address Executive in respect of item 19 "Formation of Waste Partnership for Northamptonshire".

**4. DECLARATIONS OF INTEREST**

Councillor Hadland declared an interest in item 21 "Royal and Derngate Theatres" which he considered not to be prejudicial and spoke and voted thereon.

**5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES**

None

**6. RECOVERY PLAN (LC)**

The Chief Executive commented that progress to complete a draft corporate plan by Christmas was being undertaken. A great deal of work had already been completed by members and officers with a great deal more to be done. On 7 December 2004 Councillors would consider a Vision for the Council and the Management Review was progressing. The political restructuring project and Constitution review would take place during January to April 2005 to take effect from annual council in May.

**RESOLVED:** That the position be noted.

**7. REVIEW OF THE CORPORATE CAPITAL STRATEGY PROCESS (FS)**

Councillor Marriott commented that effective communication between Overview & Scrutiny and the Executive had not yet been fully developed. Some work undertaken by Overview & Scrutiny had not been recognised and the report presented to the Executive made no mention of the working party chaired by Councillor Perkins under the auspices of the Financial Strategy & Performance Overview & Scrutiny Committee. He also referred to a

similar situation in respect of item 13 on the agenda "A Framework for Future Consultation" where the need for a policy had developed from the call-in on the proposals for the future of the Market Square.

The Chief Executive commented that these examples exemplified the need for, and the importance of, the review of political structures. A proper balance between the Executive and Overview & Scrutiny needed to be arrived at. Overview & Scrutiny should be doing a lot of the work for the Executive. There was also a need to adhere more to the Forward Plan and to look at how political support generally, including Overview & Scrutiny, was resourced.

Councillor Hadland indicated his support for the work of the Financial Strategy & Performance Overview & Scrutiny Committee.

The Head of Financial Strategy submitted a report that set out progress in implementing the recommendations of the Financial Strategy & Performance Overview & Scrutiny Committee and referred in particular to the diagram set out in section 7 of the report that showed greater member involvement with the process. Councillor Hadland indicated his support for greater involvement by members.

**RESOLVED:** (1) That the progress made in implementing the recommendations of the Financial Strategy & Performance Overview & Scrutiny Committee be noted.

(2) That approval be given to the approach to review the Corporate Capital Strategy process and forms as set out in sections 7 and 8 of the report.

#### **8. CAPITAL PROGRAMMES MONITORING 2004/05- 2006/07 (FS)**

The Head of Financial Strategy submitted a report that set out the variations to the Corporate Capital Programme 2004/5–2006/7 and commented on a potential overspend by Housing of £1.5m which would be balanced by a revenue contribution from Housing to the same amount. She also referred to the receipt of tenders for the new community centre at Camp Hill which had been received £25,000 in excess of the estimate. However, a fixed price for the contract had been negotiated and therefore the cost would not rise again. It was noted that the County Council's contribution would be £400,000 and this Council's contribution was £210,000.

Councillor Larratt queried that as the reprovisioning of the community centre was as a result of the County Council's Schools Review why they were not fully funding this project. The interim Change Director reported that the original £400,000 estimate put forward to the County Council had been on the basis of previous similar schemes, however, there were differences and a revised detailed estimate prepared during the summer had showed the cost to be £585,000. The County Council had not been willing to make more resources available.

**RESOLVED:** (1) That with the exception of the additional cost of the Camp Hill Community Centre the variations in the Corporate Capital Programme 2004/5–2006/7 as outlined in appendix A of the report be approved.

(2) That the funding of the Camp Hill Community Centre Project be further discussed with the County Council.

#### **9. CORPORATE FINANCIAL STRATEGY; CAPITAL PROGRAMMES 2005/6- 2007/8 (FS)**

The Head of Financial Strategy submitted a report that set out proposed capital programmes

for 2005/06–2007/08. An addendum to the recommendations was circulated. It was noted that there was a shortfall in resources of £1.3m and therefore there was a need to review currently approved schemes and appendix 3 set out methodology to do this by examining the projects in the light of the Council's objectives which included social factors.

**RESOLVED:** (1) That the report be noted and the need for further prioritisation of capital schemes be acknowledged.

(2) That the determination of schemes to be included in the capital programmes for 2005/06–2007/08 be determined at the meeting of the Executive scheduled for 31 January 2005.

## **10. PLAYING PITCH STRATEGY (HE)**

The Head of Cultural Services & Community Development submitted a report that significantly reworked the original draft strategy prepared in July 2003. It was noted that the projected population growth as set out in paragraph 3 of the summary should read 2021 instead of 2020. It was noted that the County Council's Schools Review Team had been involved and continued discussions were taking place with them. The supply of Council owned pitches would run out by 2021 therefore the community use of schools' pitches would be vital.

Councillor Tavener commented that Head Teachers of schools did not appear to have a consistent policy towards community access and she suggested that Councillors should approach Head Teachers within their wards about this issue. She also commented that the sale of "surplus" school land should be challenged particularly in areas where there was already low playing pitch provision.

Councillor Hill commented that in respect of Great Houghton although the school was within the Borough boundary the playing fields were actually outside the Borough.

Councillor Larratt referred to the Cliftonville School pitches which were particularly important because of their good quality.

The Senior Sports Development Officer was congratulated on her work to produce the Strategy.

**RESOLVED:** That the playing pitch strategy be approved for further consultation with all key stakeholders and the wider public.

## **11. THE NORTHAMPTON CULTURAL MILE- 82 DERNGATE (PRT)**

The Head of Planning, Transportation and Regeneration submitted a report that set out a joint project between the County Council and the Borough Council to refurbish 82 Derngate as the final phase of the 78 Derngate Heritage Centre. It was intended that the project would commence in April and be completed by September 2005. It was noted that the County Council's Cabinet were being asked to approve a capital grant of £200,000 as match funding towards the project.

**RESOLVED:** That in view of the deferment of confirming the Council's Capital Programme 2005/06–2007/08 until 31 January 2005, that consideration of approving the capital grant be similarly deferred.

## **12. MEDIUM TERM FINANCIAL STRATEGY 2005/06 TO 2007/08 (FS)**

The Head of Financial Strategy submitted a report that set out a draft budget proposal for public consultation and circulated an addendum to reflect the increase in grant support from

the Government of £170,000. He elaborated upon the report commenting that under the requirements of the Local Government Act 2003, as Chief Finance Officer, he was satisfied with the robustness of the estimates made for the purpose of calculating the Council's budget requirement and Council Tax. He also referred to the case being submitted to the Office of the Deputy Prime Minister to capitalise the unavoidable severance costs involved with the restructuring of the Council.

In respect of the Housing Revenue Account it was noted that the Financial Strategy Performance Overview & Scrutiny Committee was seeking further details in respect of specific consultation that would be carried out and this would be built into the report for future years.

Councillor Larratt commented that the increase in funding given by the Government was disappointing as it was the second smallest increase in the East Midlands. It seemed even more ludicrous given the growth planned for the Town. The Chief Executive commented that a letter would be sent to the Minister expressing the Council's concern at the settlement in the light of the growth of the Town and also commented that in arriving at a balanced budget it would mean that some activities currently undertaken would not be done in future.

Councillor Hadland referred to Appendix B of the report and page 31 and commented that the reference to Grounds Maintenance, Parks and Open Spaces would be redrafted to make it clear that what was being sought were efficiency savings not a reduction in service. He also referred to page 36 of the same Appendix in respect of the Market Hall and commented that the formal closure of the Market Hall had not been decided. However discussions had taken place with the Market Hall traders in the context of the future of the Market Hall and the redevelopment of the market on the Market Square.

- RESOLVED:**
- (1) That approval be given to the General Fund and Housing Revenue Account revised estimates presented in the draft estimates booklet referred to in the report.
  - (2) That approval be given to the standstill budget for 2005/06 as presented in the draft estimates booklet.
  - (3) That the draft financial plans for 2006/07 and 2007/08 be approved.
  - (4) That approval be given to the draft budget proposals detailed in Appendices B and C of the report for Public Consultation.
  - (5) That an urgent meeting be sought with the Minister to discuss the Council's grant settlement and that the support of the Town's MP's be enlisted.

### **13. A FRAMEWORK FOR FUTURE CONSULTATION (CL)**

The Head of Organisational Development and Improvement submitted a report that aimed to provide a framework for future consultation with the Council's customers, citizens, partners and other stakeholders that would better the Council's understanding of what they wanted.

- RESOLVED:** That the principle of the framework approach be agreed and that Overview & Scrutiny Committee members be involved in the development of the strategy and the programme of future work.

### **14. CALCULATION OF COUNCIL TAX BASE 2005/06 (FS)**

The Head of Revenue and Benefit Services submitted a report that set out the calculation of

the Council's tax base for the year 2005/06 as set out by the Local Authorities (Calculation of Council Tax Base) (Amendment) (England) Regulations 2003.

### **RECOMMENDATION**

- 1 That the report herein for the calculation of Northampton Borough Council's Tax Base for the year 2005/06 be approved.
- 2 That the report herein for the calculation of Tax Bases for 2005/06 for the following parishes namely, Billing, Collingtree, Duston, Great Houghton, Hardingstone, Upton, Wootton and Northampton (unparished) be approved.
- 3 That pursuant to the report herein and in accordance with the Local Authorities (Calculation of Council Tax Base) Regulations 1992, as amended, the figure calculated for the Tax Base for the year 2005/06 shall be 63,427 (2004/05 – 63,021)
- 4 That pursuant to the report herein and in accordance with the Local Authorities (Calculation of Council Tax Base) Regulations 1992, as amended, the figure calculated for the Tax Base for the year 2005/06 for the following areas shall be:-

	(2005/06)	(2004/05)
Billing	2,591	2,626
Collingtree	511	489
Duston	5,211	5,253
Great Houghton	287	289
Hardingstone	757	760
Upton	276	217
Wootton	5,992	5,924
Northampton (Unparished)	47,802	47,463

- 5 That the policy decision made by Council on 15 December 2003, to reduce the discount level on Class B (second homes) to 10%, be continued.

### **15. PRINCESS MARINA PLANNING BRIEF- PROPOSED CHANGES FOLLOWING PUBLIC CONSULTATION (PRT)**

The Head of Planning, Transportation & Regeneration submitted a report that set out a revised development brief following consultation and circulated a revised Appendix B.

Mr Osier commented that following discussions with Duston Parish Council the Health Care Trust would like to bring the landscaping proposals forward so that they were maturing by the time the development took place.

Councillor Tavener commented that she had received a note from a resident for consideration in respect of the brief as the minutes of the Area Partnership meeting did not appear to cover all of the points that had been made.

- RESOLVED:**
- (1) That the schedule of comments resulting from the consultation as adjusted by Councillor Tavener be noted.
  - (2) That the suggested alterations be made to the development brief and the revised brief be adopted as supplementary planning guidance for the Princess Marina site.

## **16. MILTON KEYNES AND SOUTH MIDLANDS SUB REGIONAL STUDY- SECRETARY OF STATE PROPOSED CHANGES (LC, PRT)**

The Head of Planning, Transportation & Regeneration submitted a report that set out the Council's proposed response to the Government Office for the East Midlands upon their proposed changes to the Milton Keynes and South Midlands strategy. Particular concern was expressed at the lack of a timescale for consideration over the next twenty years of new highway and transportation infrastructure and the fact there was no reference to the West Northants UDC. Furthermore there was no reference to a second rail link to London i.e. the Northampton to Bedford line. It was noted that the support of the Regional Assembly would be sought at their meeting scheduled for 9 December 2004. Various transportation issues were under active consideration. There was disappointment that further bus lanes were proposed like the Weedon Road that had had a detrimental effect on traffic flows. There was no desire to see further schemes such as this proposed or implemented

**RESOLVED:** That the comments contained in Appendix B of the report and as added to be submitted to the Government Office for the East Midlands as representations upon the proposed changes to the Milton Keynes and South Midlands Strategy.

## **17. AFFORDABLE HOUSING SUPPLEMENTARY GUIDANCE (PRT, H)**

Councillor B Hoare welcomed the progress that had been made but commented that there was still a long way to go. He commented that over the last few years 130 affordable housing units had been provided against a target set out by the Housing Needs Survey of 735 units per year. This represented a 16% achievement rate and it was hoped that the SPG would help to address this. He was concerned that the proposed commuted sums in the draft had now been withdrawn from the final document.

The Head of Planning, Transportation & Regeneration submitted a report and commented that the SPG had gone through extensive consultation and would represent just part of the solution to deliver affordable housing. It was noted that a further report on all the measures that could be undertaken to meet the affordable housing targets was being prepared for the Executive.

R Broomfield, consultant, commented that the Local Development Plan agreed in 1997 could not be ignored. The Plan set a target of 22% affordable housing and the current SPG represented a big leap forward; a target of 35% plus a lowering of the threshold to developments of 15 units and more. The SPG would be an interim policy pending the development of the Local Development Plan Framework. The Head of Planning, Transportation and Regeneration commented that this SPG was supplementary to the statutory Local Plan and GOEM had advised that as the original plan document made no reference to commuted sums that this could not be subsequently introduced via a SPG as it represented a new policy. The issue of commuted sums would be picked up as part of the Local Development Plan Framework.

Councillor Palethorpe commented that whilst there was sympathy for Councillor B Hoare's position, the advice of GOEM could not be ignored.

**RESOLVED:** That the Appendix to the report be adopted as the Council's Supplementary Planning Guidance on Affordable Housing and that it be kept under review.

## **18. INTERIM POLICY ON A3/ D2 USES IN THE TOWN CENTRE (PRT)**

This item was withdrawn to allow amendment following the meeting of the Community, Safety & e-Government Overview & Scrutiny Committee on 25 November 2004.

## **19. FORMATION OF WASTE PARTNERSHIP FOR NORTHAMPTONSHIRE (HE)**

Councillor Larratt commented that when the Executive had originally considered this issue on 1 November 2004, as a Key Decision it had not been previously notified in the Forward Plan. Subsequently he and Councillor B Markham as Chair of the Health & Environment Overview & Scrutiny Committee had agreed that the report be resubmitted to this meeting of the Executive as an item of Special Urgency. The reasons for this were that the original decision had been made in good faith and that the Council's partners would have understood that the Council had agreed to the arrangements and therefore it would be unreasonable to prolong any period of uncertainty over a technical process issue.

Councillor B Markham concurred and commented that the Health & Environment Overview & Scrutiny Committee would like to examine how the Partnership could fully benefit the Council.

- RESOLVED:** (1) That approval be given to the Council's membership of the Northamptonshire Waste Partnership via the memorandum of understanding attached to the report.
- (2) That authority be delegated in respect of waste issues representing the Council's interest to the appropriate Director in consultation with the Portfolio Holder and that this member and one other member of the Executive be the Authority's representatives on the management board of the Northamptonshire Waste Partnership.
- (3) That approval be given to expenditure in 2005/06 to support an independent administration including an Executive officer to administer the partnership (£15,000 per annum) and the continued support of the Waste Education Bus (£7,000 per annum).

## **20. EXCLUSION OF PUBLIC AND PRESS**

The Chair moved "that the public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act."

The Motion was Carried.

## **21. ROYAL AND DERNGATE THEATRES (FS) (9)**

The Head of Asset Management submitted a report that set out three options to be considered in relation to the insurance of the Royal and Derngate Theatres. The Head of Asset Management amended the figures shown in Option A to read "in 2003/04 £10,228.39 and for 2004/05 to £13,843.68" which amended the total backdated to 1 April 2003 to £24,072.07. A discussion on the three options ensued.

**RESOLVED:** That option B as set out in the report be adopted.

At this point the meeting adjourned for a presentation by Veredus on the proposed management structure.

## **22. MANAGEMENT REVIEW (LC) (1, 11)**

The Chief Executive referred to the report that had been circulated and the presentation and discussion that had taken place within the Reference Group. It was noted that a recommendation to the Council would need to be agreed by 13 December 2004 and the

report would be redrafted in light of the discussions at the Reference Group.

Comment was made as to how employees would be kept informed of progress and it was noted that Management Team would have a discussion on 7 December and that an on-line bulletin board and newsletter (and paper copies) would also be used to inform employees of progress.

**RESOLVED:** That the report of Veredus be received and the implications of the proposals set out therein be noted and that in terms of a severance package the General Purposes Committee be informed of the Executive's preference for Option 2.

The meeting concluded at 22.10 hours

M4011



**NORTHAMPTON BOROUGH COUNCIL****STANDARDS COMMITTEE****Tuesday, 7 December 2004**

**PRESENT:** Mrs M Roberts (Chair); Councillor Flavell (Deputy Chair); Councillors Lane and Pritchard, Messrs Hughes and Romose

**1. APOLOGIES**

Apologies were received from Councillors Allen and B Hoare.

**2. MINUTES**

That subject to the spelling of Mr Romose's name being corrected, the minutes of the meeting held on 22 June 2004 were signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

None

**4. SETTING HIGH ETHICAL STANDARDS- INSPECTION BY THE AUDIT COMMISSION**

The Borough Solicitor submitted a report that set out the final conclusion of the Audit Commission's inspection. The report confirmed the provisional conclusions reported in June that the Council had sound arrangements in place for implementing and complying with its obligations under Part III of the Local Government Act 2000.

The report recommended that the Committee should consider what further activity it could undertake to fulfil its role in monitoring the operation and effectiveness of the Code of Conduct. The Borough Solicitor commented that members and officers seemed to be generally aware of the Code of Conduct, but it would be timely to publish a further newsletter to include information on lobby groups and dual-hatted members, freemasonry and a reminder about the Register of Interests. It was suggested that as part of the newsletter feedback should be invited from councillors in respect of the work of the Committee, training needs and awareness of the Code of Conduct. It was noted that at the time of the audit, the representative from the Audit Commission had been unable to advise how best, in his view, the work of the Standards Committee might be audited.

The report also recommended that consideration should be given to how the Standards Committee might liaise with external bodies on issues of ethical governance and the promotion of good behaviour. It was noted that the Committee had already produced guidance on membership of external bodies.

The final recommendation of the report related to whether the Council should consider broadening the remit of the Standards Committee to encompass broader ethical issues. It was noted that this is a decision for the Council itself in relation to the Constitution. It was noted that at the time the Constitution was drafted it was considered that wider issues outside the statutory framework were a matter for existing committees and the Executive of the Council to regulate for themselves.

The Chair referred to a workshop at this year's Standards Board Conference concerning the work of a good Standards Committee. A speaker from the Audit Commission had suggested that an effective committee should be proactive in challenging inappropriate behaviour, taking on a wider remit, addressing breaches of the Officer's Code of Conduct,

setting good management practices, promotion of practices preventing fraud and corruption etc. A Standards Board representative had suggested that whilst the Board advocated that Standards Committees should take a wide approach it was accepted that resources ought to be taken into account and it was acknowledged that “not one size fits all”.

It was noted that at the request of the ODPM, the Standards Board is reviewing the operation of the Code of Conduct and investigating how the Code could be improved upon.

**RESOLVED:** That the report be received and approved and an updated newsletter be published along the lines discussed.

## **5. ANNUAL STANDARDS CONFERENCE- BIRMINGHAM**

The Chair submitted a report and elaborated thereon. The theme of the Conference was “Cracking the Code” but it was disappointing that the Regulations concerning the local investigation of complaints had not been issued prior to the conference. The Regulations had been published some ten days after the conference. Following some criticism, the Standards Board were getting their own house in order and the Borough Solicitor commented that some local authorities had had a lot of references for investigation and others none. The majority of complaints still came from Parish Councils by virtue that there were many more of them than the other tiers of local government.

In answer to a question, the Chair commented that the role of Chief Executives and Leaders of Councils was to promote ethical standards which should be an inbuilt ethos of the organisation. It was noted that several organisations such as the Audit Commission, Local Government Ombudsman and Standards Board were working together.

**RESOLVED:** That the report be noted.

## **6. CONSULTATION PAPER- MODEL CODE OF CONDUCT FOR LOCAL GOVERNMENT EMPLOYEES**

The Borough Solicitor submitted a report and commented that the proposed Code was largely common sense. One element that had been queried was a Register of Officer Interests as currently there was no explanation as to what degree it would involve and who it would apply to. The Code would be deemed to be part of employment conditions.

**RESOLVED:** That the report be noted.

## **7. LOBBY GROUPS/ DUAL HATTED MEMBERS- STANDARDS BOARD GUIDANCE**

The Borough Solicitor referred to the booklet circulated with the agenda which set out some useful advice.

**RESOLVED:** That the booklet be circulated to all members and to the Parish Councils.

## **8. EXTRACTS FROM LOCAL GOVERNMENT CHRONICLE- COMMITTEE ON STANDARDS IN PUBLIC LIFE**

The Chair of the Committee of Standards in Public Life is conducting an Inquiry into Codes of Conduct and standards in public life. The Borough Solicitor submitted two recent articles from Local Government journals setting out views of the Standards Board’s difficulties. Some publicised views felt that all issues should be dealt with locally and others believed that the Standards Board should give initial consideration to complaints. There was likely to be greater public confidence in a system that involved an element of

independent investigation and assessment.

**RESOLVED:** That the report was noted.

**9. STANDARDS- REPORT ON THE NATIONAL POSITION AND UPDATE ON COMPLAINTS**

The Borough Solicitor submitted a report and circulated the third edition of Standards Committee News. Further guidance had been issued in situations where Councillors may have been suspended or banned and further guidance was now available in respect of Freemasonry.

**RESOLVED:** That the report be noted.

**10. LOCAL INVESTIGATIONS OF MISCONDUCT ALLEGATIONS- NEW REGULATIONS**

The Borough Solicitor commented that the Regulations concerning local investigations of cases referred by the Standards Board had been published. During 2003 the Committee had agreed a procedure for handling investigations and hearings and these would require marginal adjustment to comply with the Regulations. It was noted that the Monitoring Officer was not allowed to carry out investigations personally but could use a member of his staff, a colleague elsewhere from the Authority or an independent person. The methodology would depend on the nature of the complaint to be investigated. A preferred route would be to use an independent person because of the fairness and transparency that this represented. The Standards Committee would be able to refer issues back to the Standards Board. The three-month timescale in which to complete an investigation and hold a hearing was very tight.

**RESOLVED:** That the report be noted.

**11. FREEMASONRY- REVISED STANDARDS BOARD ADVICE**

The Borough Solicitor submitted a report that set out revised advice concerning the registering of Freemasonry interests.

**RESOLVED:** That the report be noted.

The meeting concluded at 18.22hours

M4012

**NORTHAMPTON BOROUGH COUNCIL****PLANNING COMMITTEE****Wednesday, 8 December 2004**

**PRESENT:** Councillor Robinson (Chair); Councillor Flavell (Deputy Chair);  
Councillors Crake, Edwards, B Hoare, Malpas, Mason, McCutcheon  
and Yates

**1. APOLOGIES**

Apologies for absence were received from Councillor Evans.

**2. MINUTES**

The minutes of the meeting held on 10 November 2004 were agreed and signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

- RESOLVED:**
- (1) That Mr P Smith and Mr Longhurst be permitted to address the Committee regarding application N/2004/1006 – 35 Holly Road.
  - (2) That Mr C Adkinson and Mr Hillery be permitted to address the Committee regarding application N/2004/0682 – 22 Macon Close.
  - (3) That Martin O'Reilly, David Miller, Councillor Palethorpe and Mr Dobraszcyk be permitted to address the Committee regarding application N/2004/1422 – Land at 18 Lady Winefrides Walk.
  - (4) That Councillor Beardsworth be permitted to address the Committee regarding application N/2004/1443 – 62 High Street, Kingsthorpe.
  - (5) That Rod Kilsby be permitted to address the Committee regarding application N/2004/1484 – 201 Broadway East.
  - (6) That Mrs W Morris, P Swallow and Councillor Palethorpe be permitted to address the Committee regarding application N/2004/1489 – 15 Woodford Street.
  - (7) That Rod Kilsby and Mr A Jukes be permitted to address the Committee regarding application N/2004/1545 – 30 Kingsley Road.

**4. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**

**RESOLVED:**

**(A) BEACON BINGO**

The Head of Planning, Transportation and Regeneration reported on the receipt of a letter sent on behalf of Beacon Bingo, addressing comments made at a previous meeting of Committee regarding the appearance of the building. Members were

invited to visit the facility with a view to discussing how it could be improved.

**RESOLVED:** That the invitation to Members of the Committee be accepted.

**(B) IMMINENT CONSIDERATION OF A PLANNING APPLICATION – GLADSTONE ROAD**

The Head of Planning, Transportation and Regeneration reported that an application for development had recently been submitted and that the applicants had proposed a number of options for Members to consider prior to the Committee's consideration of the application:-

- a site visit in advance of the consideration
- a presentation to be given by the applicants
- a visit to a similar facility in Southampton

**RESOLVED:** That the Full Council be invited to the presentation and that the Committee attend a site visit prior to the determination of the application.

**(C) OAK TREE BRIDGEWATER DRIVE**

**RESOLVED:** That discussion of this issue take place in the private part of the meeting.

**(D) APPEAL – 173 BRIDGE STREET**

**RESOLVED:** That discussion on this issue be held in the private part of the meeting.

**5. LIST OF CURRENT APPEALS AND INQUIRIES**

The Head of Planning, Transportation and Regeneration submitted a List of Current Appeals and Inquiries and elaborated thereon.

Members were informed of the decisions of Inspectors appointed by the Secretary of State regarding three appeals, namely:-

- N/2003/1516 – Northampton Footwear Distributors Limited, Summerhouse Road, which was allowed
- N/2003/1563 – 51 Kettering Road, which was dismissed
- E/2004/78 and 07/2004 – 27 Watering Lane, Collingtree, which was dismissed

**RESOLVED:** That the List and report be noted.

**6. FRINGE AREA APPLICATIONS**

There were none.

**7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

**(A) N/2004/1531 - CHANGE OF USE FROM OFFICES TO TRAINING CENTRE - NCC APPLICATION AT BRITANNIA HOUSE RUSHMILLS**

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the change of use from offices to training centre at Britannia House, Rushmills, off Bedford Road, and elaborated thereon.

**RESOLVED:** That Northampton Borough Council has no objections in principle to the application but expressed concerns regarding the level of parking provision.

(Councillor Edwards declared a personal interest, as a member of Northamptonshire County Council's Development Control Committee, which he considered to be prejudicial and so left the room for the duration of the item.)

**(B) N/2004/1540 - PROPOSED NEW SCHOOL EXTERNAL WORKS NEW PARKING AND OUTDOOR SPORTS FACILITIES AT BRIDGEWATER PRIMARY SCHOOL BRIDGEWATER DRIVE**

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposed new school and external works, new parking and outdoor sports facilities at Bridgewater Primary School, Bridgewater Drive, and elaborated thereon.

**RESOLVED:** That Northampton Borough Council objects to the application due to inadequate pedestrian and cycle links.

(Councillor Edwards declared a personal interest, as a member of Northamptonshire County Council's Development Control Committee, which he considered to be prejudicial and so left the room for the duration of the item.)

**(C) N/2004/1595 - PROPOSED NEW SCHOOL, EXTERNAL WORKS, NEW PARKING AND OUTDOOR SPORTS FACILITIES AT GREEN OAKS PRIMARY SCHOOL, WHISTON ROAD**

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposed new school, external works, new parking and outdoor sports facilities at Green Oaks Primary School, Whiston Road, and elaborated thereon.

**RESOLVED:** That Northampton Borough Council objects to the application due to inadequate pedestrian and cycle links.

(Councillor Edwards declared a personal interest, as a member of Northamptonshire County Council's Development Control Committee, which he considered to be prejudicial and so left the room for the duration of the item.)

**8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

There were no items.

**9. PRINCIPAL ITEMS**

**(A) N/2004/956 - CHANGE OF USE TO ROYAL MAIL DELIVERY OFFICE (SUI GENERIS USE) (RETROSPECTIVE) AT UNIT 45 - 47 ST. JAMES MILL ROAD**

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the change of use to a Royal Mail Delivery Office (Sui Generis Use) (Retrospective) at Units 45-47 St James Mill Road, and elaborated thereon.

**RESOLVED:** That the application be approved, as shown in the Decision List

attached.

**(B) N/2004/1006 - CONVERSION OF EXISTING BUSINESS PREMISES TO 3 APARTMENTS AT 35 HOLLY ROAD (PREVIOUSLY DEFERRED FOR SITE VISIT)**

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the conversion of existing business premises to three apartments at 35 Holly Road, and elaborated thereon.

Mr P Smith addressed the Committee, stating that he objected to the application because Holly Road was already heavily developed and that these proposals would make matters worse, especially regarding parking. He referred to several Northampton Borough Council policies that he felt that this application contravened.

Mr Longhurst also addressed the Committee, objecting because of the proximity of the site to his property and the prospect of him being overlooked. He expressed his concern regarding light pollution from the proposed development and commented that the current access would prove inadequate once the proposed properties were occupied. He asserted that the proposed garages were less than the required standard and that the foot access was too narrow.

Members were informed that the proposed garages were greater than the recommended size and that the doors were wider. They were also informed that all windows that could possibly overlook existing properties would need to be obscure glazed.

**RESOLVED:** That the application be approved as shown in the Decision List attached.

**(C) N/2004/1071 & N/2004/1072 - REFURBISHMENT OF LISTED BUILDING INCLUDING ADDITIONAL FLOORS WITH NEW BUILDING ADJACENT PROVIDING 130 NO RESIDENTIAL FLATS AND ASSOCIATED PARKING AND DEMOLITION OF ROOF, INTERNAL WALLS AND SECONDARY STAIR/LIFT CORE, INTERNAL ALTERATIONS, MAKING GOOD EXISTING WINDOWS AND EXTENSION OF TWO ADDITIONAL FLOORS TO PROVIDE FLATS AS PART OF A NEW RESIDENTIAL DEVELOPMENT AT 27/29 GUILDHALL ROAD (PREVIOUSLY DEFERRED FOR SITE VISIT)**

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the refurbishment of a listed building, including additional floors with new building adjacent providing 130 residential flats, 2 flexible units, exhibition space and associated parking, and a listed building consent application for the demolition of the roof, internal walls and secondary stair/lift core, internal alterations, making good existing windows and extension of two additional floors to provide flats as part of a new residential development at 27-29 Guildhall Road, and elaborated thereon.

At the Members' request, the Head of Planning, Transportation and Regeneration undertook to check the access for disabled people to the building.

**RESOLVED:** (A) That the planning application N/2004/1071 be approved in

principle subject to:-

- (i) the prior finalisation of a Section 106 Agreement to secure
    - 58 affordable units on site (44% of the total number units to be provided);
    - the provision of 2 ground floor units to be provided as flexible space to be marketed for an agreed period for commercial use; and
  - (ii) conditions as shown in the Decision List attached.
- (B) That listed building application N/2004/1072 be approved in principle subject to:-
- (i) The referral of the application to the Secretary of State under the provisions of Section 13 of the Planning Listed Buildings and Conservation Areas Act 1990 and
  - (ii) The conditions as shown in the decision list attached.

**(D) N/2004/1375 - CONVERSION AND EXTENSIONS OF PART GROUND FLOOR, PART BASEMENT AND FIRST, SECOND AND THIRD FLOORS TO FORM 10 NO APARTMENTS. PART BASEMENT AND PART GROUND FLOOR TO REMAIN AS OFFICE USE AT 32-36 HAZELWOOD ROAD**

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the conversion and extensions of part of the ground floor, part basement and first, second and third floors to form 10 apartments at 32-36 Hazelwood Road, and elaborated thereon.

**RESOLVED:** That the application be approved as shown in the Decision List attached.

**(E) N/2004/1408 - ERECTION OF A RETAIL DEVELOPMENT WITH ASSOCIATED CUSTOMER PARKING AND SERVICE AREAS AT FORMER NDES SITE GAMBREL ROAD**

The Head of Planning, Transportation and Regeneration reported that this application had been withdrawn by the applicant.

**RESOLVED:** That the withdrawal of this application be noted.

**(F) N/2004/1465 - CONVERSION AND EXTENSION OF EXISTING BUILDING INTO 16 NO FLATS AT PLAZA SOCIAL (FORMER ZAPATAX BUILDING) GROVE ROAD AND LAND AT 100 CLOUTSHAM STREET**

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for the conversion and extension of the existing building into 16 flats at Plaza Social (former Zapatax Building) Grove Road and land at 100 Cloutsham Street, and elaborated thereon.



**RESOLVED:** That the application be approved as shown in the Decision List attached.

**(G) N/2004/1510 - RENEWAL OF TEMPORARY PLANNING PERMISSION  
N/2004/1206 - CHANGE OF USE FROM CAR SALES TO CAR PARKING AT  
LAND AT CHAPEL PLACE**

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for the renewal of the temporary planning permission N/2004/1206 for change of use from car sales to car parking at a land at Chapel Place, and elaborated thereon.

**RESOLVED:** That the application be approved as shown in the Decision List attached.

**10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION**

Colin Adkinson addressed the Committee regarding application N/2004/0682 – 22 Macon Close. He informed Members that the proposals submitted would block natural light from his house and that of number 16 Macon Close. He requested that the application be refused.

Mr Hillery also addressed the Committee regarding application N/2004/0682, stating that he had listened to the concerns of the neighbours and had adapted the plans several times to reflect this. He added that one neighbour had already built a similar extension with no difficulties. He also commented that the direction in which the sun sets over Macon Close meant that the neighbours' light would not be affected by his extension.

Martin O'Reilly addressed the Committee regarding application N/2004/1422 – land at 18 Lady Winefrides Walk. He commented that this was not a reclaimed brown field site, it was a mature garden that had been ripped up last winter. The proposals were out of character with the locality and would constitute over-development. He added that the proposed properties would overlook several existing properties and add to the noise and disturbance at the back of them. He informed Members that Tree Preservation Orders were currently in place on several trees in the area to which damage had already been done. He concluded that this application would set a precedent and there was a danger that more of this kind of development would occur.

David Miller also addressed the Committee regarding application N/2004/1422, commenting that he had had an extension built for his seventy-six year old mother and the consent given had resulted in additional cost to him. He asserted that the conditions imposed on him were inconsistent with the proposals being considered at this meeting.

Councillor Palethorpe addressed the Committee regarding application N/2004/1422, commenting that proposals received in October 2003 were similar to this and had been refused. He maintained that an existing covenant still stood.

Mr Dobraszcyk addressed the Committee regarding application N/2004/1422, commenting that the character of the area included the close proximity of each of the existing properties to the next. This development would not be much different to what

was already there, except they would have smaller gardens. The proposed properties would be set 2–2.5 metres below number 20, so only the tops of the roof would be seen. The density of the proposal was similar to that of the development across the road, so precedent had already been set.

Councillor Beardsworth addressed the Committee regarding application N/2004/1443, commenting that this property had previously been a fish and chip shop and had then become an Indian takeaway but now the owners wanted it to be a restaurant. She commented that there were no parking facilities and there would be additional comings and goings until late at night. She requested, if the Committee could not refuse the application that Members place some restrictions on the consent.

Rod Kilsby addressed the Committee regarding application N/2004/1585 – 201 Broadway East, commenting that other premises were worse for wear and run down. His client was prepared to spend £45,000 to improve the premises which would only benefit the local area.

Mrs W Morris addressed the Committee regarding application N/2004/1489 – 15 Woodford Street, commenting that parking would be worse than it is now if these proposals were approved. She informed Members that she currently paid £25 per month for a parking permit and would like the hours of the permit extended if these proposals were approved. She asked if any provision had been made for additional parking to accommodate the needs of the additional residents.

Mr Swallow also addressed the Committee regarding application N/2004/1489, commenting that, before he bought the property, the area had experienced problems with drug misuse. He asserted that his proposals would result in lower noise levels and that the layout would add to security, which would improve things generally in the area.

Councillor Palethorpe addressed the Committee regarding application N/2004/1489, commenting that the proposal submitted would be of benefit to the area and the community. He requested that the developer be required to put right any damage caused by the building work to the adjoining property. He also requested that builders inform neighbours when the work would be carried out to ensure that any noise was being made by people who should be inside the property in question.

Tony Jukes addressed the Committee regarding application N/2004/1545 – 30 Kingsley Road, commenting that he was sure that the standard of accommodation would be good. He added that he had a broad experience of medicine and the issue of the availability of beds, and it was very important that there were a reasonable number of beds available in the area. He commented that he understood that the proposals would result in the loss of two beds from the existing care home resulting in an overall net gain of three, which, he admitted did not appear much but he did feel that it was an unfortunate loss.

Rod Kilsby addressed the Committee regarding application N/2004/1545 – 30 Kingsley Road. He commented that the application was to extend the current building to cater for five elderly residents. There would be no alteration to the outside of the building. He added that, in recent years, six care homes had been closed in the local area, resulting in a loss of ninety beds. There was therefore a need for this facility. He

requested that if Members did not feel able to approve the application they defer their decision pending a site visit.

- RESOLVED:**
- (1) That applications N/2004/0682, N/2004/1271, N/2004/1443, N/2004/1469, N/2004/1484, N/2004/1500, N/2004/1516, N/2004/1547 and N/2004/1564 be approved as shown in the Decision List attached.
  - (2) That application N/2004/1545 be approved, contrary to officers' recommendations due to the need for this facility in the area.
  - (3) That applications N/2004/1150, N/2004/1422 and N/2004/1507 be refused as shown in the Decision List attached.
  - (4) That the Borough Solicitor be authorised to issue an enforcement notice in respect of N/2004/1507.

(The Chair declared an interest regarding application N/2004/1545, as the applicant and owner of the property. He therefore left the room for the duration of the item. The Deputy Chair assumed the Chair for the duration of the item.)

(All of the members of the Conservative group declared a personal interest in application N/2004/1545 as colleagues of the Chair. None considered their interest to be prejudicial so remained to consider and vote on the application.)

## **11. ENFORCEMENT MATTERS**

### **12. OTHER REPORTS**

#### **(A) PROPOSED FOOTPATH DIVERSION ORDER LAND AT UPTON**

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposed Footpath Diversion Order regarding land at Upton and elaborated thereon.

**RESOLVED:** That an Order be made pursuant to Section 257 of the Town & County Planning Act 1990 in respect of the proposed diversion of the Nene Way Public Footpath LB5 within the parish of Upton.

#### **(B) STREET NAMING**

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposed names of the new road off New Southbridge Road and the new road off Henry Bird Way for Members' information.

Members were informed that the new road off New Southbridge Road would be named "Malthouse Close" and that the new road off Henry Bird Way would be named "Lion Court". The names reflected the history of the local area, both having been taken from the Lion Brewery once sited south-east of Southbridge on the River Nene.

**RESOLVED:** That the names outlined be approved.

## **13. LISTS OF DELEGATED APPLICATIONS**

### **(A) LIST OF DELEGATED APPLICATIONS APPROVED**

The Head of Planning, Transportation and Regeneration submitted the List of Delegated Applications Approved during the period 14 October to 10 November 2004, for Members' information.

**RESOLVED:** That the List be noted.

#### **(B) LIST OF DELEGATED APPLICATIONS REFUSED**

The Head of Planning, Transportation and Regeneration submitted a List of Delegated Applications Refused during the period 14 October to 10 November 2004, for Members' information.

**RESOLVED:** That the List be noted.

#### **14. LIST OF DEFERRED APPLICATIONS**

The Head of Planning, Transportation and Regeneration submitted a List of Deferred Applications for Members' information. Members were informed that the application N/2004/0354 – St John's Church had not been called in by the Government Officer for the East Midlands subject to extra conditions being imposed.

**RESOLVED:** That subject to the extra conditions listed building consent be approved.

#### **15. EXCLUSION OF PUBLIC AND PRESS**

The Chair moved that the Public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

#### **16. VARIOUS BREACHES OF PLANNING CONTROL AT EX-SERVICE MEN'S CLUB SHEEP STREET**

The Head of Planning, Transportation and Regeneration submitted a report outlining various breaches of planning control at the Ex-Service Men's Club, Sheep Street, and reported on a letter received from the owner's agents and elaborated thereon.

**RESOLVED:** (1) That the report be noted.  
(2) That the previous resolution of the Planning Committee be reaffirmed.

#### **17. NON COMPLIANCE WITH NOTICE PURSUANT TO SECTION 215 OF THE TOWN AND COUNTRY PLANNING ACT AT 72 HINTON ROAD**

The Head of Planning, Transportation and Regeneration submitted a report outlining the non-compliance with notice pursuant to Section 215 of the Town & Country Planning Act at 72 Hinton Road, and elaborated thereon.

**RESOLVED:** That the Borough Solicitor be authorised to instigate prosecution proceedings in respect of the non compliance with a Notice served on 1

October 2003 requiring the removal of tyres, domestic appliances and rubbish pursuant to Section 215 of the Town and Country Planning Act 1990 (as amended) giving particular regard to the revised site plan.

#### **18. MATTER OF URGENCY**

##### **(A) OAK TREE, BRIDGEWATER DRIVE**

The Head of Planning, Transportation and Regeneration gave a verbal report regarding the potential revocation of a decision to allow the felling of an oak tree on Bridgewater Drive, protected by a Tree Preservation Order.

**RESOLVED:** (1) That the consent to fell the tree not be revoked.  
(2) That any replacement tree be as mature as is practicable.

#### **19. 173 BRIDGE STREET**

The Head of Planning, Transportation and Regeneration submitted a verbal report outlining advice received from Counsel regarding the appeal relating to application N/2004/0547 – 173 Bridge Street.

**RESOLVED:** That consideration of the new application be delegated to the Head of Planning, Transportation and Regeneration (and the Chair if adverse comments are received during consultation).

The meeting concluded at 9.50 pm.

#### **DRAFT DECISION LIST.NEW**

<TRAILER\_SECTION>

The meeting concluded at Time Not Specified

650  
**NORTHAMPTON BOROUGH COUNCIL  
PLANNING COMMITTEE  
8 DECEMBER 2004  
DECISION LIST**

Application No: **N/2004/682**  
Location: **22 Macon Close**  
Proposal: **Erection of first floor side and rear extensions**

**APPROVAL** subject to conditions and for the following reason:

The siting, size and design of the extensions and their impact on residential amenity are considered acceptable and in accordance with Policy H18 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** The external walls and roof of the development hereby permitted shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

**Reason:** In the interests of visual amenity to ensure that the extension harmonises with the existing building.

**(3)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be installed in the side or rear elevations of the proposed extension unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the privacy of adjoining properties.

**(4)** The windows in the first floor north eastern side elevation as shown on the submitted plans shall be non-opening and glazed with obscured glass before the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To safeguard the privacy of adjoining properties.

Application No: **N/2004/956**  
Location: **Unit 45-47 St James Mill Road**  
Proposal: **Change of use to Royal Mail delivery office (Sui Generis Use)  
(Retrospective)**

**APPROVAL** subject to conditions and for the following reason:

The site is located in an area identified as an existing business area in the Northampton Local Plan. The use of the building as a Royal Mail delivery office generates substantial employment opportunities and it is considered acceptable in this existing industrial estate in accordance with Policies B14 and T17 of the Northampton Local Plan.

**(1)** The car parking spaces as shown on the submitted plan shall at all times be reserved for the parking of vehicles by staff and visitors and there shall be no storage of goods, material, refuse, pallets or skips thereon.

**Reason:** To ensure adequate parking facilities are maintained.

(2) Full details of facilities for the secure and covered parking of bicycles shall be first submitted to and approved in writing by the Local Planning Authority and provided within three months from the date of this planning permission and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

(3) Notwithstanding the details as submitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority on vehicular circulation and access arrangements including signage within the car park. The approved scheme shall be implemented within three months from the date of this planning permission and retained thereafter.

**Reason:** In the interests of pedestrian and highway safety.

Application No: **N/2004/1006**  
 Location: **35 Holly Road**  
 Proposal: **Conversion of existing business premises to 3 apartments**

**APPROVAL** subject to conditions and for the following reason:

The principle of the use of the premises for residential properties in a residential area is acceptable. The design and layout of the apartments are in accordance with Policies E20, E21, H6, H13, H15 and H19 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The development hereby permitted shall be used solely in accordance with the approved drawings unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

(3) The external walls and roof of the development hereby permitted shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

**Reason:** In the interests of visual amenity to ensure that the extension harmonises with the existing building.

(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in all elevations of the proposed development unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the privacy of adjoining properties.

(5) The windows on the first floor elevations as shown on the submitted plans as obscure glazed shall be glazed as such and be a top opening type and implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To safeguard the privacy of adjoining properties.

(6) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(7)** Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

**(8)** The boundary wall of the development hereby permitted and no. 33 Holly Road shall be increased in height to two metres prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of amenity of the occupiers of the adjoining residential property.

Application No: **N/2004/1071**  
 Location: **27-29 Guildhall Road**  
 Proposal: **Refurbishment of listed building including additional floors with new building adjacent providing 130No. residential flats, 2 flexible units, exhibition space and associated parking.**

**APPROVAL IN PRINCIPLE** subject to conditions and for the following reason:

The proposed development would bring a vacant listed building and an underused previously developed town centre site back into sustainable use whilst providing substantial benefits in terms of the provision of affordable housing, without significant harm to the historic and architectural character of the listed building, its setting or the visual amenities of the wider area in accordance with national government guidance contained within PPG15 and Policies E23 and E24 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** Details of the existing and proposed ground levels and finished floor levels of the development hereby permitted in relation to the building and façade to be retained on-site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work and implemented prior to the first occupation of the development.

**Reason:** To secure a satisfactory development and to protect the special character of the listed building.

**(3)** The bin stores of the development hereby permitted as shown on the approved drawings no.s 744/L080/K and 744/L090/K shall be implemented prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(4)** Details and/or samples of all proposed external facing materials, including windows, doors, balconies, soffits and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and implemented prior to the first occupation of the development.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.



(5) The cycle storage facilities of the development hereby permitted as shown on the approved drawings no.s 744/L080/K and 744/L090/K, shall be fully implemented prior to the first occupation of the development and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

(6) All existing vehicle crossovers which are not to be retained shall be reinstated to footway the full details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and implemented prior to the first occupation of the development.

**Reason:** In the interests of highway safety.

(7) The disabled parking spaces of the development hereby permitted as shown on the approved drawing no.s 744/L080/K and 744/L090/K shall be fully implemented prior to the first occupation of the development and retained thereafter.

**Reason:** To ensure the satisfactory provision of facilities for people with disabilities.

(8) The external landscaped area as shown on approved drawing no. 744/L100/K shall be laid out prior to the first occupation of the development hereby permitted and used only for the purposes of residents' amenity space in relation to, and for the benefit of, the development and maintained thereafter.

**Reason:** To ensure that the area shall be used for the purposes described in the application and for the benefit of future residents' amenity.

(9) The internal area of the development hereby permitted as shown on the approved drawing no. 744/L100/K (marked as "exhibition space") shall be used for exhibition space only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

**Reason:** In the interests of amenity and to ensure that effective planning control is retained by the Local Planning Authority.

(10) The exhibition space of the development hereby permitted shall be open only between the hours of 08.00am and 10.00 pm from Mondays to Sundays.

**Reason:** In the interests of the amenities of the occupiers of nearby/adjacent properties.

(11) Unless otherwise agreed in writing by the Local Planning Authority the two flexible units as shown on approved drawings no.s 744/L080/K and 744/L090/K, of the development hereby permitted shall be used only for purposes within Classes A1, A2, A3 (café or restaurant only) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

**Reason:** In the interests of amenity and to ensure that effective planning control is retained by the Local Planning Authority.

(12) The flexible units of the development hereby permitted shall be open only between the hours of 08.00am and 10.00 pm from Mondays to Sundays.

**Reason:** In the interests of the amenities of the occupiers of nearby/adjacent properties.

**(13)** The development hereby permitted shall be used solely in accordance with the approved drawing(s), unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that a satisfactory standard and layout of development.

**(14)** Full details of the buildings internal layout, floor and threshold levels shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The approved details shall be implemented concurrently with the development, completed prior to the development being first brought into use and be retained thereafter.

**Reason:** To ensure satisfactory access for people with disabilities to the development.

**(15)** A minimum of 10% of the affordable dwellings and a minimum of 10% of other dwellings of the development hereby permitted shall be available for occupation by persons with disabilities and constructed to the Local Planning Authority's mobility housing standards and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and thereafter implemented concurrently with the development, and retained thereafter.

**Reason:** To ensure adequate provision is made for people with disabilities in accordance with Northampton Local Plan Policy.

**(16)** The 3 wheelchair units of the development hereby permitted as shown on approved drawing no. 744/L100/K shall be constructed to the Local Planning Authority's wheelchair home standard in accordance with further details to be submitted to and approved in writing by the Local Planning Authority and implemented concurrently with the development and retained thereafter.

**Reason:** To ensure the provision and retention of dwellings suitable for use by wheelchair users.

**(17)** The applicant or their agents or successors in title, will secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** In the interests of archaeological research.

**(18)** A programme of buildings recording must be compiled and submitted to and approved in writing by the Local Planning Authority in accordance with the recording brief issued by the Built and Natural Environment Division of Northamptonshire County Council prior to undertaking any alteration or demolition associated with the development hereby permitted.

**Reason:** In the interests of archaeological research.

**(19)** Full details of a sound insulation and ventilation scheme to protect the development hereby permitted from external noise shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of residential amenity and to secure a satisfactory standard of development.

**(20)** A scheme which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To protect the amenities of adjacent occupants from noise and vibration.

**(21)** A detailed timetable for the development of the site, including all the demolition and conversion works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. Unless otherwise agreed in writing by the Local Planning Authority, the approved works shall be carried out in full compliance with the approved timetable.

**Reason:** To ensure the improvement works to the listed building are implemented in the interests of preserving and enhancing the special character of the building.

**(22)** Unless otherwise agreed in writing by the Local Planning Authority a scheme to allow access via the main entrance of 27 Guildhall Road for people with disabilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

**Reason:** To ensure satisfactory access for people with disabilities to the development.

Application No: **N/2004/1072**  
 Location: **27-29 Guildhall Road**  
 Proposal: **Demolition of roof, internal walls and secondary stair/lift core, internal alterations, making good existing windows and extension of two additional floors to provide flats as part of a new residential development**

**APPROVAL IN PRINCIPLE** subject to conditions and for the following reason:

The proposed development would result in the re-use and refurbishment of a vacant listed building, in accordance with national government guidance and the Development Plan, without significant harm to its historic and architectural character.

**(1)** The works hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

**(2)** A contract for the redevelopment of the site shall be signed in accordance with planning permission N/2004/1071 prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

**(3)** The existing windows shall be retained and repaired in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

(4) Notwithstanding the details submitted further details of the proposed secondary glazing, including means of installation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

(5) Notwithstanding the details submitted, further details of the method of upgrading for the purpose of heat loss, sound attenuation and spread of fire, including doors, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

(6) Ceilings and floors shall not be over-boarded without the further written consent of the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building.

(7) Details of the proposed method of repairing the external elevations shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

(8) The existing doors to the principle entrance on Guildhall Road shall be retained in situ.

**Reason:** To safeguard the integrity of the listed building.

(9) Further details of all new or replacement windows and doors, to include profiles and glass, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

(10) A full schedule of works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

(11) Further details of all new or replacement gates shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the integrity of the listed building.

(12) Details and samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and implemented prior to the first occupation of the development.

**Reason:** To safeguard the integrity of the listed building.

(13) Details and locations of all venting and extraction flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted and implemented prior to the first occupation of the development.

**Reason:** To safeguard the integrity of the listed building.

(14) The existing timber panelling shall be retained in situ unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building.

(15) Notwithstanding the details submitted, the two pairs of timber doors and associated canopies on the second floor shall be retained in situ unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building.

(16) Notwithstanding the details submitted, the full extent of the existing timber mosaic floor shall be retained and left undisturbed unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building.

(17) Further details of the proposed junction between new walls and external walls shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and implemented prior to the first occupation of the development.

**Reason:** To safeguard the integrity of the listed building.

(18) Further details of the proposed method of repair to the primary stair shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and implemented prior to the first occupation of the development.

**Reason:** To safeguard the integrity of the listed building.

(19) The existing glazing shall not be replaced without the further written consent of the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building.

Application No: **N/2004/1150**  
Location: **65 Booth Rise**  
Proposal: **Demolish existing dwelling and redevelopment of site as flats  
– Outline Application**

**REFUSAL** for the following reasons:

(1) It is considered that the redevelopment of the site for flats in a 2 storey form would be detrimental to the character and appearance of the area, which is predominantly a ribbon development of individual dwellings. This would be contrary to Policies H15 and E20 of the Northampton Local Plan and Policy GS5 of the Northamptonshire County Structure Plan.

(2) The redevelopment of the site for flats, with the associated activity, would be detrimental to the residential amenities of the occupiers of the adjoining properties, contrary to Policies H15 and H19 of the Northampton Local Plan.

Application No: **N/2004/1271**  
Location: **Part of former Cherry Orchard Middle School, Wellingborough Road**  
Proposal: **Construction of six tennis courts (2no. hard courts and 4no. floodlit artificial grass courts) with clubhouse, access road and parking**

**APPROVAL** subject to conditions and for the following reason:

The proposed development will provide enhanced facilities for the wider community without harm to interests of acknowledged importance in accordance with Policies E20, H20 and L2 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** Notwithstanding the details submitted, further details of the proposed floodlights including height of columns, lamps and full details of spill ISO-contours, shall be submitted to and approved by the Local Planning Authority prior to commencement of development hereby permitted and the approved details shall be implemented prior to the commencement of first use of the development and maintained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(3)** The floodlights shall not be used between the hours of 22:00 and 09:00 Monday to Sunday.

**Reason:** In interests of amenity and to secure a satisfactory standard of development.

**(4)** The tennis courts and clubhouse shall not remain open between the hours of 22:00 and 09:00 Monday to Sunday unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In interests of amenity and to secure a satisfactory standard of development.

**(5)** A scheme which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of the use of the development hereby permitted and retained thereafter.

**Reason:** To protect the amenities of nearby occupants from noise and vibration.

**(6)** Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted and the approved details shall be implemented prior to the commencement of first use of the development.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

**(7)** A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(8)** All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(9)** Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the commencement of development hereby permitted and retained thereafter.

**Reason:** To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

Application No:       **N/2004/1375**  
 Location:               **32-36 Hazelwood Road**  
 Proposal:               **Conversion and extensions of part ground floor, part  
 basement and first, second and third floors to form 10 no.  
 apartments. Part basement and part ground floor to remain as  
 office use**

**APPROVAL** subject to conditions and for the following reason:

Although the site is identified as an existing business area in the Northampton Local Plan, the principle of residential development is considered acceptable in this town centre location. The design, density and layout of the scheme are considered acceptable in accordance with Policies E20, E21, H7, H13, H15, H17 and H20 of the Northampton Local Plan and the objectives of the Planning Policy Guidance Note 3 (Housing).

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** Details and/or samples of all proposed external facing materials including all proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and implemented prior to the first occupation of the development.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

**(3)** The proposed replacement windows and surrounds to the front elevation as shown on the submitted plan shall be implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** In the interests of residential amenity.

**(4)** The parking spaces as shown on the submitted plan shall be laid and marked out prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** In the interests of highway safety.

(5) One dwelling of the development hereby permitted shall be constructed to the Local Planning Authority's full mobility standards in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development implemented concurrently with development and retained thereafter.

**Reason:** To ensure the provision and retention of dwellings suitable for use by people with disability.

(6) The bin store of the development hereby permitted as shown on the submitted plan shall be provided prior to the first occupation of the development and retained thereafter.

**Reason:** To secure a satisfactory standard of development.

(7) Notwithstanding the details as submitted, full details of facilities for the secure parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, and implemented prior to the first occupation of the development and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

(8) An acoustic survey and control scheme for the proposed flats shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted. The approved scheme shall specify the sources of noise from surrounding sites including the BT building to the rear and proposed mitigation methods for the development and shall be implemented prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of residential amenity.

(9) The windows to the rear elevation of the ground floor offices of the development hereby permitted shall be obscure glazed as shown on the submitted plan implemented prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of residential amenity.

Application No: **N/2004/1422**  
Location: **Land at 18 Lady Winefride's Walk, Gt. Billing**  
Proposal: **Erection of two new houses**

**REFUSAL** for the following reasons:

(1) The proposed development would result in an unneighbourly form of development in that it would lead to an overbearing impact which the Local Planning Authority consider would be detrimental to the amenities which the occupiers of the adjoining property no 20 Lady Winefrides Walk, could reasonably expect to enjoy, contrary to Policy H15 of the Northampton Local Plan.

(2) The proposed subdivision of the existing plot would create a form of backland development, which, due to the size and space around the building, would detract from the character of the area, contrary to Policies H6 of the Northampton Local Plan.

(3) The proposed dwellings are sited in close proximity to mature trees which are subject to a tree preservation order. The juxtaposition of trees and dwellings will result in inadequate amenity for future occupiers due to the overshadowing of the rear gardens and the reduction of natural light to principal windows. This will add pressure for the future removal of the trees contrary to Policy E12 of the Northampton Local Plan.



Application No: **N/2004/1443**  
 Location: **62 High Street, Kingsthorpe (Shajahan Indian Takeaway)**  
 Proposal: **Single storey rear extension to provide kitchen extension and disabled toilet**

**APPROVAL** subject to conditions and for the following reason:

The siting, size and design of the proposed extension are considered in-keeping with the character of the existing building without detriment to the character of the Conservation Area and without undue impact on residential amenity in accordance with Policies E20, E26 and H19 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented prior to the first use of the development hereby permitted and retained thereafter.

**Reason:** In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

**(3)** Notwithstanding the details as submitted, full details of the boundary treatment shall be submitted to and approved by the Local Planning Authority, implemented prior to the first use of the development hereby permitted and retained thereafter.

**Reason:** In the interests of residential amenity.

**(4)** The external walls and roof of the development hereby permitted shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

**Reason:** In the interests of visual amenity to ensure that the extension harmonises with the existing building.

Application No: **N/2004/1465**  
 Location: **Plaza Social (former Zapatax Building), Grove Road and land at no. 100 Cloutsham Street**  
 Proposal: **Conversion and extension of existing building into 16 no. flats**

**APPROVAL** subject to conditions and for the following reason:

The site is located in an area identified as an existing residential area in the Northampton Local Plan and the design, density, massing and layout of the scheme and the impact on residential amenity are considered acceptable and in accordance with Policies E20, E21, H6, H11, H12, H13, H15, H17 and H19 of the Northampton Local Plan and the objectives of the Planning Policy Guidance Note 3 (Housing).

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials including all proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) The proposed windows on the north elevation shall be glazed with obscured glass of not less than 1.8 metres in height as shown on the submitted plan and the proposed balcony screens on the west elevation shall be glazed with obscured glass of not less than 1.8 metres in height as shown on the submitted plan. The works shall be carried out prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** In the interests of residential amenity.

(4) The parking spaces as shown on the submitted plan shall be laid and marked out prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** In the interests of highway safety.

(5) Full details of the proposed surface treatment of the access and parking areas including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

**Reason:** To secure a satisfactory standard of development.

(6) All walls revealed by the demolition of the out-buildings and structures shall be treated and decorated in accordance with further details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

**Reason:** To safeguard the amenity of nearby residential properties.

(7) The proposed access gates to the parking areas shall be electronically operated and implemented concurrently with the development hereby permitted and retained thereafter.

**Reason:** In the interests of highway safety and residential amenity.

(8) Two dwellings shall be constructed to the Local Planning Authority's mobility standards in accordance with further details to be submitted to and approved by the Local Planning Authority and implemented concurrently with development and thereafter retained.

**Reason:** To ensure the provision and retention of dwellings suitable for use by people with disabilities in accordance with the Northampton Local Plan.

(9) The proposed bin and bike stores of the development hereby permitted as shown on the submitted plans shall be provided prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(10)** A desk top study in respect of possible contaminants within the site is to be completed and a site investigation designed prior to commencement of the development hereby permitted. The scope and methodology of the desk top study, site investigation report shall be agreed in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be agreed in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the agreed method statement (and phasing programme). Confirmation of the full implementation of the scheme and validation report shall be submitted to the Local Planning Authority with two weeks of completion (or following each respective phase).

**Reason:** To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment.

**(11)** No development should take place until the amendment to the existing Traffic Regulation Order in Alcombe Road has been approved by the Highway Authority, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To enable the use of the proposed on-site car park and in the interests of highway safety.

Application No: **N/2004/1469**

Location: **41 Gold Street (Abrakebabra)**

Proposal: **Variation of condition no.3 of planning permission 97/0047 to extend opening hours to 0200 Sunday – Thursday and 0400 on Friday and Saturday**

**APPROVAL** subject to conditions and for the following reason:

The application site is located in the town centre and the proposed extension of opening hours should not detrimentally alter the existing noise climate in the area in accordance with Policies E21 and H20 of the Northampton Local Plan.

**(1)** A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented prior to the premises being used for the permitted purpose and thereafter maintained.

**Reason:** In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

**(2)** Details of the provision for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority, implemented before the premises are used for the permitted purpose and thereafter maintained.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(3)** For a temporary period expiring on 30 June 2005 the premises shall be open only between the hours of 0800 and 0200 from Sundays to Thursdays and 0800 and 0400 on Fridays and Saturdays. After the expiration of the temporary period, the opening hours of the premises shall revert back to those approved under condition 4 of planning permission 97/0047.

**Reason:** To enable the Local Planning Authority to assess the effect of the Development hereby permitted during the said period.

**(4)** Full details of access provision and toilet facilities for people with disabilities shall be submitted to and approved by the Local Planning Authority and implemented before the premises are used for the permitted purpose.

**Reason:** To provide satisfactory facilities for people with disabilities.

**(5)** Foul water discharges from the premises shall be connected to the foul sewer via oil interception facilities designed and constructed to the satisfaction of the Local Planning Authority.

**Reason:** To secure a satisfactory standard of development.

**(6)** The premises shall be used as a restaurant only and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). Any hot food takeaway business shall remain ancillary to the restaurant use only.

**Reason:** In the interests of amenity and to enable the Local Planning Authority to assess the implications of future changes to other uses within Class A3 of the Use Classes Order 1987.

Application No: **N/2004/1484**

Location: **201 Broadway East (formerly The Broadway Paint shop)**

Proposal: **Change of use from retail shop (Class A1) to hot food takeaway (Class A3)**

**APPROVAL** subject to conditions and for the following reason:

The proposed hot food takeaway is acceptable as it will not have a detrimental effect upon the viability of the local centre or the amenities of the occupiers of nearby residential properties and therefore is in accordance with Policies R9 and H20 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any provisions in any statutory instrument revoking and re-enacting that Order with or without modification), the premises shall not be used as a public house, wine bar or night club.

**Reason:** In the interests of the amenity of the surrounding locality.

**(3)** The premises shall not remain open to customers between the hours of 20:30 to 11:00 Mondays to Saturdays and at no time on Sundays.

**Reason:** In the interests of the amenities of the occupiers of nearby properties.

**(4)** A scheme which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of the first use hereby permitted and retained thereafter.

**Reason:** To protect the amenities of the occupiers of nearby properties from noise and vibration.

**(5)** A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented prior to the premises being first used for the permitted purpose and retained thereafter.

**Reason:** In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

**(6)** Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the premises being first used for the permitted purpose and retained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(7)** The development hereby permitted shall be constructed to allow access to and circulation in all public areas by people with disabilities, details of which shall be submitted to and approved in writing by the Local Planning Authority, implemented concurrently with the development, completed prior to the development being first brought into use and be retained thereafter.

**Reason:** To ensure that the premises are easily accessible to people with disabilities.

**(8)** The proposed flat shall remain ancillary to the takeaway use and shall at all times form a separate unit of residential accommodation.

**Reason:** For the avoidance of doubt as a separate residential unit would be undesirable in this location due to the possible noise and odour problems from the takeaway use.

Application No:       **N/2004/1500**  
 Location:               **Unit 7, Letts Road, Rothersthorpe Industrial Estate**  
 Proposal:               **Change of use of warehouse and ancillary offices to motor repair and MOT test centre and ancillary offices**

**APPROVAL** subject to conditions and for the following reason:

The proposed use of these premises for motor repair and MOT testing is considered acceptable in this location, without having undue detriment to amenity in accordance with Policy B23 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** All work being carried out on any vehicles or vehicle parts shall take place solely within the building.

**Reason:** To ensure that the roadway and forecourt are uncongested and available for servicing/parking.

**(3)** No dismantling of vehicles or storage of scrap shall take place on the site except within the building.

**Reason:** In the interests of visual amenity and to protect the amenities of occupiers of nearby properties.

**(4)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order (with or without modification) no extensions or other development shall be made to the southern rear elevation of the building without the prior written consent of the Local Planning Authority.

**Reason:** To protect the amenities of occupiers of nearby properties.

**(5)** The premises shall be open only between the hours of 07:00 and 18:00 from Mondays to Fridays and 08:00 and 18:00 on Saturdays and at no time on Sundays or bank or public holidays.

**Reason:** In the interests of the amenities of the occupiers of nearby properties.

Application No: **N/2004/1507**  
 Location: **89 St Leonards Road**  
 Proposal: **Change of Use from fruit wholesale to hot food takeaway and erection of external staircase**

**REFUSAL** for the following reasons:

**(1)** The proposed change of use, by reason of the resultant loss of an A1 retail unit combined with existing Class A3 uses in the vicinity, would result in an excessively high proportion and over-concentration of A3 uses in this part of the Far Cotton District Centre to the detriment of the retail character and function of the district centre. The proposal is therefore contrary to Policy R9 of the Northampton Local Plan.

**(2)** That the Borough Solicitor be authorised to issue an Enforcement Notice in respect of the unauthorised external security shutters and rear extension with a period of compliance of three months.

**(3)** The proposed change of use, by reason of the resultant loss of an A1 retail unit combined with existing Class A3 uses in the vicinity, would result in an excessively high proportion and over-concentration of A3 uses in this part of the Far Cotton District Centre to the detriment of the retail character and function of the district centre. The proposal is therefore contrary to Policy R9 of the Northampton Local Plan.

Application No: **N/2004/1510**  
 Location: **Land at Chapel Place**  
 Proposal: **Renewal of temporary planning permission N/2004/1206 for change of use from car sales to car parking**

**APPROVAL** subject to conditions and for the following reason:

Although the use is contrary to policy T11 of the Structure Plan, which seeks to prevent new non-residential parking provision in a town centre location, the use is appropriate in the short term as it would not prejudice any longer term plans which may arise from the Local Development Framework and the subsequent preparation of a Local Development Document for comprehensive redevelopment.

**(1)** The use permitted by planning permission N/2004/1206 shall be discontinued and the land restored to its former condition on or before 8 December 2007.

**Reason:** In the interests of amenity as the Local Planning Authority consider the use is only acceptable as a temporary expedient.

Application No: **N/2004/1516**  
Location: **177 Adnitt Road**  
Proposal: **First floor kitchen extension and construction of 2no. dwellings within existing yard**

**APPROVAL** subject to conditions and for the following reason:

The proposed development by reason of its siting, size and design is considered acceptable and in accordance with Policies E20, H6, H11, H12, H15 and H19 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

**(3)** Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

**(4)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the western elevation of the proposed development without the prior written consent of the Local Planning Authority.

**Reason:** To safeguard the privacy of adjoining properties.

**(5)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be erected to the development hereby permitted without the prior written consent of the Local Planning Authority.

**Reason:** To prevent overdevelopment of the site.

**(6)** The first floor rear bathroom windows shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

**Reason:** To safeguard the privacy of the adjoining properties.

**(7)** Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The development shall be carried out in accordance with the approved details.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

**(8)** Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, provided prior to the first occupation of the development and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

**(9)** A desk top study in respect of possible contaminants within the site is to be completed and a site investigation designed prior to commencement of the development hereby permitted. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

**Reason:** To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment.

**(10)** The existing vehicle crossover shall be reinstated to footway, and full details of which shall be submitted to and approved by the Council and the works built be carried out prior to the development hereby approved being first brought into use.

**Reason:** In the interests of highway and pedestrian safety.

Application No: **N/2004/1545**  
 Location: **30 Kingsley Road**  
 Proposal: **Change of use to residential/nursing care for the elderly as an extension to existing adjoining facility at 32 Kingsley Road**

**APPROVAL IN PRINCIPLE** subject to conditions and for the following reason:

Although it is acknowledged that the proposal is contrary to Policy H31 of the Northampton Local Plan, it is considered that the need for more provision for the elderly outweighs the objectives of this policy in this particular case.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** to comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** The rear garden wall dividing the properties 30 and 32 Kingsley Road shall be retained in situ and in good repair unless otherwise agreed in writing by the Local Planning Authority.



**Reason:** In the interests of maintaining the character of the Conservation Area.

**(3)** The maximum number of residents of the combined residential/nursing home at 30-32 Kingsley Road shall be 25.

**Reason:** In the interests of amenity and highway safety.

**(4)** The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

**(5)** Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992, no notice, sign or advertisement shall be displayed on the land or building without the prior written consent of the Local Planning Authority.

**Reason:** In the interests of visual amenity and to maintain a satisfactory external appearance of the development.

**(6)** The use at No.30 hereby approved shall be used solely in conjunction with the existing care home at No.32 and no separate planning unit shall be formed without the prior written consent of the Local Planning Authority.

**Reason:** For the avoidance of doubt, and in the interests of the character of the area.

Application No: **N/2004/1547**  
 Location: **Lidl Foodstore, Octagon Way, Weston Favell**  
 Proposal: **Proposed warehouse extension**

**APPROVAL** subject to conditions and for the following reason:

The siting, size and design of the extension are considered acceptable and in-keeping with the existing building in accordance with Policies E20 and H20 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

**(3)** A scheme which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted and the approved scheme shall be implemented prior to the first occupation of the development and retained thereafter.

**Reason:** In the interests of amenity.

**(4)** A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(5)** All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the extension or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(6)** Notwithstanding the details as submitted, full details of the proposed treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

Application No:       **N/2004/1564**  
 Location:               **Former St Crispin Hospital**  
 Proposal:               **Demolition of 1960's extensions adjacent to the former theatre**

**APPROVAL** subject to conditions and for the following reason:

The proposed demolition will remove unsympathetic modern extensions, which have an adverse effect on the character and appearance of the Conservation Area and the south front of the primary building in accordance with the advice contained in PPG15 (Planning and the Historic Environment).

**(1)** The works hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

**(2)** Further details of the proposed method for the treatment of scars following demolition shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted and implemented in accordance with the approved details.

**Reason:** To secure a satisfactory standard of development.

**PLANNING COMMITTEE**

**8 DECEMBER 2004**

**LIST OF DEFERRED APPLICATIONS DETAILED BELOW:**

**APPROVED IN PRINCIPLE**

98/0973	Construction of two bus lay-bys at Pavilion Drive
N/2001/788	Demolish existing buildings and erection of 13no. duplex flats/apartments at 27-35 Craven Street
N/2001/1283	Infill two storey extension between the happy gathering Chinese restaurant and eternity nightclub to create three restaurants at 137-151 Bridge Street
N/2002/296	Two storey extn to existing offices at Travis Perkins Trading Co Ltd, Ryehill Close
N/2002/733	Proposed extension of car park and removal of bank at Northampton General Hospital, Cliftonville
N/2002/1041	C/U to hot food takeaway with ancillary seating area at 89 Kettering Road
N/2002/1058	Warehouse Class B8 (Plot 300) at Swan Valley
N/2002/1059	Office Class B1 (Plot 310) at Swan Valley
N/2002/1060	3 units for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 400) at Swan Valley
N/2002/1061	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 420) at Swan Valley
N/2002/1062	Warehouse Class B8 (510) at Swan Valley
N/2002/1063	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 530) at Swan Valley
N/2002/1294	Proposed drive-thru restaurant at land adjacent to B&Q Retail Warehouse, Towcester Road
N/2002/1540	Erection of 39 apartments above existing buildings at The Ridings Arcade, St Giles Street
N/2002/1641	Conversion and change of use from general industrial (Class B2) to 8 flats, Sunlight Works, Grafton Street
N/2003/195	Change of use of rear ground floor to cafe/restaurant use Class A3, 137 Kettering Road
N/2003/374	Conversion and change of use to 19 flats at 25-29 Robert Street
N/2003/524	Conversion to residential development at Connaught House, 32 Connaught Street
N/2003/533	Erection of residential development (48 units) at St James Road
N/2003/573	Demolition of garage and erection of 12 flats at 1A Derby Road
N/2003/727	Demolition of existing factory and construction of new residential block of 31no. flats and 8no. affordable housing units at 35-37 Talbot Road
N/2003/1188	Residential redevelopment – Outline Application Land and buildings at Stimpson Avenue/Lea Road/Adnitt Road
N/2003/1220	Erection of a day nursery at site adjacent to Safeway Store, Kettering Road
N/2003/1286	Residential development (flats and houses) - outline application at former Water Works rear of 73-89 Friars Avenue, Delapre
N/2003/1308	Earthworks/landscaping to existing golf course at Delapre Golf Course, Eagle Drive, Delapre
N/2003/1500	Erection of 145no. 1, 2, 3 and 4 bedroom houses and flats together with access roads, footpaths, parking areas and landscaping at land off Lyttleton Road/Countess Road
N/2003/1531	C/U to residential care home (Class C2) for a maximum of eight residents at 8 Kingsthorpe Grove
N/2003/1588	Renewal of outline planning permission for residential development ref: N/2003/323 at 544-548 Wellingborough Road
N/2004/171	New training building, car park store etc at Police Headquarters, Wootton Hall Park
N/2004/173	Demolition of existing stores and building new stores etc at Police Headquarters, Wootton Hall Park
N/2004/200	Comprehensive redevelopment to provide employment (B1 Use and B2 Use), housing, sports facilities and public open space – outline application at former British Timken site, Duston
N/2004/354	Repairs and Alterations at St John's Church, Bridge Street
N/2004/495	Mixed use development comprising residential, recreation and employment uses, civic amenity site, bus depots, car parking, link road & associated development (outline application) at land west of Harvey Reeves Road
N/2004/496	Southern development link road (SDLR) linking Upton Way and Harvey Reeves Road, Ross Road spur link (RRSL) and associated landscaping & infrastructure (detailed application) at land north of River Nene and Storton's Pits
N/2004/510	Residential, community facilities and associated development, access improvements and retention of operational railway line (outline application) at land off Ransome Road
N/2004/571	Variation of condition no 3 of planning permission 90/0981 for use of Bingo Club as a Casino at Beacon Bingo Club, Weedon Road

- N/2004/606 Hydraulic containment system incorporating plant building, sub-surface drainage ducting, abstraction wells and landscaping at former British Timken site, Duston
- N/2004/918 C/U to restaurant (Class A3) with erection of rear extension and new front entrance at Vernon Hall, 156 Wellingborough Road (Mencap)
- N/2004/930 Provision of car, coach & disabled parking, construction of new service road and provision of associated development including foot/cycle ways, foot/cycle bridges & landscaping at land west of Harvey Reeves Road, south of Ross Road and east of Storton's Pits (detailed application)
- N/2004/1071 Refurbishment of listed building including additional floors with new building adjacent providing 130No. residential flats, 2 flexible units, exhibition space and associated parking at 27-29 Guildhall Road
- N/2004/1072 Demolition of roof, internal walls and secondary stair/lift core, internal alterations, making good existing windows and extension of two additional floors to provide flats as part of a new residential development at 27-29 Guildhall Road
- N/2004/1104 C/U from an optician's (Class A1) to a champagne bar (Class A3) at Unit 2, former Manfield Shoe Factory, Wellingborough Road
- N/2004/1115 Extension to existing (vacant) D2 leisure unit at St James Retail Park, Towcester Road
- N/2004/1117 Refurbishment of existing retail park including subdivision of unit 3 (courts) and extension of unit 5 (Alders) to create a new unit with reconfiguration of car parking and landscaping at St James Retail Park, Towcester Road
- N/2004/1124 Erection of new four/five storey block of apartments and conversion of existing buildings to residential units at Northern portion of former St Edmunds Hospital site, Wellingborough Road
- N/2004/1125 Erection of new four/five storey block of apartments and conversion of existing buildings to residential units at Northern portion of former St Edmunds Hospital site, Wellingborough Road
- N/2004/1294 Internal and external alterations at Pony Club Stables, Delapre Abbey, London Road
- N/2004/1545 Change of use to residential/nursing care for the elderly as an extension to existing adjoining facility at 32 Kingsley Road at 30 Kingsley Road

#### PENDING AND DEFERRED

- 98/0957 Link road and alterations to cul-de-sac at Cob Drive, Swan Valley
- N/2000/14 C/U to residential-phase one at 36-38 Milton Street, Kingsley
- N/2000/15 C/U to residential-phase two at 36-38 Milton Street, Kingsley
- N/2000/286 Business/industrial/storage at Pineham, South West District
- N/2000/630 Business (class B1) and industrial (class B1/B2) development and wind tunnel together with associated access, parking, infrastructure and landscaping at land at Pineham
- N/2000/1192 Redevelopment of existing buildings to form hotel, leisure and conference facilities, restaurant, bar together with ancillary retail areas at former St Crispins Hospital off Berrywood Road, Upton
- N/2000/1193 Part demolition of main hospital at former St Crispin Hospital off Berrywood Road, Upton
- N/2001/246 C/U from working mill to residential at Upton Mill, Upton
- N/2001/247 C/U from working mill to residential at Upton Mill, Upton
- N/2001/1112 Renewal of Outline Planning Approval 98/0680 - variation of conditions 2 and 3 of planning permission 95/0502 to allow an extension of time limit for approval of Reserved Matters development of B1, B2 and B8 use Classes land at Lilliput Road/Bedford Road
- N/2002/171 Variation of condition 2 of Planning Permission 98/0393 to allow submission of Reserved Matters by 11/6/05 at Land off Wellingborough Road
- N/2002/332 Variation of condition 2 and 3 of 98/0679 at land at Billing Park Great Billing
- N/2002/638 Variation of cond no.4 of planning permission N/2000/516 to 163-165 Kettering Road
- N/2002/1238 Renewal of outline planning permission for the erection of light industrial units (Class B1(C) at 174 St Andrews Road
- N/2002/1676 Mixed employment uses at land at Pineham North
- N/2003/1076 Residential development at former St Crispin Hospital site, Duston
- N/2003/1209 Illuminated advertisements located on 19no. bus shelters at various site in Northampton
- N/2003/1288 Demolition of factory and erection of 80no. apartments at Pearce Leather Works, Wellingborough Road
- N/2003/1289 Demolition of factory and erection of new offices and residential apartments at Pearce Leather Works, Wellingborough Road
- N/2003/1290 Forming of new access drive. Erection of garages, refurbishment of cottages and extn of the caretakers cottage at Caretakers & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
- N/2003/1291 Forming of new access drive, erection of garages, refurbishment of cottages and extn at Caretaker & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
- N/2004/265 Mixed use development, incorporating residential, community facilities, local leisure and retail centre, plus access arrangements at Bedford Road and Southbridge Road. – outline application at land at Nunn Mills and Avon Cosmetics
- N/2004/322 Erection of 2no. industrial units at 62-64 St James Mill Road
- N/2004/530 Residential, retail and commercial leisure development, community facilities, open space, car parking, link road and associated development and access improvements - outline application at land at Sixfields, east of Upton Way south of Weedon Road and west of Storton's Pit

N/2004/873	Demolition of existing house and erection of 3no. two storey houses at 26 Penfold Drive, Great Billing
N/2004/1014	5m extn to existing 20m tower to accommodate 3no. additional antennae at Encore Ltd, Unit 2 Edgemoor Close, Round Spinney Ind Est
N/2004/1088	C/U to general industrial estate use (Class B2) at Industrial Unit, Kingsfield Close, Kings Heath Industrial Estate
N/2004/1116	Erection of drive-through restaurant (Class A3) with associated car parking, access and landscaping, with reconfiguration and refurbishment of customer car park serving retail park - Outline Application at St James Retail Park, Towcester Road
N/2004/1133	C/U to veterinary surgery (Use Class D1) at Little Chef, Upton Way
N/2004/1149	Demolition of existing buildings and erection of new buildings for use within Classes B1(c) light industrial, B2 general industrial and B8 warehousing/distribution totalling 20,810sq meters – outline application at ABP Abattoir, Northampton Road, Blisworth
N/2004/1153	Conversion to 3no. 2 bedroom apartments at 2 Overstone Road
N/2004/1200	C/U to care home and single storey side extns at 10 Repton Road
N/2004/1229	C/U to office accommodation – NCC Application at 52-56 Hazelwood Road
N/2004/1251	C/U to mixed use of car park and siting of storage containers at land adjoining 2 Ashburnham Road

## NEW APPLICATIONS

N/2004/1400	Erection of train care facility at land at Gladstone Sidings (north of Spencer Bridge Road)
N/2004/1403	Residential development for 24 flats – outline application at 101-103 Berrywood Road
N/2004/1420	Site reparation works including reprofiling, site clearance and site formation at land at Gladstone Sidings (north of Spencer Bridge Road)
N/2004/1450	New office two storey building g at Plot 1, Phase 2, The Lanes, Bedford Road
N/2004/1465	Conversion and extension of existing building into 16no. flats at Plaza Social (former Zapatax building), Grove Road
N/2004/1478	Proposed 4no. flats at 169 Kettering Road
N/2004/1488	Covered yard area at MISWA Chemicals Ltd. 54 Caswell Road, Brackmills Ind Est
N/2004/1489	Alterations to provide self-contained units – 3 no. flats and 1 no. office suite at 15 Woodford Street
N/2004/1512	Proposed residential development – outline application at former Semilong Service Statio, St Andrews Road
N/2004/1530	Extn to south stand of stadium at Franklins Gardens, Weedon Road
N/2004/1541	Conversion of children's block, male and female wings, central tower and theatre into 127no. residential units and commercial space. Erection of 168no. new residential units, commercial space and 300no. space basement car park. Demolition of park of existing hospital building which are not suitable for residential development/economically viable at St Crispins Manor (former hospital site), Duston
N/2004/1542	Retention of children's block, male and female wings, central tower and theatre, conversion into 127no. residential units and commercial space. Erection of 168no. new residential units and basement car park (300 spaces). Demolition of part of main building at St Crispins Manor (former hospital site), Duston
N/2004/1559	Residential development together with nursery at Disused Sewage Works, Quinton Road, Wootton
N/2004/1597	20 unit commercial dog boarding kennels at Broad Acres, Bedford Road, Little Houghton
N/2004/1600	Construction of new C2 use care home with basement at Westwood Nursing Home, 116 Harlestone Road
N/2004/1617	Residential development providing 36no. flats and associated parking at land at St Peters Way and The Green
N/2004/1621	Garden shed/summerhouse – retrospective at 14 Cottesbrooke Gardens

**NORTHAMPTON BOROUGH COUNCIL****GENERAL PURPOSES COMMITTEE****Thursday, 9 December 2004**

**PRESENT:** Councillor Edwards (Chair); Councillor Crake (Deputy Chair);  
Councillor Duncan

**1. APOLOGIES**

Apologies for absence were received from Concannon and Simpson.

**2. DEPUTATIONS / PUBLIC ADDRESSES**

There were none.

**3. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES  
THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**

The Chair was of the opinion that the following item be discussed as a matter of urgency due to the delay if consideration of it was deferred.

**DELEGATIONS TO OFFICERS.**

Consideration was given to a report of the Borough Solicitor, copies of which were circulated seeking to adjust the existing delegations to Officers of the Council. He explained that given that the present Interim Directors had differing and more widely embracing responsibilities it was necessary to rationalise the delegations to the previous Directors to empower the Interim Directors to exercise those delegations relating to the functions for which they were responsible pending the appointment of the permanent Directors and the outcome of the current structural changes taking place.

**RECOMMENDED:** That Council be recommended to adjust the existing delegations to Officers to formally validate their exercise by the temporary Directors in respect of those functions for which they are responsible.

**4. EXCLUSION OF PUBLIC AND PRESS**

The Chair moved that the public be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

## 5. DRAFT EARLY RETIREMENT/SEVERANCE SCHEME (1)

Consideration was given a report of the Chief Executive which was presented by the Interim Change Director outlining proposals for a new early retirement and severance scheme for employees of the Council and seeking approval to implement the scheme with effect from 10 December 2004. It was noted that consultation had taken place with the Trade Unions and they were content with the scheme. In considering the report particular attention was drawn to the Financial Implications as set out on page 6 paragraph 4 and the estimated financial impact as set out in paragraph 4.9 on page 7 of the report. Various additional notes were then circulated giving additional background information. These included information on severance arrangements from other Local Authorities the majority of which had received excellent ratings in their CPA report. There was also a caveat circulated from the Auditors and particular attention was drawn here to the fact that as suggested independent legal financial and HR advice had been sought in respect of the Scheme in order to protect Officers and the Council. There was also correspondence from the Chief Executive in response to points raised regarding Redundancy Strategy. The last note circulated was an addendum to the report to include a Diversity Impact Statement which effectively added an additional recommendation 6 to the 5 recommendations already listed in the report.

**RESOLVED:** That the report be received and the recommendations contained therein with the addition of a recommendation 6 be approved as set out below:-

(1) That the proposed new early retirement and severance scheme relating to Council employees subject to an initial review of the Scheme no later than the 31 March 2006 (as set out in appendix 1 of the report) be approved.

(2) The implementation of the new scheme be approved with effect from 10 December 2004 subject to the ongoing financial sustainability of the Scheme, the approval from the Officer of the Deputy Prime Minister to capitalise the statutory elements of any payments made in this context and any further comments/advice from the Council's External Auditor.

(3) That subject to 2 above approval be given to the replacement of all existing Council arrangements in relation to early retirement and severance.

(4) The amendment of the Council's Statement of Discretions as set out in the Scheme in order to implement elements of the new scheme be approved.

(5) That the financial implications detailed in paragraph 4 be noted.

(6) That the Diversity Impact Statement as circulated be noted and endorsed.

The meeting concluded at 1835 hours.

## Northampton Borough Council

## Licensing Committee

Tuesday, 14 December 2004

**Present:** Councillor Stewart (Chair); Councillor Taylor (Deputy Chair); Councillors Acock, Beardsworth, I Markham, Miah, Roy and Woods

**1. Apologies**

Apologies for absence were received from Councillors Concannon, Duncan and Wire.

**2. Minutes**

The minutes of the meeting held on 9 November 2004 were agreed and signed by the Chair.

**3. Deputations / Public Addresses**

**Resolved:** (1) That Mrs B O'Connor be granted leave to address the Committee in respect of Item 7 – "Application for the Grant of a Public Entertainment Licence for The Spread Eagle Public House, 147 Wellingborough Road, Northampton".

**4. Matters Of Urgency Which By Reason Of Special Circumstances The Chair Is Of The Opinion Should Be Considered**

There were none.

**5. Application For The Variation Of The Public Entertainment Licence, The Cock Hotel, 2 Harborough Road**

Item withdrawn.

**6. Application For The Variation Of The Public Entertainment Licence, Hush Albert Place**

Item deferred.

**7. Application For The Grant Of A Public Entertainment Licence, The Spread Eagle, 147 Wellingborough Road**

The Borough Solicitor submitted a report and elaborated thereon. The hours requested had been amended to the normal permitted hours. The electrical certificate and structural reports were still awaited. No objections to the application had been made. The premises had previously held a Public Entertainment Licence, but this had subsequently lapsed.

Mrs O'Connor addressed the Committee and advised that she had contacted the brewery regarding the electrical certificate and structural report, and would continue to pursue this matter with them. In response to a query from Councillor Woods, she further commented that the premises did not have a noise control scheme in place. If complaints regarding noise were received, she would not continue to hire the providers of the entertainment resulting in the complaints.

**Resolved:** That the application for the Grant of a Public Entertainment Licence for The Spread Eagle Public House be granted for the normal permitted hours, subject to the following:

- i. the provision of the electrical certificate and structural report.
- ii. that the Licence be reviewed upon expiry in April 2005.



## NORTHAMPTON BOROUGH COUNCIL

## COMMUNITY LEADERSHIP OVERVIEW &amp; SCRUTINY COMMITTEE

Thursday, 16 December 2004

**PRESENT:** Councillor Glynane (Chair); Councillor Miah (Deputy Chair); Councillors M Hoare, Lane, Malpas and Yates

**ALSO ATTENDING:**

S Silver	Community Leadership Manager (item 5)
S Wade	Head of Organisational Development & Improvement
Councillor Hill	Community Leadership Portfolio Holder
M Hunter	Head of Overview and Scrutiny
T Feltham	Scrutiny Officer

**1. APOLOGIES**

None.

**2. MINUTES**

Subject to the following amendment, the minutes of 4 November 2004 were signed by the Chair:-

**6 CONSULTATION UPDATE**

*... 200 residents would represent each of the other **six** districts .....*

**3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)**

None.

**4. DEPUTATIONS / PUBLIC ADDRESSES**

None.

**5. EQUALITY STANDARDS**

S Silver, Community Leadership Manager, gave a short presentation on the NBC Equal Opportunities Policy adopted in 1996 that needed updating. The Equality Standards Policy tabled had been circulated to all Forums and GARDS Teams for comment. The general feedback was that the new Policy covered the equalities elements that should be acknowledged. The document had been enhanced and improved by the process, taking up suggestions with only minor changes needing to be made. The Equalities Standards Policy would be presented to the Executive on 10 January 2005 for adoption.

The Committee discussed aspects of the policy regarding:

- The reason for New Age Travellers not being defined as an minority ethnic group being because only groups having a history going back centuries could be defined this way. The Committee felt the legal definition should be included in the policy. It was noted that Scots and Welsh had been defined as ethnic groups this year.
- The consultation process was questioned and it was agreed that the Council needed

to standardise how it collected such data, bench marking against other local authorities. It was essential to be accurate in discovering what the customers need and want.

- The means of evaluating the implementation and effects of the policy would include ensuring it was part of any performance management assessments. It would not be enough to have the document but not enforce implementation.
- Scrutiny would want to know the impact on services. The Corporate Equalities Plan (part of the policy) would provide objectives and the Audit Commission would assess our achievement (self-assessed as level 1).
- The Corporate Equalities Plan would set out objectives that had to be met. It would be assessed through the self-assessment process via the Audit Commission. NBC would indicate that it perceived itself as Level 1.

**RESOLVED:** (1) That the Equality Standards Policy be noted.  
(2) That the Committee monitors its progress, implementation and effect.

## 6. BUDGET PREPARATION

The Head of Overview and Scrutiny advised of the Financial Strategy and Performance Overview and Scrutiny Committee approach to the draft budget. They had selected approximately four issues to consult on, two of which also came under the remit of this Committee:

- Community Centres
- Advice Service Options

They had suggested that this Committee be invited to join Finance Scrutiny Committee's budget meeting to jointly work on these issues.

The Executive's budget consultation leaflet was circulated. D McKintosh advised that at last year's budget meetings the Federation of Residents' Associations had suggested that future leaflets should be much more user friendly. The Federation had found it impossible to provide meaningful comment last year on such sketchy information. J Warlow had confirmed that this year's budget proposals leaflet would be compiled in consultation with the Federation, but this had not taken place. The Chair suggested that an extract from last year's minutes to this effect be emailed to R Bowmer for comment

**RESOLVED:** An extract from last year's budget minutes highlighting that this year's budget consultation leaflet would be compiled in consultation with the Federation of Residents' Associations, to be forwarded to R Bowmer, Head of Financial Strategy and Acting Chief Finance Officer for comment.

## 7. CONSULTATION

Simone Wade advised the Committee that the Executive had, on 6 December, approved the future Framework for consultation. There were four main elements to the Framework:-

- **Strategy** - Once a year a 'state of the nation' consultation would take place. A pledge would be made to the residents about what was going to be done, how and when. It would state how residents could become involved. There would be links to

the Equalities Standards Policy. Consultation results would be communicated.

- **Citizens' Panel** – The Panel would comprise 1,800 residents across the County, of which 600 would be from Northampton. NBC and NCC would share procurement, administration and maintaining the Panel costs. The results of the Opinion Survey about NBC and NCC's Services are needed by February 2005.
- **Practitioners' Network** – The development of a network attended by all Service Practitioners involved in consultation exercises, would enable co-ordination of efforts across the Council and would allow the sharing of information, best practice and learning and would reduce duplication and costs.
- **Software** - Consultation software would be utilised to help the process work well.

The Committee discussed the report and its concerns:

- How the questions would be formulated for the panel by NBC and NCC. As the questionnaire would be countywide, only some questions would be applicable to both authorities. Some would relate to access and the access strategy.
- Of 1800 county residents forming the panel, 600 would be from Northampton with an additional minority ethnic booster of 200 representatives. The results would be split into Area Partnership localities.
- The software purchased would need to be compatible with the council's systems and licenses for various consultation practitioners would need to be bought, so not all officers would have access.
- Not all Parish councils would be consulted as total inclusion would need additional resources. The committee voiced concern at this and wanted recommendations taken up, that information from the survey must be shared with Parish Councils, and in future, they should all be included in consultations with some of the questions relating to them.
- A draft set of questions had been devised and included satisfaction, image and access. The Chair was keen to see these and S Wade agreed to email a copy to him.
- The Committee discussed the public confusion over the responsibilities of the two councils and heard that there would be no detail in the questionnaire that would help identify different remits. It was expected the two could work together to provide seamless services.
- The Chair referred to the committee's working group set up to scope how it would review consultations. S Wade offered to work with that group beginning with a briefing prior to the scoping meeting.
- The Committee was adamant that a toolkit was needed for the Council's departments to ensure consistency and that the consultation was robust.

- RESOLVED:**
- (1) That the consultation information be noted.
  - (2) That S Wade give the Consultation Working Group a short briefing prior to its initial meeting in the New Year.

- (3) S Wade to email a copy of the questions to Councillor Glynane.
- (4) The comments regarding Parish Councils be taken up for the future.

## **8. REPORT BACK FROM WORKING GROUPS ON SCOPING**

### **(a) YOUTH ISSUES**

The Group would meet on Wednesday 12 January 2005 at 4.45pm

### **(b) TRAVELLERS**

The first meeting was set for Monday 10 January 2005 at 5.30pm

### **(c) CELEBRATIONS**

The Group had met recently. Councillor Miah commented that the Working Group had discussed the underlying aim of the motion that was passed at the last Council meeting regarding celebrations, to recognise the contribution that people made to the town. He had looked at other town's examples and investigated how NBC could organise a celebrations event, timings of the event, who could be involved and resources. Councillor Miah advised that he would liaise with Shrewsbury to ascertain how the Authority carried out its Celebrations event and how it engaged with its citizens.

The Committee commented that:-

- There was a need to involve the youth of Northampton.
- Caution needed to be applied so not to make the event too large.

Councillor Miah advised that one or two members of the Youth Forum would be involved in the process. The Working Group would submit a report to the next meeting.

### **(d) CONSULTATION**

S Wade would give the Consultation Working Group a short briefing, prior to its initial meeting, to be convened in the New Year.

## **9. FORUM MINUTES**

Members were advised that no issues had arisen from the Forum minutes for the attention of this Committee.

## **10. FUTURE WORK PROGRAMME**

The Chair reminded Members that Consultation, Youth Issues, Travellers and Celebrations was the Committee's main Work Programme for the remainder of the year.

The meeting concluded at 7.40 pm.

**NORTHAMPTON BOROUGH COUNCIL****LEADER OF THE COUNCIL AND GENERAL PURPOSES OVERVIEW &  
SCRUTINY COMMITTEE****Monday, 20 December 2004**

**PRESENT:** Councillor Allen (Chair); Councillor Malpas (Deputy Chair);  
Councillors Boss, Caswell, Church, B Hoare and Roy

**ALSO ATTENDING**

M.Hunter Head of Overview and Scrutiny  
T.Feltham Scrutiny Officer  
B.Hill Chief Accountant (item7)  
P.Newham Borough Solicitor (item5)

**1. APOLOGIES**

Apologies for absence were received from Councillors D Acock and P Flavell Councillor Larratt (Portfolio Holder).

**2. MINUTES**

Minutes of the meeting held on 3 November 2004 were signed by the Chair.

**3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)**

None.

**4. DEPUTATIONS / PUBLIC ADDRESSES**

None.

**5. THE ROLE OF GENERAL PURPOSES COMMITTEE**

P Newham, Borough Solicitor, advised that it was extremely difficult to give a definitive view of the remit of General Purposes Committee. The Local Government Act 2000 recognised there were Council functions which cannot be dealt with by the Executive but must be dealt with by proportionately represented, Local Government Act 1972, Committees. Some non-Executive residual functions referred to General Purposes Committee are:-

- Elections
- Personnel (human resources)Issues
- Car allowances
- Pensions Issues
- Members' Allowances
- Attendance Policy for Employees
- Maladministration
- Bylaws

General Purposes committee meets infrequently and scheduled meetings were often cancelled when there was no business to conduct.

The Council was currently reviewing all of its structures, including the constitution, and where necessary, changes will be made.

The Committee discussed the role, and need, for General Purposes committee raising several issues:

- The legal requirement for a proportionate Committee for issues that could not be dealt with by the Executive was recognised but its ad-hoc nature raised doubt about the need for a defined General Purposes Committee. The Borough Solicitor generally compiled the agenda and gave advice, as asked, about appropriate items.
- General Purposes committee had been in existence before the Local Government Act 2000 and had more powers then, although it could still now make decisions under delegated authority.
- Personnel issues going to General Purposes Committee caused concern as it was felt that some personnel matters were not given appropriate attention. Other Local Authorities had Personnel Committees and other arrangements for non-Executive functions. The County Council had different arrangements.
- Local Joint Committee was discussed, being proportionate, and including the Unions, and was considered as a means of dealing with personnel issues, and that this Scrutiny committee would also have an interest in such matters.
- The committee decided to gather research about other arrangements in similar sized authorities, particularly in relation to personnel matters.
- The Committee expressed concern that the management structure package did not go to General Purposes Committee and commented on the possibility that some of the issues about the management structure might have been more appropriately resolved by General Purposes.
- During discussion the committee considered who approved changes to the Constitution and that this Scrutiny Committee had a role in reviewing and amending the Constitution. Changes could only be made via recommendations from the Executive to Full Council and members discussed providing their own recommendations to Full Council. The Borough Solicitor advised of the Constitution Working Party to be set up in the new year.
- The committee requested the Leader and Chief Executive take into account their views on General Purposes Committee when the Political Review takes place. Its ad-hoc nature and low workload does not seem to justify its place in the new structure.
- The Council needs to give consideration to how staffing and employment issues are

dealt with in the new structure.

- RESOLVED:**
- (1) That Scrutiny Officers research the way Authorities of a similar size to Northampton deal with the non-executive residual functions particularly personnel issues.
  - (2) That the Leader and Chief Executive be advised of Scrutiny's interest and views on the future of General Purposes Committee and particularly how personnel issues should be dealt with.

## **6. HOW POLICIES ARE DEVELOPED AND DISSEMINATED THROUGHOUT THE AUTHORITY**

The Chair referred to the Council's Child and Vulnerable Adult Protection Policy, which had been devised by the Cultural and Leisure Services Divisions. She reminded the committee that Scrutiny had welcomed the policy but had identified flaws to be rectified, and had recommended that it be implemented corporately, and not just in leisure services. The Executive had approved the policy and that it be a corporate policy.

Following the Executive decision to develop this Policy with Northamptonshire County Council (NCC) little or no progress is to be "Corporate", we need to develop it ourselves. Discussion with NCC could continue to ensure alignment.

The Chair emphasised the need for a procedure for policies being implemented throughout the council. She referred to the Employee Handbook, commenting that its various sections on Policies and Procedures, many being Human Resource related or health and safety issues. She offered to work through the document and present her findings to the next meeting.

- The Committee discussed the need for a procedure for new laws and requirements being programmed into the Authority to ensure comprehensive, consistent, generic compliance.
- It was suggested that the original Working Group be re-convened to review the progress and content of the Child & Vulnerable Adult Protection Policy. Once the Policy is completed as a corporate document, corporate take-up can be monitored.
- The Committee wanted a recommendation to the Executive that the Child & Vulnerable Adult Protection Policy be produced, agreed and implemented urgently and appropriate resources provided in Housing and Licensing to ensure the Policy is fit for purpose.

The Chair suggested that she and Councillor Roy join the Working Group, Councillor Flavell be asked to join and Health and Environment Scrutiny Committee be asked to nominate volunteers to the Working Group, the initial scoping meeting to be held in the New Year.

- RESOLVED:**
- (1) That the Chief Executive and Leader be advised that this Committee is carrying out its Review of the Child &

Vulnerable Adult Protection Policy and will investigate how corporate policies are implemented across the council.

- (2) That a Working Group including Councillors Allen and Roy review the Child & Vulnerable Adult Protection Policy with Councillor Flavell and Health & Environment Scrutiny nominees, and an initial scoping meeting set up in the New Year. Councillor Evans be invited to contribute.
- (3) That Councillor Allen supply further information to the next meeting after researching the Employee handbook regarding work on policies.

## **7. BUDGET PREPARATION**

B Hill, Chief Accountant, advised on the draft budget, circulated with the agenda and taking account of the CPA result. Savings and investment opportunities had been identified after intensive meetings but it was emphasised that great effort would be needed to achieve these.

An addendum to the budget report was circulated which identified that the Provisional Local Government Finance Settlement had been published; the latest estimates of grant due for 2005/06 represented an increase of £170,000 (2.7%) to the budget report.

The committee discussed aspects of the draft budget:

- The vacancy factor – and that this had always been built into salary estimates with directorates managing their staff within annually agreed cash limits. It was considered that inclusion of the vacancy factor would be misleading for the public.
- Further concern was expressed at the vacancy factor of 8.2% for 2004/05 being expected to rise to 9.2% for 2005/06 when it might be expected that the root and branch review was likely to reduce the vacancy factor anyway.
- The committee expected that when the root and branch review was complete the vacancy factor would not be used to 'balance the books'. It was noted that the vacancy factor element appeared to be across the board, without reference to whether gaps were in priority or non-priority services and the committee was interested in hearing how the Vacancy Board operated.
- The nine corporate managers would be in post by mid-February 2005 when the root and branch review would already be in process.
- The matter of agency staff costs was raised and the acknowledgment of periods when the need arose to take on agency workers.
- Concern was expressed that the anticipated saving of £50,000 in Democratic Services had not been achieved. The amendment to the budget at Council on 5



February 2004 had reduced the estimated saving to £20,000, to be achieved by the anticipated reduction in Executive and Scrutiny. Although savings in member allowances had been made, member development and IT costs had increased.

- Car parking charge increases averaging 7% were noted but it was pointed out that the information in the public leaflet simply quoted a figure of £300,000. The committee expressed concern that the consultation leaflet was uninformative. Some proposed cuts in services that would affect the public were not mentioned, such as concessionary fares.
- There were misgivings about the proposed charges for bulky waste collection and the committee was keen to hear assurances (and evidence) that this would not lead to fly-tipping.
- Appendix K of the report, regarding stakeholders, carried inaccurate details: Northampton Commissioning PCG has been PCT for several years. The Volunteer Bureau is the Northampton Volunteering Centre, and Northampton Volunteer Alliance has been omitted.

**RESOLVED:** That the Committee's concerns be referred to the Executive:

- (1) The vacancy factor being included in the budget could be misleading for the public.
- (2) Consideration should be given to identified priority services, and the detriment to these, in relation to the vacancy factor.
- (3) Concern that the saving of £20,000 from Democratic and Member Services has not been achieved.
- (4) The budget consultation leaflet is considered uninformative, particularly on issues, such as the increase in car parking charges, and on proposed cuts in services such as concessionary fares.
- (5) Details regarding stakeholders consulted are incorrect and have omissions.
- (6) The effects of the proposal to charge for bulky waste collection on fly tipping.

## **8. FORWARD PLAN FOR THE COUNCIL**

The Chair commented on the remit of this committee to look at the championing of Northampton and marketing of the town and wanted to discuss several issues in this context.

The Chair advised of concerns raised regarding items on the Executive's Forward Plan and the fact that items were dealt with at the Executive that had not previously been on the Forward Plan.

The committee conveyed concern at the lack of integration with Scrutiny in relation to the Recovery Plan. It was noted that the new annexe to the Recovery Plan was now available. It was suggested that a letter be sent to the Chief Executive and the Leader of the Council

stating that **all** councillors needed to be kept up to date with the Recovery Plan. The Recovery Plan would be an agenda item at the next meeting.

Members requested a discussion with the Chief Executive and Leader as to how they anticipate governance will work and how it will become more mainstream in relation to checks and balances.

Concerns were raised regarding the Grosvenor/Greyfriars initiative and the possible loss of a car park.

The first draft of the new Corporate Plan would be completed by 23 December for submission to the Executive on 10 January 2005. It would then be disseminated to Scrutiny Committees and other Forums for comment. Members were concerned that they had not been involved in the production of the Corporate Plan although the time constraint was recognised. This Committee should influence the style and format of the plan and could challenge the aims and achievements. It was felt it should be member driven and the Committee requested assurance of Member involvement in the draft Plan. It was agreed to recommend to the Executive that it notes the Corporate Plan as a draft document and invites all Scrutiny Committees to comment.

Members requested that the Civil Contingencies Act 2004 be discussed at the next meeting in terms of what the draft regulations were and how the Council planned to respond. The legislation could be used as another test of how new legislation was fed through the Council. I Kavanagh, Head of Community Leadership & Assistant Chief Executive, be asked to produce a briefing note.

- RESOLVED:**
- (1) That the Chief Executive and Leader of the Council be asked to attend the next meeting in respect of the Recovery/Improvement Plan and how they perceive the involvement of all Members in this process.
  - (2) That the Recovery Plan annexe be discussed at the next meeting.
  - (3) That progress with the Grosvenor / Greyfriars initiative, including car parking bean issue on the next agenda and Councillor Hadland asked to attend.
  - (4) To recommend that the Executive notes the Corporate Plan as a draft document and invites all Scrutiny Committees to comment.
  - (5) That the Committee forward its concern to the Executive that the Forward Plan needs to be reviewed to accurately describe the Executive's work.
  - (6) The Civil Contingencies Act 2004 to be on the next agenda and I Kavanagh be asked to produce a briefing note.

## 9. FUTURE WORK PROGRAMME

Next meeting:-

1. Recovery / Improvement Plan, and member involvement – Leader of the Council and Chief Executive to be asked to attend.
2. Progress on the Grosvenor / Greyfriars initiative including car parking issues – Councillor Hadland be asked to attend.
3. The Civil Contingencies Act 2004

Future meetings:

1. Analysis of the first quarter report on sickness absence – (29 March 2005 meeting)
2. Details of committee's previous work and awaited responses
3. Customer Services Development.

The meeting concluded at 7.55 pm

#### **10. EXCLUSION OF PUBLIC AND PRESS**

The Chair moved that the public be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

<TRAILER\_SECTION>

The meeting concluded at Time Not Specified