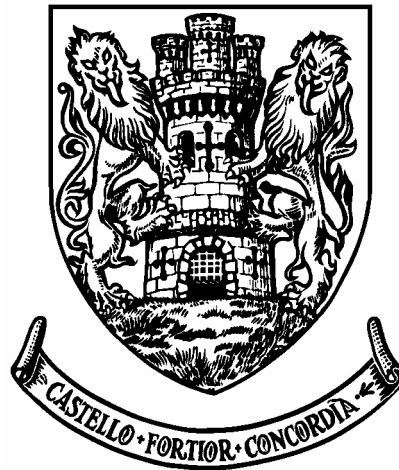


NORTHAMPTON BOROUGH COUNCIL



Minutes of the Proceedings of the Council Meeting held on 7th March, 2005, and the Executive and Committee Meetings of the Council held during the February/March cycle

M.McLean Chief Executive

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NORTHAMPTON BOROUGH COUNCIL
HOUSING OVERVIEW & SCRUTINY COMMITTEE

Thursday, 13 January 2005

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

Maureen Hunter	Head of Overview and Scrutiny
Tracy Feltham	Scrutiny Officer
Michelle Hodson Curran	Head of Housing Policy and Care (item 7)
Susann Scott-Harris	Principal Care Officer (item 8)
Karen Plant	Accounting Manager (Business & Housing) (item 5)
Councillor Palethorpe	Portfolio Holder
T Harvey	Member of the public

1. APOLOGIES

An apology for absence was received from Councillor Robinson.

2. MINUTES

Subject to the following amendments, the minutes of the meeting held on 4 and 25 November 2004 were signed by the Chair: -

4 November 2004

The inclusion of Councillor I Markham to the list of attendees and Councillor Mason to the list of apologies.

25 November 2004

8 Matters Arising from the Meeting of 4 November 2004

..... Customer Panel would be meeting on **13 December** ...

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

Councillor Beardsworth declared an interest in item 5 – Budget Preparation, as a Member of the Board of Welfare Rights, which she did not perceive to be prejudicial.

Councillor Mason declared an interest in item 5 – Budget Preparation, as a volunteer worker for Citizens Advice Bureau (CAB), which she did not perceive to be prejudicial.

4. DEPUTATIONS / PUBLIC ADDRESSES

None.

5. BUDGET PREPARATION (COPY ATTACHED)

K Plant, Accounting Manager (Business & Housing), advised the Medium Term Financial Strategy report had been approved by Executive on 6 December 2004 for public consultation. As part of the consultation process on the budget, this Committee had the opportunity to comment on the proposed budget. Comments would be referred to the Executive for consideration before the final budget report is tabled to both the Executive and Full Council in early February 2005.

An addendum to the budget report was circulated that 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.

Members were referred to the following issues: -

- **Housing Revenue Account (HRA):-**
 - Housing General Fund – funded by Central Government and Council Tax
 - HRA – funded by Central Government and tenants
 - HRA account available for investment for 2005/06 - £2,902,000, (estimate) £2,948,000 (forecast 2007/08) and £2,131,000 (forecast 2008/09)
- **Rents** – By 2012 the Government expects Local Authorities to converge their rents with those of Housing Associations
- **Rent Penalty** would continue to be charged to the HRA

The Committee was then referred to the Executive's proposals for budget savings that was relevant to its remit: -

- **Advice Service Options** – Preliminary analysis of the current service available had been carried out. Current spending on Housing & Money Advice Centre included a number of costs, which should not be directly attributed to advice services. Through the Community Enabling Fund, the Council funds a number of agencies providing advice but this showed no duplication of service at present. A specification for the provision of a housing advice service was currently being prepared, which would allow the Council to explore the options available for future service delivery. A saving of £100,000 was anticipated for 2005/06.

Members heard of the Executive's proposals for investment that was within their remit: -

- **Homelessness Service** – Additional capacity required to enable the Council to deliver its Homelessness Strategy. Anticipated investment of £100,000 for 2005/06.

The Committee discussed the Executive's budget proposals, raising several issues:

- Concerns were raised regarding the proposal for budget savings for the Advice Service Options. Members heard that Officers had been asked to look at the way that the Authority provided Housing Advice and how the Council enabled other organisations to provide advice, e.g., Organisations such as Welfare Rights and CAB were grant funded. Investigations were taking place to ascertain if there was

duplication of service. The Portfolio Holder advised that after the exercise was complete, it could be seen if there was a need for investment or cuts in the Service. It was a statement of intent and the whole Housing Money Advice Service would be looked at. He confirmed that homelessness was a top priority.

- Housing advice was key in homelessness prevention. Budgets were being explored and discussions held with Grants Officers.
- Members felt that the Housing Money Advice Service was a preventative measure for homelessness.
- Members were concerned that some agencies did not have the quality mark as did NBC and would not like to see cuts made until it had been ascertained what the voluntary sector could offer.
- Members enquired about the estimated net operating expenditure of the HRA and were informed that the new HRA calculation formula included capital charges.
- The Committee was pleased to note that the provision for bad debt was improving. The collection of current rent arrears had improved. It was anticipated that this would increase slightly with the rent increases.
- Concerns were conveyed about the proposal to close the Market Hall. It was confirmed that it would be determined if would be closed; a definite decision had not been made.

The Chair advised that Financial Strategy and Performance Overview & Scrutiny Committee would be meeting on 18 January to look at specific issues of the budget, which included Advice Service Options. This Committee's concerns and comments would be forwarded to this meeting.

The Committee welcomed input into homelessness.

RESOLVED: That the Committee's comments and concerns regarding the draft budget proposals be fed back to Finance Scrutiny on 18 January and then to the Executive.

6. HOMELESSNESS UPDATE

M Hodson-Curran, Head of Housing Policy and Care, advised that homeless applications were at a similar position to this time last year. 800 applications had been received in the first three quarters of the year, which was in accordance with national trends. Approximately 45-50% were statutory homeless. The others are not actually physically homeless; a more planned approach can often be applied to their situation.

The main reasons for homelessness were:-

- Friends or family could no longer house the individual(s)
- Private sector tenancy comes to an end
- Relationship breakdown, either violent or non-violent

The Authority had a duty to provide temporary accommodation. When people submitted a homeless application, they often did not have anywhere to go. Currently, 184 households were living in temporary accommodation, which was an increase on future years but again was a national trend. The accommodation was good quality and self-contained. Bed and

Breakfast accommodation was still used on occasions but for no longer than six weeks, (in accordance with Government targets).

The Committee heard that not all homeless applicants were offered a Council tenancy but many were. More family accommodation was needed. A decision had been taken to target 70% of allocations to homeless families. Supply was limited, however, schemes were coming on board and ten families would be allocated homes over the next two months.

A Team of Officers would look at the key targets to maximise what could be done: -

- To move people out of self contained accommodation
- More cost effective arrangements
- Better arrangements for individuals

The Team would: -

- Carry out home visits
- Liaise with landlords as to why the tenancy would be terminated
- Use homelessness prevention funding to carry out `deals' with landlords
- A Homeless Prevention Officer would be employed

A lot of work had been carried out with rough sleepers, which had shown that there were approximately 3-4 genuine rough sleepers at a time. However, at the last count it had been eight. Another count would be carried out during the night of Tuesday 18 and the early hours of Wednesday 19 January. The details of which would be reported to a future meeting. Councillors Crake, Yates and H Genus (co-optee) volunteered to take part.

The Committee made the following comments and concerns: -

- Members would provide a summary of its findings from its visit to Brer Court to M Hodson Curran.
- Concerns were conveyed about the increase of people living in temporary accommodation.
- Persons who had purchased second properties should be approached to ascertain if they were willing to rent it to the Council. NBC had a portfolio of 74 private properties on three yearly leasing agreements. The market was still buoyant for private leasing, and investigations would take place to take on another 30 properties. The Chartered Institute of Housing want demonstrate NBC in its good practice guide.
- Members were concerned about under-occupancy of properties. A project would be launched offering incentives to under occupiers.
- The Chair suggested that the Empty Homes Strategy be re-launched periodically.
- The Committee noted that the number of voids had reduced dramatically over the past few years. The target for turning them around was 45 days and on average, 30-50 houses were turned over a year. Members advised that there was a need to look at the standards that voids were left in.

RESOLVED: That Councillors Crake, Yates and H Genus (co-optee) attend the Rough Sleepers count on 18 and 19 January.

7. SUPPORTING PEOPLE STRATEGY

The Northamptonshire Supporting People Five Year Strategy 2005-2010, draft Executive Summary, was circulated.

Members heard that there was £14.5 million Supporting People (SP) revenue funding for Northamptonshire, half of which was for Northampton. The Office of the Deputy Prime Minister (ODPM) was looking to cut SP funding over the next five years, which was anticipated at up to 40%. It had a distribution formula and would be taking funding from shire counties for urban areas. Indices of deprivation would be taken into account. SP was looking to retain many services but they would be more geared to floating support. A mapping exercise had been carried out to identify deprivation hot spots. It was emphasised that Northampton would always require services.

8. SHELTERED HOUSING REVIEW

S Scott-Harris, Principal Care Officer, advised that the Review commenced in December 2004. Currently, 2,500 residents lived in sheltered accommodation and there was a growing number of persons under 60 requesting sheltered accommodation, which was mainly due to disability. Warden support was provided seven days a week, 24 hours a day. NBC had been awarded Level C for its service. Consultation would be key to the review and the main consultees would be the sheltered housing residents. Initially, a small sample of these residents would be consulted and it would then go out to a wide range of stakeholders in the health and care sector. Feasible options would then be identified and all of the sheltered housing residents would be consulted. The feasible options and those preferred by the residents would be presented to the Project Board.

There were three reasons for reviewing the service: -

- Supporting People funding had been introduced in April 2003. Housing benefits paid for the rent; service charge costs were paid by Supporting People. Supporting People want to review all supporting people services. Supporting People had queried why warden support was being paid for those who did not actually need it. Therefore, NBC had to review the way it provided its sheltered housing service and investigate the provision of a 'floating' support service.
- Locally and nationally, the Older People's Strategy was being developed. People would rather be cared for in their own homes.
- The costs of the service would be reviewed. Presently the age profile of the service leaned heavily towards 70 plus. Supporting People paid for 70% of the service, the remaining 30% paid for it themselves. It would be investigated if those receiving a free service could afford to pay and if those already paying could pay more.

The Committee discussed aspects of the Review: -

- Members enquired about the timescale. The Review would be complete by 30 June 2005. The small sample review would be complete by early February, consultation with the stakeholders and sheltered accommodation residents by March, the results of which would be analysed in May. Residents on the waiting list would also be

- consulted.
- Whether consultation would take place in accordance with the Council's Consultation Policy. S Scott-Harris undertook to ascertain the Review was in accordance with Council Policy.
 - Concerns were conveyed that people might not want to move out their existing homes.
 - Feasible, costed options would be presented to the 2,500 residents for consultation.

The Chair suggested that the Committee receive the results of the Review before the final decision is made.

RESOLVED: That the Committee receive the results of the Review before it is submitted to the Executive for decision.

9. FUTURE WORK PLAN

At this point, the Chair referred to the circulated details of matters referred from this Committee to the Executive and Portfolio Holder, from November 2003 to date, which were awaiting a response.

The Head of Overview and Scrutiny advised that the Leader had requested that each Scrutiny Committee produce a list of matters that had been referred to the Executive that were awaiting a response.

The Portfolio Holder agreed to provide formal feedback to the Committee.

Members were referred to the Audit Commission's assessment of the Council's housing services. The Portfolio Holder commented that the one-star rating was a fair assessment. He thanked Officers and the Customer Panel for all their hard work over the past year.

The Chair suggested that a special meeting to discuss the Housing Options Appraisal take place on Thursday 27 January.

- RESOLVED:** (1) That the Portfolio Holder provide formal feedback to the Committee's matters that had been referred to him and the Executive that required a response.
- (2) That a special meeting to discuss the Housing Options Appraisal takes place on Thursday 27 January.

The meeting concluded at 8.20 pm

NORTHAMPTON BOROUGH COUNCIL

**PLANNING, TRANSPORTATION & REGENERATION OVERVIEW & SCRUTINY
COMMITTEE**

Thursday, 20 January 2005

PRESENT: Councillor Boss (Chair); Councillor Caswell, B Eldred, B Glynane, A Simpson and T Crake (substituting for Councillor J Hollis) and Councillor P Evans (substituting for Councillor T Wire)

Maureen Hunter	Head of Overview and Scrutiny
Tracy Feltham	Scrutiny Officer

Alan Adkinson	Outdoor Environment Manager	(item 5)
Peter Newman	Tourism & Events Manager	(item 7)
David Randall	Explore Northamptonshire	(item 7)
David Blandamer	Principal Planning Officer	
Arun Kotnis	Assistant Head of Planning (Policy)	
Mr Lofts	President of the Allotments Association	(item 5)
Mr Wood	Secretary of Harlestone Rd Allotments Society	
Mr Frost	Member of the public	
Mr Ryder	Member of the public	
Mr and Mrs Sampson	Choices	

1. APOLOGIES

Apologies for absence were received from Councillors Duncan, Hollis, Wire, Woods and Councillor J Lill (Portfolio Holder).

2. MINUTES

The minutes of the meeting held on 2 December 2004 were circulated and would be submitted to the next meeting for approval.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

Mr Sampson, (Choices) addressed the Committee in respect of Choices. Mr P Lofts and Mr Wood addressed the Committee in respect of item 5 – Allotment Strategy.

4. DEPUTATIONS / PUBLIC ADDRESSES

Councillor Boss declared an interest as an allotment holder, which he did not perceive to be prejudicial, in item 5 – Allotments Strategy.

He also declared an interest in the Choices item in his capacity as a County Councillor, which he did not perceive to be prejudicial.

Councillor Evans declared an interest in the Choices item in his capacity as a Social Worker, which he did not perceive to be prejudicial,.

REQUEST TO PILOT A NEW APPROACH TO DEVELOPER CONTRIBUTIONS IN THE

MILTON KEYNES AND SOUTH MIDLANDS AREA & DRAFT CIRCULAR ON PLANNING OBLIGATIONS

The committee was referred to the Executive's need for Scrutiny comment on the ODPM request received at their meeting on 10th January.

The ODPM report was in two parts:

- The proposal of an opportunity for Northampton to pilot an approach for obtaining contributions to the strategic infrastructure through developer contributions.
- A paper containing proposals for reform of the current system of planning obligations in England.

The Executive wanted comment to formulate a response by the deadline of 25 January 2005. The committee raised the following issues:

That the pilot should be in addition to our affordable housing initiatives.

That the 'developer viability' paragraph is open to interpretations and should therefore be explicit, and tightened up.

4th paragraph, 'not support later stage'. This element may be too restrictive.

The need for a strategy at an early stage to avoid chasing requirements at later stages when they may no longer be achievable.

The need for flexibility for unforeseen circumstances when further contributions may need to be sought.

Top of page 2, 2nd paragraph, there is a need for clearer definition of strategic and local, and how they will be divided.

A Kotnis assured the committee their concerns would be taken up.

RESOLVED: That the Committee's comments as above be included in the response to the ODPM by A Kotnis.

CHOICES

The Chair agreed to discuss this item, at the request of Mr Sampson, of Choices, advising that the issue might need to be fully discussed at a future meeting.

Mr Sampson commented on a recent press release regarding Choice's workshop and coffee shop, based at Cliftonville, run by NCC for adults with special needs. The site, incorporating Age Concern, was to be demolished and sold for capital receipts to rebuild Age Concern. Notice had been given to vacate the premises by 30 June 2005. Choices had been running from this location successfully for about 13 years. Fifty adults used the service every week and the organisation also did packaging work for organisations in Northamptonshire. Mr Sampson described the success of the service to the community and the profit made from the coffee shop and packaging work. He felt the proposal to demolish the building had been rushed through without consideration or consultation with its clients. The clients and their carers/parents were distressed and afraid.

The committee discussed Mr Sampson's comments, receiving the following information:

- NCC had not offered alternative premises for Choices although the possibility had been aired.

- The site was accessible and was based in the community. Many customers used public transport and the service covered a wide area.
- A grant was provided by NCC, but the service also paid an annual rent.

Councillor Glynane (Chair of Community Leadership Scrutiny Committee) agreed to the Committee's suggestion that the item be referred more appropriately to his next meeting on 10 February and that County Councillor P Dixon and Ms M Tollervy be invited to attend.

RESOLVED: That this request for attention be referred to Community Leadership Scrutiny Committee on 10 February 2005 and County Councillor P Dixon and Ms M Tollervy be invited to attend.

5. ALLOTMENTS STRATEGY

A Adkinson, Outdoor Environment Manager, advised that the Allotments Strategy, taking allotments forward to 2021, would be submitted to the Executive on 21 February 2005. Full consultation had taken place and he thanked the Allotments Council, East Midlands Regional Board and the allotment holders. The report outlines the current position, the future proposals and recommendations for various allotment sites for each area committee.

M Hunter, Head of Overview and Scrutiny, commented that copies of the Review of the Harlestone Road Allotment Site Report had been circulated at this meeting for information. Health & Environment Scrutiny Committee had taken the lead in the review, together with Members from this Committee. As soon as the report was printed in bound format, both scrutiny committees and the all the Harlestone Road allotment holders would receive a copy. The Executive would receive the report at its meeting on 21 February along with the Allotment Strategy.

Mr Wood, Secretary of the Harlestone Road Allotments Society, addressed the Committee commenting that that the Society had been running for 120 years and recently new members had joined. The Society had received very little assistance from NBC and was concerned about the proposal for the siting of the Harlestone Road Allotments.

Mr P Lofts, President of the Allotments Society, commented that the Strategy represented every plot in the town. He was concerned that the current Strategy contained new population figures. He asked that the Allotment Society's Committee be given the opportunity to discuss the Strategy further as it had previously judged it on the 2016 population figures rather than the new 2021 figures. The Allotment Society would present its comments to the Executive on 21 February.

The Committee heard the concerns of the Allotment Society and the comments on the Strategy and the Harlestone Road report.

- Some Local Authorities had policies that brought more usage to allotment space and they promote sites more than NBC.
- The Allotments Society felt that the Scrutiny Committee had done something constructive for allotments and its holders
- The committee was pleased that allotments were being looked at in planning and S106 terms and ensuring allotment provision as well as development and promotion.
- NBC was actively working with the CASPAR Project and Sports Council regarding the possibility of providing community gardens on a small area of land on the Kings Heath site that was unoccupied
- The possibility of EU funding and the need for NBC to search actively. Mr Lofts undertook to inform the Chair if anywhere in the Country applied for EU funding. He

would also liaise with the National Farmers Union in this respect.

- Harlestone Road report would be included into section 4 – Future Pressures on and Demands for Allotments on an Area Basis (Page 7) of the Strategy

6. BUDGET PREPARATION

The Chair referred to the Executive's proposals for budget savings and expressed concern that the vacancy factor of 8.2% for 2004/05, expected to rise to 9.2% for 2005/06, was being used to balance the budget. He was concerned that these figures, used to balance the books, could be misleading. He was further concerned about the proposed car parking charge increases averaging 7%, and asked that the Executive be requested to look at how this fitted in with the agreed Car Parking Strategy.

Members were concerned that a Finance Officer was not present at the meeting to answer their questions and requested that the above concerns be conveyed to the Portfolio Holder.

RESOLVED: That the Committee's concerns be conveyed to the Executive via the portfolio holder about : -

- (a) The vacancy factor being included in the budget could be misleading.
- (b) How the proposed car parking increase of 7% fits in with the Car Park Strategy.

7. TRANSFER OF TOURISM RELATED SERVICES

P Newman, Tourism & Events Manager advised of a report to the Executive on 13 September 2004 outlining the potential for the development of a countywide partnership to strategically approach future Tourism opportunities.

The report also outlined the regional tourism strategy that had been produced by the East Midlands Development Agency (EMDA), summarising its expectations for the region and how each county within the region should approach this.

The Executive had agreed a Memorandum of Understanding, which provided a basis upon which NBC would progress the initiative with the Destination Management Partnership (DMP) over the 2004/05 financial year, and its future intentions to integrate the tourism function into the DMP from April 2005. The Memorandum of Understanding was included in Explore Northamptonshire's documentation along with its interim business plan, detailing the outline future development of the organisation. The documentation was submitted to EMDA and secured its initial 3-year financial backing.

D Randall, Director, Explore Northamptonshire, explained that the organisation had been seen by Central Government as a driver. Local Authorities under financial pressure had made cuts to services, therefore, the partnership of the private and public sector was being set up to continue services. Explore Northamptonshire had been set up in August 2004 with a board of 25 representing a wide range of interests, and for every £1 of Local Authority spend on promotion they would get another £3. There would be the facility to grow commercially and reduce the call on Local Authority funding.

The committee discussed concerns: -

- As a profit making venture – the need/benefit of a management partnership. As EMDA will not be promoting the East Midlands as a brand, but each area as a destination – Explore would be ploughing any profit back into the county, and would

access other funding, with Northampton the biggest winner. All promotion of any spaces/places will have Northampton as destination.

- Explore Northamptonshire would be based in the Visitor Centre
- Concerns were raised that there was a need for another member on the Board of 25. These members were from different sources. Local Authorities cannot have more than 20% on the Board (or it is deemed a Local Authority Board). Although there is only 1 from Northampton (the Leader of the Council), others from Northampton are built in. eg Grosvenor Centre, Derngate, UCN and Peter Newman will all have a role on the board. NCC have a representative, as do S Northants and Kettering. The other districts share a representative.
- Members felt that the Board was too big
- Chief Executives could attend the Board meetings but due to legalities could not be Board members.
- Three teams sat under the Board – Leisure, Business, Tourism and Branding. Anyone with an interest could join. Details would be published.
- There was concern that the information was considered so sensitive that the minutes would not be made public. Regular reports would be submitted to the Executive and Scrutiny will be able to monitor performance against targets.
- KPIs would be very specific and had been negotiated with EMDA. Research had been commissioned on an economic basis to establish a baseline; bench marking would take place year on year as part of the quality process. Northampton is being asked to do a pilot so we will lay down the process for the UK against the whole list.
- Members enquired how the public would be engaged and draw in their local history. Leicester City Council and its honesty was referred to and the need to 'win the home crowd'.
- P Newman emphasised the need for everyone in Northampton to support this, to make it work. Chronicle & Echo etc.
- Members emphasised that not everyone had access to a PC – and often the TIC does not have the information needed. For instance we hold no Queen Eleanor information but it IS available in Luton.
- All printed promotional material would be collated. Funding from EMDA was being sought to ensure that small business had access to a PC.
- All promotional material is being collated and taken around the county. We are in contact with EMDA to promote competition.
- Committee broadly supported the Destination Management Partnership and recognised the implications for the staff were that they were fully supportive and would transfer on 31 March 05.

RESOLVED: That the Committee broadly supports the Destination Management Partnership, especially in relation to drawing down funding and community engagement.

8. FUTURE WORK PROGRAMME

- 17 March 2005 meeting: -
-
- Untaxed Cars – D, Trollope, DVLA
- Destination Management Partnership – Final Service Level Agreement – P Newman
- Review of Residents Parking Scheme – J Harvey, NCC, be invited to attend
- Bullen's Progress Report – Conclusions and Recommendations
-

The meeting concluded at 8.25pm

NORTHAMPTON BOROUGH COUNCIL

LEADER OF THE COUNCIL AND GENERAL PURPOSES OVERVIEW &
SCRUTINY COMMITTEE

Tuesday, 8 February 2005

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

Maureen Hunter	Head of Overview and Scrutiny
Tracy Feltham	Scrutiny Officer
Councillor P Larratt	Leader of the Council
Clive Thomas	Corporate Director
J Dungey	Observer
Press	

1. APOLOGIES

None.

2. MINUTES

The minutes of the meeting held on 20 December 2004 were signed by the Chair.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

None.

4. DEPUTATIONS / PUBLIC ADDRESSES

None.

The Chair introduced and welcomed Clive Thomas.

5. THE CIVIL CONTINGENCIES ACT 2004

Reference was made to the circulated report to be presented to the Executive on 21 February 2005. The Committee acknowledged the circumstances for lack of Officer attendance and examined the report.

The report was considered to contain insufficient information for the Executive to address its recommendations.

Two sections were not attached: -

Appendix C - LGA draft response to Government Draft Regulations

Appendix D - 6 page summary of the Act

The report recommends that the Government Financial Provision to the Council for 2005/06 (included in the Revenue Support Guide) is wholly applied to preparing for new duties – although not “ring fenced” money. Appendix A describes allocation of this funding.

The Committee felt that the report did not provide sufficient information for the Executive to

make such decisions and the proposed allocation of funding requires further explanation.

The LGA draft response was not attached, therefore could not be circulated with the agenda for the Executive (deadline for report 12.30pm on 7 February) for consideration.

The Committee agreed to advise the Executive of findings and recommend deferral. [As consultation period ends on 3 March 2005 it was perhaps too late now to consider supporting the LGA response.]

RESOLVED: That the Committee makes representation to the Executive via the Leader of the Council to defer consideration of this item until a full report could be provided, with detailed costings for allocation of received funding.

6. RECOVERY?IMPROVEMENT PLAN (ANNEX) AND MEMBER INVOLVEMENT

The Chair commented on the discussion at the last meeting, and the Chairs/Deputies decision to delay monitoring implementation and effect.

The Leader was questioned about progress including: -

- Actions and progress on projects within the plan
- Incorporation with the Corporate Plan and mainstream activity
- Progress for all projects – completion and delay with explanation
- Future of the Corporate Change Team
- Impact on service planning
- Role of Scrutiny in the Recovery Plan
- Performance Management arrangements
- Relevance of existing Recovery Plan – need for updating
- Production, clarity, format of future performance information

The Committee was assured of completion or absorption of projects and explanation for any 'dropped' projects. Performance management was moving to core business and Recovery Plan issues becoming mainstream, reflected in the Corporate Plan. The continued role of Change Team to inform/drive the changes and ensure assimilation into services and service planning.

Scrutiny has a role in ensuring improvement, comparing best practice, bringing creative recommendations.

The Committee commented on the lack of information to inform action by Scrutiny Members and discussed the necessity of monthly, quarterly reporting of non-performing areas and key issues to enable Overview and Scrutiny to call for more detailed involvement to add value. New management arrangements were being drafted for swift incorporation in all three Directorates on a phased basis.

The Leader of the Council offered to provide this Committee his report to Government Monitoring Board (GMB) on Political and Managerial Leadership.

The Committee questioned the Leader on the areas in the Recovery Plan within his portfolio:

Recovery Plan, page 1, CP1, Political and Managerial Leadership Summary Sheet Projects:

Member Programme - Funding from Office of the Deputy Prime Minister

	(ODPM), Reference Group leading, Political Group events. Progressing
Revised Roles CMT/SMT	Will flow from structural review. Directors in place. Ongoing.
Root & Branch Organisational Structure Review	Consultant engaged. Will include significant employee involvement. Many employee volunteers. Beginning now.
Root and Branch Political Structure Review	Review Group set up. Second meeting 25 February (Away Day). Consortium Consultant preparing work.
Corporate Decision Making Structure	Incorporated in above.
Review Overview and Scrutiny Functions	Use previous IDeA scope and current information being picked up and fed into Political Structure Review
Integrate Corporate & Service Plans	Well on way. Service Plans to flow from Corporate Plan.
Member/Officer Relationship Development	Not yet underway. Many previous issues will lead to this being formalised.
Definitive Vision for Council	Complete
Appointment of permanent Directors	Complete

This information from the Leader prompted a discussion on the review of Overview and Scrutiny and the understanding that the IDeA would complete the review in November. The dissatisfaction of Scrutiny Chairs and Deputies with the draft scope and lack of consultation.

The Committee requested assurance that the Member Reference Group would not be burdened with this review.

That all Groups would be represented in consultation and Scrutiny Members would drive the take up of change. The Committee commented on the failure of the IDeA input and the appropriateness of completing this project along with the Political Structure Review.

The Committee acknowledged the short time frame (February 25th 2005) for the newly appointed consultant and approved the approach to use data from the present system and improve on it, consider effective models and review any new arrangements in six months.

The Head of Overview and Scrutiny outlined the approach by the Consortium in using information from all Committees, process, practice, reports etc. The Committee requested feedback from the 25th February Away Day at its meeting on 29 March, and that the Executive express its disappointment in the failure of the arrangements in a letter to the IDeA. The Committee supported Councillor Malpas' comments on the format of the Recovery Plan, a public document, and the general font size (12 and 10 point). Ease for most people would be 14 point.

RESOLVED: (1) Ensure cross party involvement in consultation with Scrutiny Members on the review of Overview and

- Scrutiny.
- (2) That the Leader of the Council provides his GMB report to this Committee on Political Leadership.
 - (3) That feedback from the Political and Managerial Away Day on 25 February be provided to this Committee on 29 March.
 - (4) That the Executive express dissatisfaction with the IDeA in a letter.
 - (5) That the format (font) of the Recovery Plan be set at 14 to comply with the DDA.
 - (6) That all Scrutiny Committees are kept advised of progress on Performance Management arrangements.

The Leader and Clive Thomas were thanked for the frank and comprehensive response to Scrutiny.

7. PROGRESS ON THE GROSVENOR GREYFRIARS INITIATIVE INCLUDING CAR PARKING ISSUES

The Committee discussed timescales for the project, position should the project falter, timescale for planning applications, effect of recent NBC restructure and requested that the Leader of the Council provides details of the present position with a decision as soon as possible.

The Leader assured the Committee of continued efforts to reach a conclusion and was awaiting the outcome of Legal and General securing a development partner. Any falter in process would trigger alternative plans. There was anticipation that when concerns were addressed it would be possible to achieve significant progress in twelve months. The recent restructure would not affect progress at all.

RESOLVED: That the Committee noted the position.

8. THE ROLE OF GENERAL PURPOSES IN OTHER AUTHORITIES

The Chair referred to the circulated research of arrangement in 16 of the 19 Local Authorities contacted. Only two of the 16 had a General Purposes Committee, one of which meets infrequently.

The Committee discussed the information and referred to the Political Arrangements Review currently being undertaken. It was agreed that the Group undertaking that work receive the information and report, endorsed by this Committee and with the comment that our research showed General Purposes to be 'old style', need to take note of dealing with employee and personnel issues and how staff get support from Members

- RESOLVED:**
- (1) That the research is referred to the Political and Managerial Review Group.
 - (2) That the Committee's comments on the 'old style' of General Purposes are referred also to the Political and Managerial Review Group.
 - (3) That the Political and Managerial Review take account of the need to deal with personnel and employee issues, showing how staff can get support from Members.

9. EMPLOYEE HANDBOOK

The Chair referred to the Employee Handbook and provided details of her investigation into how policies are formulated/disseminated and picked up corporately. Examination of the Employee Handbook had shown that there was no policy folder, which it was not known whether across the Council different perceptions and definitions were in use and that implementation of policies was not monitored.

Concerns were: -

- Unwieldy, unfriendly and impossible to navigate
- Staff were introduced to policies by corporate induction and then divisional induction – but this was not monitored for implementation
- Handbook divided into sections A-D. A – Policies also contained in other sections of handbook.
- Policies are mixed, e.g., Health and Safety, recruitment, grievance etc)
- Attempts to do all things for all persons, achieving a density and complexity causing confusion and disinterest.
- Unnecessary depth – even including the interview process
- Intricate detail on training
- Not number by page but by policies
- Policies included from 1988-2001
- The section of public duties does not include Local Authorities and is incomplete and unhelpful.
- Policies are on Intranet but no hard copy available through the Council.
- The Health Questionnaire for new applicants is included unnecessarily
- Excellent family policies and training.
- Subdivision is needed to enable easy access
- A review of policies is needed to eliminate those out of date
- A review of what is needed in the handbook
- Needs updating regularly
- Needs to relate to specific employees
- Needs a central place for policies – accessible to employees – but not in employee handbook
- New policies (e.g. Disciplinary and grievance) have not been updated
- Implementation of policies not monitored. Inclusion in dense publication ensures not read, or implanted.
- How are policies made, amended, monitored.
- Member involvement.
- Guidance (and ruling) on interpretation
- New policies not developed or included (CPA)

The Committee discussed Councillor Allen's findings and Clive Thomas commented that his enquiries had revealed:

- Long delay for corporate induction
- Different areas of Council implemented different policies
- Lack of consistency, e.g., flexi, leave, pay, causing inequality
- Without relevance, without good communication and without monitoring it is ineffective.

The Committee recommended: -

- Review of handbook and policies

- Separate Corporate Policy Book from a Staff handbook relevant to employees
- Ensure readable, accessible, general information advising where to find further information
- Ensure availability of Corporate Policies in each department but not issued individually
- Review policies on a regular cycle
- Consider whether policies are achieving aims
- Take experience from the customer for reviews
- Monitor implementation corporately.

RESOLVED: That the Chair's findings and the Committee's comments be included into a report and referred to the Director to inform a comprehensive review.

The Chair reminded the Committee that the reason for researching the Employee Handbook was to inform the Committee how policies became corporate. The Committee had agreed to use the Child and Vulnerable Adult Policy that was approved by the Executive, and instructed to include professional advice for amendment, to disseminate as Corporate Policy, as the means of monitoring.

Health and Environment Scrutiny Committee was writing to the Executive to inform of the position and ask for action, which would be monitored by that Committee.

This Committee would continue with its work of the implementation of Corporate Policies using this policy and that of Sickness Absence Monitoring.

Clive Thomas offered to provide comment to this Committee's next meeting on a time-line for getting a corporate policy, actual implementation throughout the Authority, will need realistic planning to drive through and would take longer.

The Committee agreed that implementation by May would be challenging and would depend on expertise available, but would be a target for providing a policy of corporate implementation. Actual implementation would require programme incorporating training.

Some clarity of what is needed should be produced by October for incorporation in the budget process.

- RESOLVED:**
- (1) Liaison with Health and Environment Scrutiny Committee for review/amendment/Corporate take-up of Child and Vulnerable Adult Policy.
 - (2) Continue use by this Committee of this Policy and Sickness and Absence Monitoring Policy to examine how policies are taken up corporately.
 - (3) Clive Thomas to produce a time line to the next meeting on getting a Corporate Policy.
 - (4) Information to Clive Thomas and the Leader regarding current confusion.
 - (5) Target for getting a Corporate Policy – May.

10. FUTURE WORK PROGRAMME

A discussion on the production of the Corporate Plan, CPA Self Assessment, BVPP and the lack of time for real Scrutiny input and how systems could improve this fire fighting approach took place.

Clive Thomas agreed a documented, well advised, annual cycle would be produced, which would aid Scrutiny to make choices for its work programme.

The Committee offered to contribute to such time plans and Clive Thomas agreed to bring the work in progress (including the Corporate Plan, service plans and process for next year) to this Committee.

The Committee commented on the need to ensure all Council reports demonstrated their relationship to supporting elements of the Corporate Plan.

- RESOLVED:**
- (1) Clive Thomas to provide work in progress to ensure Scrutiny involvement in devising an annual cycle.
 - (2) Committee to be advised of progress in ensuring all reports address how issue supports the Corporate Plan Priorities.
 - (3) Key plans (eg Corporate Plan, CPA assessment, BVPP) ensure sufficient time to allow real Scrutiny input.
 - (4) The following be added to the Committee's Future Work Programme.
 - Feedback re: Sickness and Absence
 - Citizen Focus (Recovery Plan Annex 36-41), progress report from Leader of the Council
 - Report from the Leader on GMB Political and Managerial Review
 - Destination Partnership (Forward Plan) – Councillor Larratt and P Newman to report
 - Timeline for getting a Corporate Policy – C Thomas
 - (5) C Thomas to take forward the Committee's recommendations to address external funding and ask the Leader for comment on possible joint arrangements locally for connection with Brussels.

The Committee acknowledged the attendance and response to questioning by the Leader and Director.

The meeting concluded at 7.55pm

NORTHAMPTON BOROUGH COUNCIL

COMMUNITY LEADERSHIP OVERVIEW & SCRUTINY COMMITTEE

Thursday, 10 February 2005

PRESENT: Councillor Glynane (Chair); Councillor Miah (Deputy Chair); Councillors Acock, Lane, Malpas and Yates, D McKintosh (co-optee), L Costello (co-optee) Councillor M Boss (for L Barron), and M Pritchard (for P Concannon).

Maureen Hunter	Head of Overview and Scrutiny
Councillor M Hill	Portfolio Holder
Mr Sampson	item 5

1. APOLOGIES

Apologies for absence were received from Councillors P Concannon, L Barron and M Hoare.

2. MINUTES

Subject to the inclusion of Mr L Costello and Mrs D McKintosh to the list of attendees, the minutes of the meeting held on 20 December 2004 were signed by the Chair.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

Councillor Boss declared an interest, which he did not feel was prejudicial in item 5.

4. DEPUTATIONS / PUBLIC ADDRESSES

Mr Sampson wished to speak on item 5, having been invited to provide his request to the Committee.

5. PROPOSAL REGARDING CHOICE'S ACCOMMODATION

Mr Sampson spoke on behalf of the client group of 'Choices', (adults with learning difficulties) about the coffee shop and workshop on the Age Concern Site. Part of the site is to be sold and the Age Concern building rebuilt.

Those concerned at 'Choices' had been told the unit would close on 30 June 2005.

The Committee discussed the situation and the concerns of the employees, clients, carers and parents. NCC (owner) had assured employees that it was its intention to find new alternative premises.

The issues were under the remit of NCC and might have been examined at its own Scrutiny Committee.

The Committee discussed the popularity of the workshop and the success of the workshop and recognised the distress to the clients by the uncertainty of their future.

The Committee offered to demonstrate its support for 'Choices' by writing to NCC to request its intentions regarding this unit and to ask that Mr Sampson, Mel Tollervey

(Manager) and all staff are given details, which would enable them to reassure the clients and carers.

Councillor Eldred requested a copy of the letter.

The Committee suggested that Mr Sampson attend NCC Scrutiny Committee and attend NCC Council meeting.

- RESOLVED:**
- (1) That a letter go from the Chair to Mark Charles (NCC) asking for details of plans for "Choices".
 - (2) That Mr Charles be asked to write to Mr Sampson, Mel Tollervey and other staff to explain intentions.

6. FORUMS AND AREA PARTNERSHIPS - REVIEW

This item was referred by the Chairs and Deputies of Scrutiny suggesting a Scrutiny Review that might inform the impending political structures review.

Councillor Hill referred to work being done to re-vamp the community forums. The outcome of this work to be used as a basis for bringing improvement and the Committee to review the role of Area Partnerships too. A work group was agreed and that other Committees be asked to provide a volunteer.

- RESOLVED:**
- (1) That this Committee consider work on Area Partnerships and Forums that may aid the current political review.
 - (2) That Councillors Malpas, Glynane and Mrs McKintosh form the Work Group and co-opt a Member of another Committee.

7. MATERS REFERRED FROM AREA PARTNERSHIPS

None.

8. REPORT FROM THE WORKING GROUPS

(a) Celebrations

Councillor Miah progressing

(b) Youth Issues

First scoping meeting held.

(c) Consultation

Meeting and seminar proposed.

(d) Travellers

Discussion held regarding possible scope.

9. FORUM MINUTES

Acknowledged.

10. FUTURE WORK

- Review of Forums and Area Partnerships
- Work Party progress.

Councillor Malpas referred to the recent death of Rene Treadwell who had been a staunch community activist for over 30 years. The Committee requested that a letter be sent to the next of kin from the Committee, that the Chief Executive and Mayor be advised of this sad event and asked to consider Rene's sterling efforts for Northampton and recognise them by having a street named after her.

- RESOLVED:**
- (1) That this Committee send condolences to next of kin.
 - (2) That the Chief Executive and Mayor be advised of this loss.
 - (3) That the notion of a form of recognition is suggested.

NORTHAMPTON BOROUGH COUNCIL**EXECUTIVE****Monday, 21 February 2005**

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

1. APOLOGIES

None.

2. MINUTES

The minutes of the meeting of the Executive held on 31 January 2005 were signed by the Chair.

3. DEPUTATIONS/PUBLIC ADDRESSES

- (a) That Councillor B Markham be granted leave to address the Executive in respect of Item 5 (a) "Harlestone Road Allotments" and Item 12 "Future Delivery of Events".
- (b) That Councillor Caswell be granted leave to address the Executive in respect of Item 5 (a) "Harlestone Road Allotments".
- (c) That Councillors Beardsworth and B Hoare be granted leave to address the Executive in respect of Item 5 (b) "Affordable Housing Supplementary Planning Guidance".
- (d) That Mr D Randle be granted leave to address the Executive in respect of Item 10 "Destination Management Partnership; Transfer of Tourism Related Services".
- (e) That Councillor Church be granted leave to address the Executive in respect of Item 11 "81 Raeburn Road and 123 Milton Street North".
- (f) That Councillor Marriott be granted leave to address the Executive in respect of Item 12 "Future Delivery of Events".

4. DECLARATIONS OF INTEREST

- (a) Councillor Tavener declared an interest in Item 5 (a) "Harlestone Road Allotments" and Item 8 "Allotments Strategy" which she regarded as being non-prejudicial and spoke and voted thereon.
- (b) Councillor Larratt declared an interest in Item 10 "Destination Management Partnership Transfer of Tourism Related Services" and Item 12 "Future Delivery of Events" which he regarded as non-prejudicial and spoke and voted thereon.

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES**(A) Harlestone Road Allotments**

Councillor B Markham circulated copies of a letter dated 10 February 2005 from Mr N French, Chairman of the St James End and District WM Allotment Association. He commented that the Harlestone Road Allotment holders had been generally unhappy at the apparent neglect of their allotment site over a number of years. It had been timely to look at the Harlestone Road Allotments in the context of the overall Allotment Review and the Council's Asset Management Strategy. Meetings had been held with the allotment holders

and officers and he referred to the officers' plan submitted as Appendix A to the Health and Environment Overview & Scrutiny Committee's report and he circulated the allotment holders' proposal that would replace Appendix B of the report. The Committee had set out their proposal in Annexe C of the report that would provide for between 80 and 90 plots plus some nursery provision. It would also provide for some car parking and an area to be left as an unmanaged nature reserve.

Councillor Tavener thanked Councillor B Markham for the work of his Committee and in particular the consultation that had been undertaken with allotment holders and residents. It was noted that in respect of the Allotment Strategy the proposal for the Harlestone Road had remained unaltered at 72 plots although there appeared to be general agreement for the need for between 80 and 90 plots. It was also thought that the officers' recommendation suggested that the plots be located further down the site but, as this was subject to frost, the allotment holders' preference would be for the plots to be located higher up the site. It was noted that the allotment holders' suggestion also minimised the amount of movement of allotment holders around the newly configured site. Councillor B Markham commented that if the Executive would respond to the 15 recommendations made by the Overview & Scrutiny Committee they would then inform the allotment holders of the outcome.

It was noted that Harlestone Road allotments differed from most of the other allotments in the Town in that whilst the Town standard was for a ten pole plot at Harlestone Road the majority were in fact twenty pole plots. The total area of the site was approximately 80,000 square metres which provided 320 ten pole plots or 160 twenty pole plots. The Health and Environment Overview & Scrutiny Committee's suggestion was for an area of 44,000 square metres which provided 176 ten pole plots or 88 twenty pole plots.

Councillor Caswell commented that, as a member of the Overview & Scrutiny Committee's Working Party, he endorsed Councillor B Markham's comments and further commented upon the poor condition of the site when the Working Party visited it. He commented that work to protect the site needed to be undertaken urgently and suggested that the area known as the Harlestone Road Allotments 2 should be reserved as a burial ground because of the present and future development of Dallington Grange.

The Head of Cultural Services and Community Development commented that the Allotment Strategy mentioned the Harlestone Road Allotments twice as it crossed Area Partnership boundaries. However, the recommendations had been grouped together. He commented that on page 11, recommendation 11 of the Allotment Strategy, the reference to "72 plots" should be deleted and replaced by words to the effect that "the number of plots would be decided".

RESOLVED: That the recommendations of the Health and Environment Health & Overview Scrutiny Committee be accepted.

(B) Affordable Housing Supplementary Planning Guidance

Councillor B Hoare commented that he welcomed the supplementary guidance and commented that an issue had been communication between officers and members in understanding the position in respect of amending the Local Plan and/or the Local Development Framework. The other issue was how the provision of affordable housing could be effectively monitored. Councillor Palethorpe commented that the Council's HIP return was due to be submitted to the Government Office in June and this would tie in both with statutory provision and would include targets for the following year.

The Corporate Manager commented that information on affordable housing would come

forward in any event and agreed that a joint report taking in the effects of the SPG and the housing return could be presented to the Executive.

Councillor Beardsworth referred to the joint call-in meeting of the Housing and Planning, Regeneration & Transportation Overview & Scrutiny Committees and noted that the local development framework could be amended in the interim and suggested that it was within six months.

The Corporate Manager commented that a report would be submitted to the next meeting of the Housing Overview & Scrutiny Committee and noted that work on the Local Development Plan was ongoing and that the situation in respect of a neighbouring District Councils had now been resolved. Vacancies within the Forward Planning Section had now been filled.

RESOLVED: That the recommendations of the joint Housing and Planning, Regeneration and Transportation Overview & Scrutiny Committees be accepted.

6. RECOVERY PLAN

The Corporate Director circulated a copy of a letter to be sent to Councillors and employees prepared by the Chief Executive which highlighted the imminent commencement of the Political Structures and Working Practices Review Group on 25 February 2005; the completing of the Senior Management Review and advertisement arrangements for the seven unfilled Corporate Manager posts; recognition of the work of those senior officers currently leaving the Authority; the creation of the transitional authority from 1 February 2005; the communication that had taken place with employees generally and the importance of communication as the next stage of the review commenced; and thanks for the support of members during this period; and noting the amount of work still needed to be undertaken.

The Corporate Director also referred to the CPA re assessment and the need for the Council to submit a new self-assessment by 14 March. Inspectors would be on site during March and prepare a provisional report during April and the final report in May. She commented that employee workshops had been examining four key areas.

RESOLVED: That the report be noted.

7. ITEM WITHDRAWN

Item withdrawn.

8. ALLOTMENT STRATEGY

The Head of Cultural Services and Community submitted a report and noted the suggested amendment to Recommendation 11 on page 11 in respect of Harlestone Road Allotments as put forward earlier in the meeting. In answer to a question he commented that some allotment sites already had flush toilet provision, but the provision on other sites was dependent on sewerage being available and that these facilities would be maintained and minor repairs carried out by the allotment holders themselves. Where sewerage was not available, alternative solutions were being examined including compostable toilets and additionally the provision of electricity via solar panels.

It was also noted that, under the Allotment Act, any capital receipts raised from the disposal of surplus allotment land had to be used, in the first instance, on the allotment sites themselves and then any monies remaining could then be used as part of the Council's general funding.

RESOLVED: (1) That, subject to the amendment of Recommendation 11 on page

11 so as to remove the reference to 72 plots and to replace it by wording to indicate a number of plots to be determined and to (2) below, the Allotment Strategy and recommendations contained therein be accepted.

- (2) That the recommendations of the Health and Environment Overview & Scrutiny Committee in respect of the Harlestone Road Allotments be taken account of where applicable in the Allotment Strategy.
- (3) That the further report be submitted to the Executive in respect of timescales in terms of implementing the strategy and the identified improvement works to the Harlestone Road Allotment site.

9. ITEM WITHDRAWN

Item withdrawn.

10. DESTINATION MANAGEMENT PARTNERSHIP; TRANSFER OF TOURISM RELATED SERVICES (PRT)

The Head of Cultural Services and Community Development submitted a report which updated the Executive in respect of the transfer of tourism related services from the Council to Explore Northamptonshire and to put forward an outline Service Level Agreement for approval in relation to new working arrangements. Mr D Randle, Chief Executive of Explore Northamptonshire, commented that the Destination Management Partnership had been formed in August 2004 and since that time an Executive team had been appointed. A strategy for the next few years had been drafted and EMDA funding had been secured over the next three years for £600,000 per annum for marketing. The strategy was to be considered by the Explore Northamptonshire Board on 24 February 2005. He commented that approximately 19 million visitors per year came to Northamptonshire but only 1 million stayed overnight and one of the aims of a strategy would be to create a quality destination for visitors to want to stay.

The Head of Cultural Services and Community Development commented that the report had been submitted to the Planning, Regeneration and Transportation Overview & Scrutiny Committee who had not made any particular recommendations. He referred to Section 5 of the report and in particular the ongoing discussions in respect of admission of employees to the Superannuation Fund and the proposal that employees would be seconded to Explore Northamptonshire from 1 April and as soon as the pension issues had been resolved, then transferred. He noted that further details on the Service Level Agreement would be presented to the Executive in March as would more comprehensive financial detail.

In answer to a question Mr D Randle commented that Explore Northamptonshire's efforts had so far concentrated on Northampton as it was a major player within the County. Discussion with the other District Councils was at different stages of progression. It was also noted that this scheme was being monitored by the Department of Culture, Media & Sport as a national model for this type of arrangement.

It was noted that the internal recharge costs highlighted in paragraph 8.8 of the report would be recouped through savings via the Root & Branch Review.

- RESOLVED:**
- (1) That, if required by Northamptonshire County Council, the Council will act as guarantor should the pension payments not be made by Explore Northamptonshire on behalf of the existing Council staff.

- (2) That the outline SLA be agreed.
- (3) That annual reports be submitted to the Executive and the Planning, Transportation and Regeneration Overview & Scrutiny Committee in relation to the partnership as part of the monitoring process.
- (4) That the Council formalise the use of space in the Guildhall by way of a three year lease to Explore Northamptonshire via the delegated authority, and in accordance with the Council's Lettings Protocol.

11. 81 RAEBURN ROAD AND 123 MILTON STREET NORTH (FS)

Councillor Church commented that he welcomed the disposal of these two former shop premises but was concerned at the length of time it had taken to get to this point

The Chief Estates Surveyor commented that the report amended the original method of disposal of long leases to the disposal of the freehold interests and commented that a review of processes was currently being undertaken with a view to keeping pressure on housing associations to keep works moving.

RESOLVED: That the disposal of the freehold of two former shop premises at 81 Raeburn Road and 123 Milton Street to Home Housing Group at nil value to enable shared ownership development, be approved.

12. FUTURE DELIVERY OF EVENTS (HE)

Councillor Marriott commented that, following a request from the Leader of the Council and the Financial Strategy and Performance Portfolio Holder, the Financial Strategy and Performance Overview & Scrutiny Committee had been examining the cost of the St Crispin Street Fair. The cost of the 2004 event was still awaited. He was particular concerned by comments in the report presented to the Executive stating that the Street Fair could not be cost effective as a street fair and was also concerned that their suggestions for outsourcing the running of events to an organisation that the Events Manager was shortly to join. He further commented that the Financial Strategy and Performance Overview & Scrutiny Committee would continue its investigation of the future of the Street Fair and accordingly requested that the Executive defer making a decision.

Councillor B Markham commented that he supported the comments made by Councillor Marriott and referred to the debriefing of the 2004 Street Fair at which all the Emergency Services had expressed concern should the running of the Street Fair be outsourced.

The Head of Cultural Services and Community Development commented that the former Acting Chief Executive had asked Consortium Audit to prepare a report on the Street Fair that should have been made available to the Overview & Scrutiny Committee. The suggestion that Explore Northamptonshire take on the running of events was a pragmatic approach to allowing the current expertise to manage the event; to allow the Council to give a three year commitment to the overall events programme; and to allow the Council an opportunity to consider the long-term delivery of the events programme.

It was noted that the budget approved by Council on 3 February 2005 assumed savings on the delivery of events would be achieved. The suggested approach would allow the Council to retain a measure of control and this approach had met with agreement by the Emergency Services.

Councillor Hill expressed some concern in the reduction of support for Diwali whilst acknowledging that it was intended that the community itself take a greater role in the running of the event.

In respect of Section 4 of the report "Alternative Delivery Mechanisms" the options in respect of outsourcing partially or completely the events programme and the reduction in the size of the events team were rejected as not being practicable and not receiving endorsement by the Council's partners and most importantly the Emergency Services. In view of the need for the Executive to give a commitment to the Events Programme so that the planning of individual events could proceed with some degree of certainty that the deferment of the report sought by Councillor Marriott be not acceded to.

- RESOLVED:**
- (1) That the event programme for 2005/6 as set out in section 5 of the report be approved.
 - (2) That approval be given to a three year commitment to the Events Programme.
 - (3) That the proposals set out in paragraphs 4.2.1 (remaining in-house) and 4.2.3 (transfer of the Events Team to a third party) be agreed for further investigation and report to the Executive.
 - (4) That the interim proposal that the 2005/6 Events Programme be carried out by Explore Northampton utilise any Council employees transferred to them and working from Lamport be approved.

13. COUNCIL TAX 2005/ 2006

The Head of Financial Strategy submitted a report and commented that the Council's budget was now set and therefore the Borough's Council Tax precept for 2005/6 would not change. The budget meeting of the County Council was due to take place on 24 February 2005 and its Council Tax precept required for 2005/6 was unlikely to change. The Police Authority was scheduled to meet on 23 February 2005 and it was understood that their Council Tax precept requirement for 2005/6 would change and this would necessitate a revised report being submitted to the Council meeting on 25 February 2005. He also referred to an addendum that had been circulated that highlighted the premia treatment on repaid debt and also the treatment of trade refuse income.

In respect of the premia on repaid debt there were three potential options, firstly for the Council to continue its existing practice which would mean that the Council would have its 2003/4 accounts qualified and prevent the Council's CPA Assessment changing from "poor". This option was not recommended.

Secondly, the Council could charge the £3.2m premia to the 2003/4 Revenue Account but when taken into account with the Trade Refuse Income issue would leave the Council with inadequate working balances and in which case the Council's Chief Financial Officer and the Council's external auditors could not support this course of action.

Thirdly, the Prudential Code for Capital Expenditure replaced the former Capital Financial Regulations from 1 April 2004 and the ODPM had advised that it believed the Council could follow this course of action which would mean that the 2003/4 statement of accounts would be qualified but those from 2004/5 onwards would not. The Chartered Institute of Public Finance and Accountancy had been asked to express a point of view. The effects on 2004/5 through to 2007/8 were highlighted and confirmed as being more or less neutral.

In respect of Trade Refuse Income it was noted that the Council's auditor wished to resolve the issue of trade refuse income being received in the year before the service was provided in one go rather than the Council's incremental approach to eliminating the problem over a ten year period. The cost of this could be set against the Council's reserves in 2005/6 and it was suggested that any betterment shown in the Closedown of the 2004/5 accounts in June should be used to boost the reserves so used.

RESOLVED: That in respect of the premia repayment, option C as set out in the report be adopted and that in respect of Trade Refuse Income the position reported be noted.

RECOMMENDATION: That, subject to the likely amendment of the report, Council determine the Council Taxes and special expenses as set out in the report.

14. JOINT INITIATIVE SITES (FS)

The Assistant Head of Planning (Regeneration) submitted a report that updated members on progress in relation to the regeneration of the three sites comprising the joint initiative between the Council and the English Partnerships. The Chief Estates Surveyor circulated a plan that highlighted the areas of land that might revert to Council ownership. It was noted that Stortons Pits was to be managed by Northamptonshire Wildlife Trust and negotiations were continuing so that the future management of any land transferred back to the Council would not incur the Council with any costs in relation to their future upkeep.

RESOLVED:

- (1) That progress to date on the joint initiative sites be noted.
- (2) That the Council approve in principal the ongoing negotiations in relation to the transfer of residual land to the Council from English Partnerships subject to a further report on the financial implications.

15. RECOMMENDATION OF A PREFERRED SUPPLIER FOR THE REPLACEMENT REVENUES AND BENEFITS PROCESSING SYSTEM (FS)

The Corporate Manager submitted a report to approve the proposal of the Project Team regarding the preferred supplier for the replacement of the current revenues and benefits system. It was noted that this project formed part of the Council's approved Capital Programme and the intention was to continue negotiations with the preferred supplier but to keep options open with the other tenderers should those negotiations fail. Partnerships with neighbouring authorities and other agencies was being considered but the need to replace the Council's existing system took a priority. It was noted that several neighbouring authorities used the same system as that supplied by the preferred supplier. The Department of Work and Pensions had also confirmed the recommendation of the preferred supplier and the approach to partnership working. It was noted that the system would be e-giff compliant and an interface with the CRM was being investigated.

RESOLVED:

- (1) That the preferred supplier for the revenues and benefits system be as set out in section 8.5 of the report.
- (2) That the project proceed as a single site in-house implementation.
- (3) That partners be sought among neighbouring Authorities to enable the Council to adopt best practice in the implementation and live usage of the system.

16. CIVIL CONTINGENCIES ACT 2004 (LC)

This item was withdrawn so as to allow consideration of it by the Leader of the Council Overview & Scrutiny Committee.

In referring to the incident in St James on 14 February 2005 the Corporate Director was thanked for his reaction to the situation. The Corporate Director reported that a high standard of teamwork had been achieved with three colleagues from Homelessness deserving special mention.

17. 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.

18. ITEM WITHDRAWN

Item withdrawn.

19. LAND AT BEDFORD ROAD (FS) (9)

The Chief Estates Surveyor submitted a report that set out an approach from English Partnerships to acquire some land at Nunn Mills currently within the ownership of the Council. The development of the site would enable the redevelopment of the Ransome Road Joint Initiative site and a joint venture with Gallagher Estates to take place. The proposed Heads of Terms were circulated and the purchase values and overage figures to be included within section 5 of the Heads of Terms were reported. Options for processing of the Section 106 Agreement would be considered.

RESOLVED: That the sale of land at Bedford Road as set out on the plan attached to the report and as reported to the meeting be approved.

20. THE FUTURE OF THE MARKET HALL (FS) (9)

Councillor Hadland as Portfolio Holder for Financial Strategy and Performance submitted a report seeking endorsement to the closure of the Market Hall at the earliest possible date and in formal approach to the market traders affected offering a compensation package. He commented that the revenue saving identified in paragraph 2.2 of the report should not be regarded as a gross figure as there were still costs associated with a closed building. He elaborated upon the history of this issue.

The Corporate Manager commented that the Market Hall site might form part of the wider redevelopment of the Town Centre.

RESOLVED: That approval be given to the closure of the Market Hall at the earliest possible date and informal approach to the market traders offering a compensation package.

The meeting concluded at 21.16 hours

NORTHAMPTON BOROUGH COUNCIL

COMMUNITY SAFETY AND E- GOVERNMENT
OVERVIEW & SCRUTINY COMMITTEE

Tuesday, 22 February 2005

PRESENT: Councillor L Barron (Chair); Councillor J Lane (Deputy Chair); Councillors M Hoare, R Matthews, M Pritchard and A Woods

Maureen Hunter	Head of Overview and Scrutiny
Tracy Feltham	Scrutiny Officer
Ian Davis	System Manager (item 6)
Andrew Palmer	Web Programme (item 6)
Paul Irvine	Project Leader (item 6)
Gary Steng	Technical and Operations Manager (item 6)
Sian Williams	Public Relations and Marketing Manager (item 6)
Gareth Brede	Communications Officer (item 6)
Debbie Ferguson	Community Safety Manager (item 7)
Lee Owens	Crime and Disorder Manager (item 7)
Geoff Owens	General Manager Parking & Security (item 5)
Councillor E Tavener	Portfolio Holder

1. APOLOGIES

An apology for absence was received from Councillor Duncan.

2. MINUTES

The minutes of the meeting held on 4 January 2005 were signed by the Chair.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

None.

4. DEPUTATIONS / PUBLIC ADDRESSES

None.

5. CCTV EXPANSION UPDATE

G Owens, General Manager Parking & Security, outlined the proposal for NBC's CCTV Centre business expansion to monitor CCTV cameras on behalf of a Company on a nationwide basis, for approximately 80 further CCTV cameras.

NBC's CPA rating prevent it undertaking the CCTV expansion and the ODPM would not consider exemption. However, as a Local Authority with a higher CPA result could enter such business contract, an approach to either Wellingborough (good CPA) or Daventry (weak CPA) is being considered as CCTV monitoring was already carried out by NBC on their behalf.

Any business arrangement with Wellingborough would require a contract including the Company and with NBC as the sub-contractor. Three main concerns were:-

- The external Company might not want to enter into such arrangement
- Scale of Wellingborough's likely management fee.
- The risk that Wellingborough, as the main contractor, could change its monitoring supplier at any time, taking commercial monitoring with it.

G Owens emphasised that the external Company's business was expanding and it would make a final decision about a permanent supplier by the end of the year.

The Portfolio Holder expressed reluctance about using an Arms Length Management Organisation but the ODPM stance was unlikely to change. She referred to a report 'CCTV – Planning for the Future', regarding making decisions about sustaining the viability of the scheme in the future would be submitted to the Executive on 14 March 2005.

The Committee discussed:-

- The need for a clause in any proposed contract to safeguard NBC should Wellingborough cease using NBC's CCTV monitoring. All parties would have to agree to the inclusion of such a clause.
- Why a Local Authority with a weak CPA assessment or higher could take on such external contracts and what evidence of improvement for NBC would be acceptable.
- The unlikelihood of success by making a further approach to the ODPM for exemption.
- The Report – 'CCTV – Planning for the Future' to come to the next meeting on 5 April 2005.

- RESOLVED:**
- (1) That the Committee supports the partnership arrangement Proposal.
 - (2) That the report "CCTV – Planning for the Future" be presented to the next meeting on 5 April 2005.

6. WEBSITE UPDATE

S Williams, Public Relations and Marketing Manager, advised that the majority of suggestions regarding the new website, made by the Committee at its last meeting, had been implemented. Content was being added on a daily basis and there were now approximately 70 web authors.

A consultation exercise with members of the public, Councillors and officers had recently taken place and when the website goes live it will continue to be evaluated. The web project had been 'flagged up' with Mario Abela, Corporate Director, and Christine Stevenson, Corporate Manager, which would give it a higher corporate profile.

A questionnaire had been sent to a random sample of Councillors, Officers and public visiting the one stop shop in an exercise to identify the profile of web users: -

Of those responding:-

- Approximately 50% searched information specific to services
- 20% looked for contact details
- The next highest percentage looked at local news.

Although the majority of users were able to locate the information they were looking for, 40% were not always able to find it, which demonstrates that the website is not complete and needs fine tuning. Users had commented that there was a need for a more user-friendly

navigation and improved design features. Deep links (taking users out of the NBC site to non-NBC services) were being installed.

The Committee discussed the need for:-

- The site to go live very shortly – but ensure quality.
- A copy of the consultation questionnaire to be forwarded to Councillor Matthews for comment at the next meeting.
- A report on the first weeks of live action to be presented to the Committee's meeting on 17 May 2005.
- Feedback to the public after reporting an issue. As an E-Government issue the response facility would be looked at.

RESOLVED: That a report on the first few weeks of the website of going live be provided to the Committee's meeting on 17 May 2005.

7. CRIME & DISORDER REPORT

An update report on the Crime and Disorder Unit, together with performance record data, was circulated. The rebuilding and staffing structure of the Unit was successful. Lee Owens, recently appointed Crime and Disorder Manager, was introduced to the Committee.

As NCC had withdrawn its placement of a youth worker to the Unit, an agreement was planned for NCC to take referrals from the Unit and carry out lower intervention work. NCC had included the Anti Social Behaviour Unit into its plans and targets. NCC had agreed a youth worker assignment to the Unit for half a day a week.

The Committee discussed:-

- The need for an NBC Policy for closing down 'crack houses'.
- Concerns that NCC's detached youth work would cease from 31 March 2005.
- The Unit not only targeted offenders but also the 'general youth on the street.' The positive effects of intervention warning letters were sent to both the children and their parents.
- The five active Dispersal Orders in the town and that although groups were successfully dispersed, they did not tend to solve the problem of the key offenders.
- Magistrates need for training on Dispersal Orders. The Unit was happy to train Magistrates.

RESOLVED: That Crime and Disorder Statistics continue to be come regularly to this Committee.

8. IMPROVING SERVICES THROUGH E-GOVERNMENT

The Portfolio Holder informed the Committee that the Office of the Deputy Prime Minister (ODPM) had provided funding to help NBC improve its services through E-Government. P Parkes, E-Government Programme Director, (Consultant funded by the ODPM) had today joined the authority to work on a support plan for improving services through E-Government. She suggested that P Parkes be invited to attend the next meeting to address the Committee on his plans.

A Public Access Steering Group would be set up shortly for managing the delivery of E-Government and would benefit from a representative from Scrutiny.

Members raised concerns regarding the Key Performance Indicators (KPIs) for E-Government, commenting that they currently appeared to be meaningless as the situation changed very quickly. There was a need to know which services and what constituted E-Government before they were set. NBC had been in the bottom quartile for its E-Government services and P Parkes had been brought in to move the authority forward.

- RESOLVED:**
- (1) That Improving Services through E-Government be an agenda item at the next meeting on 5 April 2005.
 - (2) P Parkes, E-Government Programme Director, (Consultant) be invited to attend.

9. FUTURE WORK PROGRAMME

Next meeting on 5 April 2005:-

- CCTV – Planning for the Future
- Crime and Disorder Update – Report – no Officer presentation
- Improving Services through E-Government – P Parkes, E-Government Programme Director to attend
- Community Wardens – Monitoring success over the past six months and examining the process for selecting wards for the initiative.

17 May 2005 meeting:-

- Website – report of first few weeks of going live.

The meeting concluded at 7.02pm

NORTHAMPTON BOROUGH COUNCIL**TREE PRESERVATION PANEL****Wednesday, 23 February 2005**

PRESENT: Councillor Matthews (Chair); Councillors Hill, Lane, I. Markham, Matthews and Roy

1. TO CONSIDER AN OBJECTION TO TREE PRESERVATION ORDER NO 156 - 26 PENFOLD DRIVE LITTLE BILLING NORTHAMPTON

H. Stears made a statement in support of confirming Tree Preservation Order No 156 and referred to the papers circulated with the agenda which set the background for the making of the Order, together with an outline of Government advice for the making of Tree Preservation Orders and seeking to answer the objections raised against Order No 156. It was noted that the Order comprised a total of 10 trees, (8 individuals and a group of 2 Birch trees.) The individual trees included a two oaks, two Pines, a Monkey Puzzle Tree, two Yews and a Spruce. The trees had been viewed collectively and selected for their amenity, environmental and ecological value. They also provided screening and amenity value for the residences in which they stood. Mr Stears stated that having considered the objections to the Order he had concluded that the reasons for the retention of the trees listed in the Order outweighed the reasons for their removal. He was therefore recommending to the Panel that Tree Preservation Order No 156 be confirmed without amendment.

Mr Bowditch, the landowner and Mr G Hare, business partner then presented their case objecting to the Order. Mr Bowditch expressed the opinion that the Council had acted incorrectly in implementing the Tree Preservation Order as no notice was given at the time that the outline planning permission was granted. Therefore it was assumed that the proposal had been accepted. Furthermore he expressed the opinion that as an indicative plan and a sketch were supplied with the Outline Application showing an unspecified number of trees to be removed and that the proposed properties were in close proximity to the trees that these were indicators that the Council had no objections to those trees being removed and the proposal had been accepted.

Following the presentation of their cases the Panel questioned Mr Stears and Mr Bowditch further about their respective statements following which everyone present except the Panel Members and legal adviser left the meeting whilst the Panel reached its decision upon the issue.

RESOLVED: That Tree Preservation Order No 156 be confirmed without amendment on the grounds of amenity of the trees concerned. In confirming the Order it was noted that under Schedule 1 Specification of Trees with regard to T7 the Scots Pine the grid reference needed to be amended to read grid square 808 easting rather than 806 easting.

The meeting concluded at 8.10 pm.

NORTHAMPTON BOROUGH COUNCIL**PLANNING COMMITTEE****Wednesday, 2 March 2005**

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

1. APOLOGIES

There were none.

2. MINUTES

The minutes of the meeting held on 2 February 2005 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED:
- (1) That Councillor Simpson be permitted to address the Committee regarding application N/2005/00039 – Land adjacent to the Racecourse Pavilion and Bowling Greens off Kettering Road.
 - (2) That Brendan Glynane and Councillor Matthews be permitted to address the Committee regarding application N/2004/1435 – Plots 100 & 150 Swan Valley.
 - (3) That Wendy Laurence, Mr Elgar and Councillor Matthews be permitted to address the Committee regarding application N/2004/1773 – Plot 122, Block G and new road connection off Edison Drive, Upton.
 - (4) That Mr Moss be permitted to address the Committee regarding application N/2004/1416 – 170-172 Birchfield Road East.
 - (5) That Mr A Christmas, Mr Imrie and Liam Costello be permitted to address the Committee regarding application N/2004/1559 – Disused Sewage Works, Quinton Road, Wootton.
 - (6) That Mr L Wilbraham be permitted to address the Committee regarding application N/2005/0040 – 13 Abington Park Crescent.
 - (7) That Miss Julie Wadhams be permitted to address the Committee regarding application N/2005/0055 – 42 Stimpson Avenue.
 - (8) That Mr V Winchcombe and Mr Varnfield be permitted to address the Committee regarding item 11(B) – Land Adjacent to 42 Rookery Lane.

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

There were none.

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 decision of an Inspector appointed by the Secretary of State regarding the Appeal concerning application N/2003/1660 – Former Ventolite Site, Kettering Road North, which was dismissed.

Members were also informed that the Council's challenge in the High Court to the Inspector's decision regarding applications N/2004/0203 and E/2002/0172 had been successful, though it could still be subject to an appeal to the Court of Appeal.

RESOLVED: That the List and report be noted.

6. FRINGE AREA APPLICATIONS

There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

(A) N/2005/114 PART DEMOLITION OF EXISTING SCHOOL BUILDINGS AND ERECTION OF NEW SCHOOL BUILDINGS, WITH ASSOCIATED FACILITIES AT WESTON FAVELL SCHOOL , BOOTH LANE SOUTH

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the part demolition of the existing school buildings and erection of new school buildings with associated facilities at Weston Favell School, Booth Lane South and elaborated thereon.

RESOLVED: That Northampton Borough Council has no objection in principle to the proposals, subject to a number of detailed concerns being forwarded to the County Council.

(Councillors Edwards and McCutcheon each declared a personal interest, as members of Northamptonshire County Council, which they considered to be non-prejudicial and so stayed for the duration).

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2005/39 ERECTION OF NEW CHANGING ROOMS FOR SPORTS USERS AT LAND ADJACENT TO THE RACECOURSE PAVILION AND BOWLING GREENS OFF KETTERING ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for the erection of new changing rooms for sports users at land adjacent to the Racecourse Pavilion and Bowling Greens off Kettering Road and elaborated thereon.

Councillor Simpson addressed the Committee, as Ward Councillor, stating that he did not find the current proposals acceptable. He gave a brief outline of the history of the existing facilities and various considerations for their improvement. He commented that he felt that the current proposals constituted over-development as there were currently five other buildings around the Racecourse most of which were boarded up or

not being used to their full potential. The need to look at this situation had been identified but had never happened.

He commented on the possibility of the proposed building becoming another derelict building in the future, adding that he would like to see further use of the existing buildings investigated before anything else was built.

Members were also informed that the new proposals did not allow for an increased demand for parking space and there was currently no provision for an improvement to lighting in the area.

Councillor Simpson stated that the Borough Council had not officially consulted with local conservation organisations and that consultation had generally been inadequate.

Members discussed the benefits of consulting the relevant Area Partnerships regarding Borough Council schemes such as this before the necessary planning application is submitted.

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

9. PRINCIPAL ITEMS

(A) N/2004/955 CHANGE OF USE TO ROYAL MAIL DELIVERY OFFICE (SUI GENERIS USE) (RETROSPECTIVE) AT STREAMLINE BUILDING, RAVENS WAY

The Head of Planning, Transportation and Regeneration submitted a report outlining proposals for the change of use to a Royal Mail Delivery Office (Sui Generis Use) – Retrospective at the Streamline Building, Ravens Way and elaborated thereon.

RESOLVED: That the application be deferred.

(B) N/2004/1435 GROUND LEVEL RAISING AT PLOTS 100 AND 150, SWAN VALLEY

The Head of Planning, Transportation and Regeneration submitted a report outlining proposals to raise the ground level at Plots 100 and 150, Swan Valley and elaborated thereon.

Brendan Glynane addressed the Committee commenting that he objected to raising the level of the land. He was horrified that this would involve dumping 61,713 cubic metres of soil onto the flood plain. This would be the equivalent of 500 juggernauts full of soil. He added that Government advice was that the flood plains should not be developed.

Councillor Matthews addressed the Committee, as Ward Councillor, asserting that it was obvious that in a flood situation there would be a dam going across the flood plain. He was concerned about housing at Whitegates. He commented that a cautious approach here would be justified and requested that Members refuse the application.

RESOLVED: That the application be deferred pending detailed consideration of the Flood risk Assessment and comments from the Environment Agency.

(Councillor B Hoare declared a personal interest, as a resident of Whitegates, which he considered to be prejudicial and so left the room for the duration of Members' discussion).

(C) N/2004/1541 (CONSERVATION AREA CONSENT APPLICATION) DEMOLITION OF PART OF MAIN BUILDING TO FACILITATE NEW DEVELOPMENT AND CONVERSION TO RESIDENTIAL UNITS AT FORMER ST CRISPINS 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 - APPROVAL OF RESERVED MATTERS

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for the demolition of part of the main building to facilitate new development and conversion to residential units and the retention of the children's block, male and female wings, central tower and theatre, their conversion into 127 residential units and commercial space, the erection of 168 new residential units and basement car park (300 spaces), and the demolition of part of the main building at the former St Crispins Hospital, Duston and elaborated thereon.

RESOLVED: That applications N/2004/1541 and 1542 be approved as shown in the Decision List attached.

(D) N/2004/1734 PART DEMOLITION AND PART CHANGE OF USE TO CLASS A2 OFFICE UNIT TOGETHER WITH NEW BUILD TO REAR TO FORM 19NO. FLATS WITH 8NO.PARKING SPACES AT 40-42 ABINGTON SQUARE

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the part demolition and part change of use to Class A2 office unit together with new build to the rear to form 19 flats with 8 parking spaces at 40-42 Abington Square and elaborated thereon.

RESOLVED: That the application be refused, contrary to officers' recommendations as the proposal failed to provide affordable housing, as shown in the Decision list attached.

(E) N/2004/1773 USE OF PROPOSED GROUND FLOOR APARTMENT FOR USE CLASSES 1A (RETAIL) B1/A2 (OFFICE) AND D1 (NON RESIDENTIAL INSTITUTION) . REPLAN OF PLOT 122 BLOCK G AND NEW ROAD CONNECTION TO EDISON DRIVE, UPTON

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for the use of the proposed ground floor apartments for Classes A1 (Retail), B1/A2 (Office) and D1 (Non-Residential Institution) and the replanning of Plot 122 of Block G and a new road connection to Edison Drive, Upton at Site A, Upton and elaborated thereon.

Councillor Matthews addressed the Committee, as Ward Councillor, commenting that this application involved Upton Grange, an estate which he felt had been neglected by the local authorities due to outstanding issues such as unadopted roads. He commented that when the houses in Edison Drive were bought, they were situated in a

cul-de-sac. There was a vast difference between living in a cul-de-sac and on a through road. Opening the cul-de-sac would have an impact on crime rates in Edison Drive and the surrounding roads. He questioned whether this proposal was absolutely necessary, adding that the people living in the new development would be buying their homes knowing where accesses will be.

Wendy Laurence, a resident of Edison Drive, addressed the Committee, commenting that consultation exercises carried out regarding the Upton Development had assured residents of Upton Grange that there was no need to open up Edison Drive or Baird Avenue. She commented that the reason given for the proposed opening of the cul-de-sac was that such a change would benefit the residents of Upton Grange, but no one knows what facilities will be placed in the new Upton development. If the residents of Upton Grange wished to use any facilities in the new development, they would be only a short walk away using existing accesses. She added that residents already experienced problems with parking on match days and these proposals would make matters worse. She commented that the whole estate would be affected through the provision of another escape route for criminals.

Mr Elgar, a resident of Edison Drive and member of Upton Parish Council, also addressed the Committee. He reported that Upton Parish Council had unanimously opposed these proposals. He commented that extension of the road would damage the quality of life for the residents of Edison Drive and questioned the need to give residents of Upton Grange access to facilities when no one knows what facilities will be in the new development. Residents of Upton Grange already had a shop within walking distance, situated at the nearby BP petrol station. He commented that there had been no concern expressed for residents of Upton Grange before now.

RESOLVED: That the application be deferred to give the applicant the opportunity to exclude the proposals for the opening of Edison Drive from the application.

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Mr Moss addressed the Committee regarding application N/2004/1416 – 170-172 Birchfield Road East. He informed Members that the applicant was willing to make changes, including reducing the height of the building by approximately six inches and installing obscure glazing inside windows.

Adrian Christmas addressed the Committee regarding application N/2004/2459 – Disused Sewage Works, Quinton Road, Wootton. He explained that the application was to build residential properties for key workers who could not otherwise afford to buy their own homes. He informed Members that the developer was happy to enter into an agreement giving the local authority total control over what happens to these units in the future.

Mr Imrie also addressed the Committee regarding application N/2004/1559, stating that placing starter homes on brownfield sites was current Government policy. He commented that teachers could not afford £200,000 and so needed schemes like this. He added that there were no letters of objection to these proposals on file and asserted that officers were trying to preserve the view for a few Executive homes 60-120 metres away.

Liam Costello addressed the Committee regarding application N/2004/1559 representing Wootton Parish Council. He informed Members that this was not a brownfield site, it had overgrown a long time ago and was now classified as a Greenfield site in the Local Plan. He commented that if this field was developed, this would enable further development until Grange Park actually joined Northampton.

Mr L Wilbraham addressed the Committee regarding application N/2005/0040 – 13 Abington Park Crescent. He informed Members that a changed application had been submitted in response to Members' comments at a previous meeting when considering an application for flats on this site.

Miss Julie Wadhams addressed the Committee regarding application N/2005/0055 – 42 Stimpson Avenue, commenting that she was happy to answer any questions Members or officers may have.

- RESOLVED:
- (1) That applications N/2005/0015, N/2005/0024, N/2005/0040, N/2005/0053, N/2005/0055, N/2005/0065 and N/2005/0110 be approved as shown in the Decision List attached.
 - (2) That applications N/2004/1559, N/2005/0022 and N/2005/0071 be refused in the Decision List attached.
 - (3) That the determination of application N/2004/1416 be delegated to officers.
 - (4) That application N/2004/1745 be deferred pending further consultation with local residents and residents' associations.
 - (5) That application N/2004/1794 be deferred pending the receipt of the required amended plans and to assess the application in light of the Masterplanning exercise in the area.
 - (6) That application N/2005/0109 be deferred pending consultation with Northampton Community NHS Trust.
 - (7) That application N/2005/0084 be deemed invalid and therefore not determined.

11. ENFORCEMENT MATTERS

(A) UNTIDY LAND AT 45 BOWDEN ROAD - ENFORCEMENT

The Head of Planning, Transportation and Regeneration submitted a report giving details of complaints received regarding the untidy condition of land at 45 Bowden Road, Northampton and elaborated thereon.

- RESOLVED: That authorisation be given for a Notice to be issued pursuant to Section 215 of the Town and Country Planning Act 1990 requiring steps to be taken to remedy the condition of the land with a compliance period of 28 days.

(B) UNAUTHORISED FENCE AT LAND ADJACENT TO 42 ROOKERY LANE

The Head of Planning, Transportation and Regeneration submitted a report giving details of the unauthorised erection of a boundary fence on land adjacent to 42 Rookery Lane, Northampton and elaborated thereon.

Mr V Winchcombe addressed the Committee, objecting to the fence erected on land adjacent to 42 Rookery Lane. He asserted that the fence severely limited visibility for drivers and added that a tree had been enclosed by the fence. He commented that the fence contravened many conditions, it was on public land and was at odds with the design of the estate. He requested that Members compel the owner to remove the fence.

Mr Varnfield addressed the Committee on behalf Mr Tasker the owner of 42 Rookery Lane. He informed Members that the fence had been erected to protect a strip of land that was not owned by anyone from vandalism, litter and other forms of anti-social behaviour. Regarding the tree enclosed by the fence, Mr Varnfield commented that Northampton Borough Council officers had informed Mr Tasker that the tree was diseased and would need to be removed. He added that many residents in the area had not adhered to the open plan style of the estate and that the fence was less than six feet in height and had been professionally erected. He asserted that if the fence was removed the old problems would return.

RESOLVED: That authorisation be given for an Enforcement Notice to be issued in respect of the unauthorised fence requiring the removal of the fence within two months of the Notice becoming effective.

12. OTHER REPORTS

(A) INTERIM POLICY STATEMENT ON CLASS A3/D2 USES IN THE TOWN CENTRE

The Head of Planning, Transportation and Regeneration submitted a report for information outlining the interim policy statement on Class A3/D2 uses in the town centre, considered by the Executive at its meeting on 10 January 2005.

The report discussed the comments received from both the public consultation approved by the Executive on 17 November 2003 and from the Community Safety and E-Government Overview and Scrutiny Committee at its meeting on 16 November 2004.

RESOLVED: That the report be noted

(B) GOVERNMENT POLICY GUIDANCE : UPDATE

The Head of Planning, Transportation and Regeneration submitted a report for information outlining various updates to Government Policy Guidance.

The report summarised the contents of the Planning Guidance listed below which had been released by the Office of the Deputy Prime Minister.

- Planning Policy Statement 1 on Delivering Sustainable Developments
- Planning Policy Guidance Note 3: Update on Affordable Housing
- Consultation Paper on Planning for Mixed Communities
- The Planning System: General Principles

Members were informed that full contents of the above papers were available on the

ODPM's website which was www.odpm.gov.uk.

RESOLVED: That the report be noted

13. LISTS OF DELEGATED APPLICATIONS

(A) LIST OF DELEGATED APPLICATIONS APPROVED

The Head of Planning, Transportation and Regeneration submitted a List of Delegated Applications Approved during the period 6 January 2005 to 2 February 2005 for Members' information.

RESOLVED: That the report 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 6 January 2005 to 2 February 2005 for Members' information.

RESOLVED: That the report be noted

14. LIST OF DEFERRED APPLICATIONS

The Head of Planning, Transportation and Regeneration submitted a List of Deferred Applications for Members' information.

RESOLVED: That the report be noted

The Chair announced that this was to be Richard Fox's last Planning Committee at Northampton Borough Council due to the offer of a new job at South Northamptonshire Council. He, on behalf of the Committee, thanked Richard for his hard work over the last 8 years and wished him all the best for the future.

The meeting concluded at 9:40 pm

**NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
2 MARCH 2005
DECISION LIST**

Application No: **N/2004/955**
Location: **Streamline Building, Ravens Way**
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 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) Unless otherwise agreed in writing by the Local Planning Authority, the car parking spaces as shown on the submitted plan shall be laid out and provided within three months from the date of this permission. Thereafter the car parking spaces shall at all times be reserved for the parking of vehicles by staff and visitors and there shall be no storage of goods, materials, 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 implemented within three months from the date of this planning permission and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(3) A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority within three months from the date of this permission.

Reason: In the interests of amenity.

(4) 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 approval of the landscaping scheme in Condition (3) above, 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.

Application No: **N/2004/1541**
Location: **Former St Crispin's Hospital Site, Duston**
Proposal: **Demolition of part of Main Building to facilitate new
development and conversion to residential units**

APPROVAL subject to conditions and for the following reason:

The demolition work will remove unsympathetic additions to the building and internal walls to facilitate the beneficial reuse of the building for residential purposes in accordance with Policy E26 of the Northampton Local Plan and Planning Policy Guidance Note 15- 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) Before any work is carried out, further precise details of the window(s) including sections and profiles at a scale of 1:10 or 1:20, shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the character of the original building is preserved.

(3) Details or samples of the brick to be used in blocking up any exposed openings shall be submitted to and approved in writing by the Local Planning Authority. The brickwork shall be bonded with the existing in such a manner that the uniformity of the brickwork bonding on the external elevation is maintained.

Reason: To ensure that the character of the original building is preserved.

(4) Any new or replacement roof windows shall be of a conservation type and shall be fitted so as to finish flush with the roof plane.

Reason: To ensure that the character of the original building is preserved.

(5) All brickwork repairs shall be undertaken using replacement bricks salvaged from adjacent buildings following their demolition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the character of the original building is preserved

(6) The detail of the existing windows shall be recorded prior to their removal and details submitted to the Local Planning Authority.

Reason: To ensure that the character of the original building is preserved.

Application No: **N/2004/1542 (Conservation Area consent)**
 Location: **Former St Crispin's Hospital Site, Duston**
 Proposal: **Retention of Children's Block, Male and Female Wings, Central Tower and Theatre, Conversion into 127 no. Residential Units and Commercial Space. Erection of 168 No New Residential Units and Basement Car Park (300 Spaces). Demolition of part of main building (Approval of Reserved Matters).**

APPROVAL subject to conditions and for the following reason:

(1) This permission shall be respect of those matters reserved by the conditions of the outline planning permission no. 97/0566 dated 12 November 2002 except in respect of the following matters:-

(i) Notwithstanding the submitted details further details of all proposed replacement windows and doors on the original building shall be submitted to and approved in writing by the Local planning authority prior to the commencement of any development on the site.

Reason: To ensure that the character of the building is retained in the interests of amenity.

(ii) Notwithstanding the submitted details the existing slates shall be retained and reused with any shortfall to be made up of reclaimed slate to match the existing.

Reason: To ensure that the character of the building is retained in the interests of amenity.

(iii) 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.

(iv) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved by the Local Planning Authority, implemented prior to the occupation or bringing into use of the buildings and thereafter maintained.

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

(v) Full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site, implemented concurrently with the development and retained thereafter.

Reason: To secure a satisfactory standard of development.

(vi) 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 development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(vii) 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 occupation of the building (s) 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.

(viii) The commercial uses in Blocks A, B, E, G and H shall be for Class B1 and/or A2 uses of the Town and Country Planning (Use Classes) Order 1987 only and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with the terms of the application and to ensure that effective planning control is retained by the Local Planning Authority.

Application No: **N/2004/1559**
 Location: **Disused sewage works. Quinton Road, Wootton**
 Proposal: **Residential development together with nursery – Outline Application**

REFUSAL for the following reasons:

(1) The development of this site for residential purposes would be contrary to Policy E6 of the Northampton Local Plan as this area is to serve as a buffer of open space between the built-up area of Northampton and the Grange Park beyond. The proposal would lead to the

erosion of this open space to the detriment of the character and visual amenities of the area.

(2) The site lies beyond the main built-up area of Northampton. Its development would be unsustainable and detrimental to the character and visual amenities of the area, contrary to policies H7 of the Northampton Local Plan, policies H5, GS2, GS3 and GS4 of the Northamptonshire County Structure Plan and guidance contained in PPG3 (Housing).

(3) In the absence of detailed information the Local Planning Authority is not convinced that a safe access could be provided to serve the development without the loss of trees protected by Tree Preservation Order No.158. The proposal is therefore contrary to policy E11 of the Northampton Local Plan.

(4) On the basis of the submitted information the development is contrary to policy AR8 of the County Structure Plan, SPG “development and flooding” and to PPG25 in that insufficient details have been provided to show that the development will not result in a long term increased risk of flooding elsewhere.

Application No: **N/2004/1734**
 Location: **40-42 Abington Square**
 Proposal: **Part demolition and part change of use to Class A2 office unit together with new build to rear to form 19no. flats with 8no parking spaces.**

REFUSAL for the following reason:

(1) The proposal fails to provide an element of affordable housing contrary to the Local Planning Authority’s adopted planning policy statement on affordable housing and the provisions of PPG3: Housing.

Application No: **N/2005/15**
 Location: **44/46 Kingsthorpe Grove and rear garden of 42 Kingsthorpe Grove**
 Proposal: **Conversion and extensions of existing house into 4 no. flats and provision of car parking spaces**

APPROVAL subject to conditions and for the following reason:

The application site is located in an existing residential area and the design, layout and density of the scheme are considered acceptable in accordance with Policies E20, 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) 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 parking spaces as shown on the submitted plan shall be laid and marked out prior to the occupation of the flats hereby permitted and retained thereafter.

Reason: In the interests of highway safety.

(4) Notwithstanding the details as submitted, the existing garages shall be demolished and the new vehicular access fronting Osborne Road shall be 5m in width and including 2m visibility splay to each side, full details of which shall be first submitted to and approved by the Local Planning Authority and implemented prior to the occupation of the flats hereby permitted and retained thereafter.

Reason: In the interests of highway safety.

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

Reason: To secure a satisfactory standard of development.

(6) Before the development hereby permitted commences, an acoustic survey and control scheme for the proposed flats shall be agreed with the Local Planning Authority. This scheme shall specify the sources of noise from surrounding roads and proposed mitigation methods for the development. The approved scheme shall be implemented prior to the occupation of the flats hereby permitted and retained thereafter.

Reason: In the interests of residential amenity.

(7) The vehicle access gates fronting Osborne Road shall be electronically controlled and installed prior to the occupation of the flats hereby permitted and retained thereafter.

Reason: In the interests of highway safety.

(8) All existing vehicle crossovers shall be reinstated to footway and full details of which shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out prior to the occupation of the flats hereby permitted.

Reason: In the interests of highway safety.

Application No: **N/2005/22**
 Location: **Edwards, 45-47 The Drapery**
 Proposal: **Variation of condition no.1 of planning permission N/2001/1387 to allow extended opening hours**

REFUSAL for the following reason:

(1) The proposed extension of opening hours would result in increased noise and general disturbance at anti-social hours detrimental residential amenity contrary to Policies E21 and H20 of the Northampton Local Plan.

Application No: **N/2005/24**
 Location: **177 Wellingborough Road (Belly Bumpers)**
 Proposal: **Change of use from retail (Class A1) to property management office (Class A2)**

APPROVAL subject to conditions and for the following reason:

The proposal would not reduce the length of frontage in non-shop use to an unacceptable proportion nor undermine the vitality or viability of the local centre and is in accordance with Policy R9 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 a front window display shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved being brought into use and retained thereafter.

Reason: To avoid the appearance of dead frontage in the interests of the amenity and vitality of the locality.

Application No: **N/2005/39**
 Location: **177 Wellingborough Road (Belly Bumpers)**
 Proposal: **Change of use from retail (Class A1) to property management office (Class A2)**

APPROVAL subject to conditions and for the following reason:

The proposed development is considered to be appropriate to maintain the use and viability of the existing facilities and will not create any detrimental impacts in terms of its siting, design and layout; traffic congestion; parking; noise and disturbance; or damage to the landscape or ecology in accordance with Policies E1, E9 and L27 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) No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

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

(4) 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 the Local Planning Authority gives written consent to any variation.

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

(5) All trees shown to be retained in the approved plans shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Local Planning Authority before any development works shall

take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

(6) The external walls of the building shall be applied with a clear anti graffiti system prior to the development hereby permitted being first brought into use.

Reason: In order to ensure adequate protection of the building from vandalism.

(7) Prior to the development hereby permitted being first brought into use, detail of the use and design of the attendant's area shall be submitted to and approved by the Local Planning Authority and retained thereafter.

Reason: In the interests of adequate personal safety.

(8) Prior to the commencement of construction work on the site, details of the builder's compound and access routes shall be submitted to and approved by the Local Planning Authority and carried out in accordance with the approved details.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

(9) 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 any of the elevations of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: In the interests of reducing the potential for vandalism and to safeguard the amenities of the surrounding area.

Application No: **N/2005/40**
 Location: **13 Abington Park Crescent**
 Proposal: **Demolition of house and erection of a pair of semi-detached houses**

APPROVAL subject to conditions and for the following reason:

The site lies within a primarily residential area as shown on the adopted Local Plan. The development is in scale and character with surrounding development and does not detract from the setting of Abington Park, a Locally Important Landscape Area. Following consideration of policies GS1, GS2, GS3, GS4, GS5, H1 of the Northamptonshire County Structure Plan and Policies E9, E20, E22, H6, H15 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 details and or/samples of all proposed external facing materials shall be submitted to and be approved by the Local Planning Authority prior to the commencement of construction work on site.

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

(3) Before development commences, precise details of the driveway construction to Plot 2, including extent, existing and proposed ground levels, and cross-sections, shall be submitted to and approved in writing by the Local Planning Authority. The driveway construction shall be carried out fully in accordance with the approved details.

Reason: to ensure the long-term future of the Protected trees.

(4) Before development commences details shall be submitted to and approved in writing by the Local Planning Authority showing the routing of all services, sewers and soakaways. The development shall be implemented fully in accordance with the approved details. No services shall be routed to the west of the proposed building.

Reason: to ensure the long-term future of the Protected trees.

(5) Before any works commence on the site, detailed plans shall be submitted to and approved in writing by the Local Planning Authority showing the construction and alignment of fencing to be erected to protect the Protected trees, and shrubbery in the western part of the site. The fencing shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development including demolition and soil stripping, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area no alteration shall be made to existing ground levels, no excavations shall be made, no vehicles shall be driven or plant site, no materials shall be stored and no bonfires shall be lit.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

(6) Before development commences precise details of the means of enclosure to all the site boundaries shall be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected before either of the dwellings is first occupied and shall be retained thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

(7) Notwithstanding condition 6 above, the existing frontage hedge/fence shall be retained, apart from the removal of a 3.5m length to provide a driveway to Plot 2.

Reason: In the interests of the visual amenity of the area.

Application No: **N/2005/55**
 Location: **42 Stimpson Avenue**
 Proposal: **Change of use from dwellinghouse to respite care home together with two storey side extension**

APPROVAL subject to conditions and for the following reason:

Despite being located in a predominantly residential location, the proposed use, given its small scale nature and the benefits it brings to the community is an acceptable form of

development without causing undue harm to interests of acknowledged importance, in accordance with Policies E20, H18, H19, H29, H30, H31 and B20 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) The premises shall be used for a respite care home and for no other purpose (including any other purpose in Class C2 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.

(4) All existing vehicle crossovers shall be reinstated to footway and full details of which shall be submitted to and approved in writing by the Local Planning Authority and the works carried shall be carried out prior to the development being first brought into use.

Reason: In the interests of highway safety.

Application No: **N/2005/65**
 Location: **80 Kingsley Park Terrace (Bruno's Pet Store)**
 Proposal: **Change of use from shop (Class A1) to internet café (Sui Generis)**

APPROVAL subject to conditions and for the following reason:

The proposed use is considered appropriate within the local centre and not likely to undermine its vitality or viability or result in loss of amenities through undue noise and disturbance in accordance with Policy R9 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 premises shall be open only between the hours of 08:00 to 20:00 Mondays to Thursdays and 08:00 to 21:00 Fridays to Saturdays and 10:00 to 19:00 on Sundays and Bank or Public Holidays.

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

(3) 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 used for the permitted purpose and retained thereafter.

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

(4) The premises shall not be used for the sale of hot-food for consumption off the premises.

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

(5) The development 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.

(6) A scheme shall be submitted to and approved in writing by the Local Planning Authority 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 and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

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

Application No: **N/2005/71**
 Location: **45 Pleydell Road**
 Proposal: **Conversion of existing house to 2no. one bed flats with a two-storey side extension to create one bed dwelling unit**

REFUSAL for the following reasons:

(1) The conversion of the existing house into two flats plus the creation of an additional dwelling together with the removal of an on-site parking space will lead to additional on-street parking to the detriment of the amenities of existing residents contrary to Policies H6 and H25 of the Northampton Local Plan.

(2) The proposed design of the extension fails to respect the prevailing character both in the area in general and the host dwelling in particular. The development would represent a visually intrusive feature contrary to Policy E20 of the Northampton Local Plan for these reasons.

Application No: **N/2005/110**
 Location: **Land adjoining 35 Horseshoe Street**
 Proposal: **Construction of single storey retail unit for sale of hot foods**

APPROVAL subject to conditions and for the following reason:

The development lies on an edge of town centre site where this use is appropriate and is in accordance with policy R1 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 details and or/samples of all proposed external facing materials shall be submitted to and be approved by the Local Planning Authority prior to the commencement of construction work on site.

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

(3) Before the building is first brought into use, a new pedestrian guard rail (as shown on the approved plan) shall be installed on the Horseshoe Street frontage. The precise specification of the railing and its location shall previously have been agreed with the Local Planning Authority and the Highway Authority.

Reason: In the interests of highway safety

(4) Before the building is first brought into use, a "no parking" sign shall be displayed adjacent to the carriageway in Horseshoe Street, on the frontage of the application site. The precise specification of the sign and its location shall previously have been agreed with the Local Planning Authority and the Highway Authority.

Reason: In the interests of highway safety

(5) A scheme shall be submitted to and approved in writing by the Local Planning Authority 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 and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

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

(6) 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 retained thereafter.

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

(7) The area shown for the storage of refuse shall be implemented prior to the premises being used for the permitted purpose and retained thereafter.

Reason: In the interests of amenity.

(8) The boundary walls on the Horseshoe Street frontage shall be completely fully in accordance with the approved plans before the premises are first brought into use and shall be retained as such thereafter.

Reason: In the interests of visual amenity.

(9) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: In the interests of archaeological research.

PLANNING COMMITTEE

2 MARCH 2005

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/2003/573 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/2004/200 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/2004/606 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/2004/1104 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/2004/1294 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 Edgemean 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
N/2004/1403	Residential development for 24 flats – outline application at 101-103 Berrywood Road
N/2004/1450	New office two storey building g at Plot 1, Phase 2, The Lanes, Bedford Road
N/2004/1488	Covered yard area at MISWA Chemicals Ltd. 54 Caswell Road, Brackmills Ind Est
N/2004/1512	Proposed residential development – outline application at former Semilong Service Statio, St Andrews Road
N/2004/1597	20 unit commercial dog boarding kennels at Broad Acres, Bedford Road, Little Houghton
N/2004/1621	Garden shed/summerhouse – retrospective at 14 Cottesbrooke Gardens
N/2004/1641	Courtyard infill and alteration at John Clare Unit, St Andrews Hospital, Billing Road
N/2004/1674	Proposed 2no. two bedroom semi-detached houses – Outline Application at 109/111 Lower Thrift Street
N/2004/1687	Demolition of office block and erection of flats – Outline Application at 173 Bridge Street
N/2004/1688	C/U to eight apartments at 173 Bridge Street
N/2004/1708	Four storey office development with associated car and cycling parking at Plot 2, Phase 2, The Lakes, Bedford Road
N/2004/1715	Pursuant to outline planning permission 97/0732: A) Approval of all reserved matters for the erection of a warehouse unit for uses within Class A8; and B) Approval in relation to conditions 12 and 14 at Plot 400, Cob Drive, Swan Valley
N/2004/1718	Internal and external alterations and conversion to mixed use development of 9no. office units and 20 flats (Class C3) at former Angel Hotel, 21-23 Bridge Street
N/2004/1719	Internal and external alterations and conversion to mixed use development of offices (Class A2) and 20no. flats (Class C3) at former Angel Hotel, 21-34 Bridge Street
N/2004/1728	Single storey rear extn incorporating new boundary wall to no.29 Orangsay Close, together with change of use from Class D2 to public hall (Class D1) at Sports Pavilion, Penfold Lane, Great Billing
N/2004/1762	C/U to 6no. residential units including roof replacement at 32 Gold Street
N/2004/1809	Erection of 2no. buildings to form 12no. industrial units (Use Classes B1, B2 and B8), parking an boundary enclosures at land adjacent to Tweed Road, Weedon Road Ind Est
N/2005/30	Construction of residential development at land at St Andrews Street/Broad Street
N/2005/31	Residential development of 205no. dwellings – approval of reserved matters at Site B, Upton

NEW APPLICATIONS

N/2005/78	Conversion and extn of existing dwelling into 4no. flats at 32 Langdale Road
N/2005/81	C/U to health and beauty clinic at 10 Cheyne Walk
N/2005/112	New school with new access, parking and associated access road at St Lukes Primary Scgool adjacent Princess Marina Hospital, Duston
N/2005/118	Variation of condition no. 2 of outline planning consent N/2001/493 (planning use Class A3, development of a public house) to allow extn of time at land adjacent to Cotton End, Southbridge West
N/2005/143	Construction of a 2m high bund at Delapre Park, London Road
N/2005/144	Residential development of 103no. units at Area E. St Crispin Hospital site, Duston
N/2005/165	C/U to 4no. self-contained flats at 6/8 St Michaels Avenue
N/2005/177	Integrated care centre at Phase 2, Riverside Business Park
N/2005/207	New workshops with ancillary office at land off Kettering Road North
N/2005/219	Residential integrated primary care trust centre at land east of Upton Way, south of Walter Tull Way, west of Storton Pits, Upton

Northampton Borough Council**Licensing Committee****Tuesday, 8 March 2005**

Present: Councillor Stewart (Chair); Councillor Taylor (Deputy Chair); Councillors Beardsworth, Caswell, Duncan, Markham, Wire and Woods

1. Apologies

Apologies for absence were received from Councillor Roy.

2. Minutes

The minutes of the meeting held on 25 January 2005 were agreed and signed by the Chair.

3. Deputations / Public Addresses

Resolved: (1) That Mr Swift, Councillor Crake and Mr Bullock be granted leave to address the Committee in respect of Item 5 – “Review of the Public Entertainment Licence, The Sunnyside, Boughton Green Road”.

(2) That Mr Thompson and Mr McManus be granted leave to address the Committee in respect of Item 6 – “Review of the Public Entertainment Licence, Jekyll and Hyde, Wellingborough Road”.

(3) That Mr Thompson, Mr McManus and Ms Harvey be granted leave to address the Committee in respect of Item 8 – “Application for the Grant of a Public Entertainment Licence, The Workhouse, Wellingborough Road”.

(4) That Mr Thompson and Mr Sphoggaras be granted leave to address the Committee in respect of Item 9 – “Application to vary the Public Entertainment Licence for Hush, Albert Place”.

(5) That Mr Ward, Mr Willsher, Mr Kean, Mr Paige, Mr Russell, Mr A Achiampong and Mr P Achiampong be granted leave to address the Committee in respect of Item 10 – “Age Limit of Private Hire Vehicle”.

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

There were none.

5. Review Of The Public Entertainment Licence, The Sunnyside, Boughton Green Road

The Licensing Officer reminded Members that the PEL had previously been renewed, but was due to be reviewed after six months due to a number of objections at that time. The renewal of the licence had been

completed in August 2004 after the necessary work had been carried out. Local residents had been advised of the review, and as such four letters of objection had been received.

Mr Swift, Licensee, advised the Committee that the agreed work had been carried out and that Environmental Health had inspected the premises. Regular meetings with local residents had also been held. Regarding the type of entertainment held on the premises, Mr Swift advised that private functions, such as birthdays and weddings, were mostly held, but there were occasional tribute bands. Councillor Woods questioned the time that customers left the premises on the nights with later hours, as many of the resident's concerns were about the noise made outside the premises. Mr Swift advised that security staff ensured that the premises were cleared by 12.20am.

Councillor Crake, Ward Councillor, addressed the Committee stating that she represented many of the local residents. She commented that the last meeting between the Licensee and residents had been cancelled and that residents were not aware that the work had been carried out. One of the first events since the work had been carried out was held on St Valentine's Day and this had been very noisy. She further advised that residents were not against the renewal of the Licence, but were requesting that this be reviewed again after 6 months in order to assess the effects of the work during the summer months.

Mr Bullock addressed the Committee and commented that since the work had been carried out the amount of noise had reduced dramatically, although this might be because not as many events had taken place. However, he had concerns about the fire doors as these could still be propped open and felt that this was likely to be especially problematic during the summer months. Since the work had been carried out, 3 complaints about noise had been made due to the fire doors being opened. Mr Bullock also commented that the meetings with residents had been held during the day, which prevented people who worked from attending. Councillor Crake agreed to liaise with the Licensee to organise meetings convenient to most.

Councillor Beardsworth proposed, and Councillor Taylor seconded, that the PEL be renewed for a further 6 months from 5 April, with the condition that notices be displayed requesting patrons to be as quiet as possible when leaving the premises and that the Licensee holds bi-monthly meetings with local residents.

Resolved: (1) That the Public Entertainment Licence be renewed for a further 6 months, for the current permitted hours, dated from 5 April 2005, on the proviso that notices requesting quiet on leaving the premises be displayed and that bi-monthly meetings be held with residents.
(2) That the Public Entertainment Licence be reviewed 6 months after 5 April, with a view to renewing for 12 months if these stipulations had been met.

NB: Councillor wire voted against the application.

6. Review Of The Public Entertainment Licence, Jekyll And Hyde, Wellingborough Road

The Licensing Officer reminded Members that the PEL had previously been granted, but was due to be reviewed after six months due to a number of objections at that time. The renewal of the Licence had been completed on 18 August 2004.

Mr Thompson and Mr McManus addressed the Committee and spoke in support of the application. The building work had been completed and a noise limiter had been installed, which cut out at 90 decibels. The previous problem of residents being awoken by bottles being thrown into a skip late at night had been resolved. The Licensing Officer advised that residents adjacent to the premises had been consulted with and as a result one letter had been received. No objections had been received from the Police or environmental Health.

Resolved: That the Public Entertainment Licence for the standard permitted hours be renewed.

7. Application For The Grant Of A Public Entertainment Licence, Ecton Brook Community Centre, Ecton Brook Road

The Licensing Officer advised that the application was for new premises and would be a mirror image of the existing Licence. No objections had been received.

Resolved: That the application for a Public entertainment Licence for the hours 9am to 11.45pm, Monday to Friday, be approved.

8. Application For The Grant Of A Public Entertainment Licence, The Workhouse, Wellingborough Road

The Licensing Officer outlined the application and stated that the occupancy figure was 450 persons. The application had been the subject of two separate planning appeals, which had been resolved. Consultation had been made with abutting premises, to which there was no response.

Mr Thompson addressed the Committee and stated that a noise limiter would be installed on 15 March and that if the application were granted the Licence would be provisional until the noise limiter had been installed and approved by Environmental Health.

Ms Harvey addressed the Committee and stated her objections to the application. She commented that many people using the premises parked their cars in Portland and Exeter Place and that a lot of anti-social behaviour took place when people returned to their cars. She further commented that large numbers of people used the various establishments on the Wellingborough Road and requested that environmental Health monitored noise levels.

Mr Thompson responded that The Workhouse could not be held solely responsible for all anti-social behaviour in the vicinity and that some of these issues had been resolved at the planning stage. He further noted that the premises were covered by CCTV.

Licensing Sergeant Burbage advised that no reports of incidents at the

premises in the last six months.

Resolved: That the application for the grant of a Public Entertainment Licence, for the hours Monday to Thursday 10am to midnight; Fridays and Saturdays 10am to 1am and Sundays 12 noon to 12 midnight, be granted, subject to the installation and approval of a noise limiter.

9. Application To Vary The Public Entertainment Licence For Hush, Albert Place

The Licensing Officer outlined the application and stated that the previous problems with the digital CCTV system had been resolved.

Councillor wire commented that there had been two serious assaults on the premises and questioned whether there had been any more. Licensing Sergeant Burbage commented that there were occasional incidents of assault at the premises, but that the applicant and door staff assisted the police with CCTV footage and did everything possible to ensure the running of safe premises.

Resolved: That the application to vary the hours to Sundays and Easter Sunday - 12 noon to 12.30am and Sundays prior to Bank Holidays –12 noon to 2am be granted.

10. Age Limit Of Private Hire Vehicle

Mr S Ward, Mr K Willsher, Mr M Kean, Mr I Paige, Mr S Russell, Mr A Achiampong and Mr P Achiampong addressed the Committee and spoke against the proposals.

Mr Ward, speaking on behalf of Private Hire drivers, commented that the age of a vehicle had little bearing on its condition and cited examples of vehicles that were still in excellent condition, despite being as much as fifteen years old. He stated that he ran a number of cars, which he bought at around 6 years old, from auctions or the newspapers and would not consider buying a vehicle that was not fitted with electric front windows or central locking for driver safety reasons. Mr Ward outlined the cost implications of the proposals and stated that this would be borne out by the customer. He also commented that alternative suggestions had been made to the enforcement officers, but these had not been considered in the report.

Mr Willsher addressed the Committee, stating that he was Chair of the Private Hire Association, representing about 75% of the private hire trade. He reiterated that age was not the fundamental factor affecting the faults or condition of vehicles, but how vehicles were looked after. The most economic vehicles were 5 years old. Mr Willsher commented that drivers currently worked 60-70 hours a week and that to impose an age limit would pressure drivers into working longer hours to cover the expenses incurred. He added that to survive the implementation of this policy, fares would have to be increased by at least 50%. In response to questions regarding the vehicles he owned, Mr Willsher advised that he ran A1 Cars, and that all his vehicles were valeted every week.

Mr Kean, Secretary of Northampton Private Hire Association, stated his

concerns about the financial aspect of the proposed policy to the Committee. He calculated that it would mean 100 private hire vehicles would be taken off the road almost immediately; one company would lose 23 cars and would therefore face potential bankruptcy and overall up to 200 drivers would be out of work. As a consequence, members of the public would lose out because of the longer waiting times.

Mr Paige noted that he ran 7 Mercedes, all of which were at least 10 years old and were serviced regularly. He also reiterated that the condition and cleanliness of a vehicle was not dependent on age but on how well it was looked after. In terms of safety, he questioned whether there were any records of anyone injured or killed by a private hire vehicle older than 8 years old. He stated that flagging caused a much bigger danger to the public, by nature of the vehicle being uninsured. Mr Paige also felt that these proposals should be discussed at informal meetings as the Committee meeting felt too confrontational.

Mr Russell pointed to the wider implications of the policy. Many people relied on the private hire industry for their journey's to work, as public transport was not always convenient or reliable. He felt that, should the proposals be implemented, the industry would not be able to cope with this, particularly in terms of the future population increase. He commented that there was no substance to the policy and urged the Committee to reject it.

Mr A Achiampong stated his concerns that the proposals would have a detrimental effect on the financial aspect of his company (Mayfair), as he would not be able to meet the costs of the finance borrowed to buy the company. He felt that the proposals needed extensive consultation and requested that they be deferred to that end.

Mr P Achiampong commented that Mayfair would lose 50% of its cars if the proposals were implemented and that taxi fares would have to be increased to cover the costs of running the company. He expressed concerns that many people would become unemployed as a result of the proposals.

Mr Paige reiterated that the best way forward was through consultation and co-operation and that the introduction of an age policy would be a bombshell to the industry.

Members of the Committee discussed the need to achieve safety and cleanliness of vehicles, as well as how best to eradicate the 'rogue' element of drivers. It was agreed that a rapport between the trade and Council officers needed to be established in order to accomplish this. Councillor Woods suggested that there was a need for both the regular testing of vehicles and the ability for officers to be able to pull over vehicles at random to stop the rogue element. He also questioned whether there was a real concern about safety.

Councillor Woods proposed and Councillor I Markham seconded that the recommendation that all vehicles be subject to an age policy when application is made for a Private Hire Vehicle Licence be rejected.

Councillor Woods proposed and Councillor I Markham seconded that the

recommendation that all Private Hire Vehicles have an engine capacity of at least 1600cc be rejected.

Councillor Woods proposed and Councillor Caswell seconded that members of the trade and the Council's enforcement officers liaise to find a suitable testing regime.

Resolved: (1) That the recommendation that all vehicles be subject to an age policy when application is made for a Private Hire Vehicle Licence be rejected.
 (2) That the recommendation that all Private Hire Vehicles have an engine capacity of at least 1600cc be rejected.
 (3) That one representative from each private hire company and the Borough Council's Enforcement Officers liaise, to devise an agreeable testing policy.

11. Application To Vary The Public Entertainment Licence, Happy Hours, Bridge Street

Item deferred.

12. 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.

13. Application For Private Hire Drivers Licence

The Licensing Officer submitted a report advising the Committee of an application for a Private Hire Drivers Licence and elaborated thereon. He presented the Committee with a list of the Applicant's previous convictions. The Applicant addressed the Committee and stated his case for application.

The Committee went into private session and the Solicitor advised Members that they were under a duty to grant the Licence unless they were satisfied that the applicant was not a fit and proper person to hold a licence. In determining this, the Rehabilitation of Offenders Act 1974 (Exceptions) Order 1975 provides that private hire licences are excepted licences, meaning that any relevant convictions, spent or otherwise, may be taken into consideration.

The Applicant was invited back into the room. The Solicitor explained the advice given to the Committee and that the Committee would now vote. The Solicitor further commented that the applicant had a right of appeal to the Magistrates Court if he was dissatisfied with the Committee's decision.

Resolved: That the application for a Private Hire Drivers Licence be refused on the grounds that the Applicant was not considered to be a fit and proper person to hold such a licence.

NORTHAMPTON BOROUGH COUNCIL**RECOVERY BOARD****Thursday, 10 March 2005****PRESENT:** Councillor Hadland (Chair); Councillors Barron, Church, Marriott and Woods

C. Thomas Corporate Director

R. Sandhu

ACTION**1. APOLOGIES**

Apologies were received from Councillor Larratt.

2. CORPORATE PLAN

A draft Corporate Plan was circulated it being noted that previously agreed changes would be incorporated in the version to be submitted to the Executive on 14 March. Following Overview and Scrutiny, the Print Services Unit was looking as to how the font size could be maximised without destroying the format of the pages (it being noted that ultimately the page size of the document could be changed) and that in respect of the leadership of the Authority adjustments had been made to include Overview and Scrutiny. It was noted that the ODPM had recommended that the Executive and Overview and Scrutiny needed to be clearly separated within the Plan. The Executive would be requested to approve the Plan for adoption by Council. Further thought would be given to the positioning of Overview and Scrutiny within the document.

It was agreed that another meeting be arranged to discuss the Corporate Plan and that the position of the political structures review the future role of the Recovery Board and consideration of high level milestones would form the main items of business.

3. WORKSHOP

C Thomas commented that the Council was operating in extraordinary times and that trust between Councillors and Councillors, and between Councillors and Officers had, in some respects, suffered. The timescale set for the Corporate Plan was by third parties and would have not have otherwise been of the Council's choosing. The ODPM were of the opinion that some issues had not proceeded quickly enough following the publication of the CPA and believed that Councillors needed to have a clear vision of what needed to be done. The team supporting the Recovery Board was doing extraordinary work and was trying to improve the levels of trust.

He further commented on a recent meeting the Chief Executive had had with Nick Raynsford at the County Council building where he had stated that he had been pleased with the progress that the Council had been making and it was understood that these comments had been repeated in other places. Councillor Hadland referred to a letter received by the Council some two weeks previously which in effect had expressed disappointment in the progress of the Council was making. There was a feeling that clarification was required on the mixed messages that were coming from ODPM.

In respect of a presentation on the Corporate Plan Councillor Barron commented that there were too many important people missing from this particular meeting and also commented a further discussion on the future of Recovery Board needed to be had. He also referred to the recent session on Political Structures and an apparent lack of progress since then. It was agreed that another meeting on the Corporate Plan needed to be arranged.

K Sugden commented that the Recovery Board would be required for the foreseeable future whilst the Root and Branch review was taking place. It was her understanding that the reviews would be reported back to the Board. She also commented that it would be useful for Councillors to reaffirm the position in respect of redundancies. Councillor Barron commented that the three groups had made this guarantee that there would be job for all remaining employees. A photo shoot had taken place to support an article but nothing since had appeared. C Thomas commented that it was necessary for the Council to be able to back this up and it was noted that the layer of management below the Service Heads was not the 65 posts that had been previously thought but was closer to 83 or 84.

K Sugden commented that employees had been through a tremendous amount in the previous 18 months and suggested that a voluntary registry of early retirements and/or voluntary redundancy be set up. The lessons of the experience of dealing with the Head of Services needed to be learnt and the Council's position restated following this. Councillor Barron cautioned that the expectations of employees should not be raised by asking for expressions of interest in voluntary redundancy or early retirement if at the end of the day this was not required.

G Sandhu presented a workshop on the interrelationship of performance, service plans and programme and projects, and the supporting process that would link these together. He circulated an example quarterly KPI summary table based on that used by Sheffield City Council. He commented that it would be necessary for members to import into the strategic milestones.

It was noted that the ODPM was saying that any KPIs within the bottom quarter would mean the Council remaining categorised as poor. It was commented that Mary Perry would be leaving the Government Monitoring Board and be replaced by a new person who would examine the Council's performance. It was also noted as ironic, that the Audit Commission and others had no guidance to offer as to how the Council could achieve higher CPA ratings, however, they remained able to criticise the Council for the actions that it did take.

Ringo was thanked for his presentation and it was agreed that liaison with Recovery Board members could be undertaken by e-mail in advance of Recovery Board meetings.

The meeting concluded 1905 hours.

NORTHAMPTON BOROUGH COUNCIL**EXECUTIVE****Monday, 14 March 2005**

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

1. APOLOGIES

None.

2. MINUTES

The minutes of the meeting of the Executive held on 21 February 2005 were signed by the Chair.

The Chair welcomed David Taylor, Corporate Director to the Council and noted that he would formally joining the authority after Easter 2005.

3. DEPUTATIONS/PUBLIC ADDRESSES

- RESOLVED: (1) That Councillor Woods be granted leave to address Executive in respect of item 11 "Corporate Plan" and item 12 "Car Park Prices".
- (2) That Councillor Beardsworth be granted leave to address Executive in respect of item 13 "Northamptonshire Supporting People Strategy".

4. DECLARATIONS OF INTEREST

None.

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

None.

6. RECOVERY PLAN (LC)

The Chief Executive circulated a proposed letter to all members of the Council and commented that the Root and Branch Teams had been drawn from in-house employees and had now been trained and would include Trades Union representatives. She noted that good communication continued to be vital and that the intranet, e-mails, an internal poster campaign and meetings with employees and Councillors would all be used. It was noted that an intranet page "Moving Forward Together" was being used as a repository for all information to do with the Root and Branch Review.

The advertisement for the seven Corporate Managers posts had now been placed and because of an error in using a photograph of Oundle rather than Northampton the Municipal Journal would be publishing a further article by way of apology. The Chief Executive reported the success of the ODPM Task Force on Bullying in establishing that such behaviour should form part of Code Conduct monitored by the Standards Board for England. The Chief Executive noted that the Political Structure's Review would be a difficult but vital

piece of work on the subject of services she reported that a meeting had taken place with employees in Homelessness who had been empowered to take the initiative in dealing with these issues in the spirit as well as the letter of the law.

The Chief Executive commented that this item might be used to highlight particular issues of significance. It was timely to comment on the progress of negotiations with Northampton Town Football Club so as to unlock the best benefit of the Sixfields site. A letter had been sent to the club by the Leader of the Council expressing the Council's commitment to extending the stadium and seeking the long term future of the club. A project team had been put together to review the existing lease and the overall development of the site to the mutual benefit of the football club and the town as a whole. These considerations of course need to be conducted with due process.

RESOLVED That the report given by the Chief Executive be noted and
: that the approach of highlighting a particular project or aspect
that was current, be welcomed.

7. CORPORATE CAPITAL PROGRAMME 2004/05- 2006/07: MONITORING (FS)

Councillor Hadland as Portfolio Holder submitted a report setting out variations in the Corporate Capital Programme 2004/5 to 2006/7.

The Head of Financial Strategy commented that this would be the final report on the current year's programme and it would be used by the Council's External Auditors to judge the Council's performance against the programme. It was intended that projects with a variation greater than 5% would be individually reported by the Project Officer providing an explanation to the Executive. It was noted that there would be significant slippage from 2004/5 to 2005/6.

Comment was made that it would be helpful for Portfolio Holders to know what was happening to projects within their remit on a regular basis. The overall programme should ideally include when projects were to be delivered.

RESOLVED: That the variations set out in the Corporate Capital Programme for 2004/5 to 2006/7 as outlined in the report be approved.

8. NORTHAMPTON PLAYING PITCH STRATEGY (HE)

The Senior Sports Development Officer submitted a report commenting that originally concern had been expressed as the report identified a uniform population growth of 23% across the Town. However, more up to date population forecasts were not yet available and were not expected until the summer. Similarly, some comment had been made in respect of the community use of school sites and a County Council report on this was also not due until the summer. It was suggested that the Strategy should be regarded as a living document and that it be updated as information became available probably during the autumn.

The Chair commented that the County Council was looking to sell surplus land to help pay for the schools reorganisation, however, this Council's concern was the adequate provision of playing pitches across the Town. For example, it was important that the excellent pitches, such as those at the former Cliftonville school should be retained.

Councillor Tavener commented that it was up to Ward Councillors to be aware of planning issues in their areas affecting school sites and that the County Council had a lot of work to do to convince the public of their intentions in respect of the community use of school sites.

RESOLVED (1) That the recommended amendments in paragraph 2.2 of
: the report referring to paragraph 2.9 of the Strategy be

- approved.
- (2) That, subject to (1) above, the Playing Pitch Strategy be adopted.
 - (3) That the Strategy be updated in October 2005 to take into account any new population forecast and to include the County Council's community use of schools agreement with PFI providers in July 2005.
 - (4) That the Council's Sports Development and Planning function work in partnership with the Council on a site by site basis taking into account all other present and projected facilities in any particular partnership area.
 - (5) That the Council work with the County Council's Demographic Experts to provide estimates by July 2005 so that a revision to the strategy can be made.

NB Councillor Hill declared a non-prejudicial interest in this item and spoke and voted thereon.

D Alderson, Corporate Manager, declared a non-prejudicial interest in this item.

9. TRANSFER OF TOURISM RELATED SERVICES (PRT)

Item withdrawn pending the call-in to be held on 31 March 2005.

10. NORTHAMPTON CULTURAL MILE: DESIGN FOR STREET SCENE/ PUBLIC REALM IMPROVEMENTS (LC, PRT)

The Assistant Head of Planning submitted a report that had been prepared jointly with the County Council in respect of a consultancy to develop a set of design guidelines for the replacement of street furniture in respect of the Cultural Mile.

- RESOLVED:
- (1) That the County Council's Cabinet approve a Capital Grant of up to £45,000 to fund a consultancy to develop a set of design guidelines for the replacement of street furniture (in wider context) and improvements to the public realm in support of the Cultural Mile of Northampton.
 - (2) That the Borough Council's Executive approve a Capital Grant of up to £5,000 as partnership funding towards the project as set out in paragraph 7.2 of the report.

11. CORPORATE PLAN (LC)

The Head of Organisational Development and Improvement circulated a fourth draft of the Corporate Plan.

Councillor Woods commented that the Plan contained flaws. He felt that the changes in the draft circulated had been at the behest of the ODPM. Councillors suggestions appeared not to have been taken up. He particularly referred to page 7 and the statements as to Leadership and then to Overview and Scrutiny which appeared on page 11. There was no reference to full Council at all. This was not acceptable. He commented that the Plan should make it clear that the Executive had responsibility for the day to day running of the Council within the agreed budget and policy framework as determined by Council.

The Head of Organisational Development and Improvement commented that a table of suggested amendments had been circulated to Councillors and that Senior Management Team had debated at length the question of leadership. It was noted that the Local Government Act 2000 gave a clear explanation of the roles of the Executive and full Council

and that the wording in the Plan should reflect this.

A number of graphics issues were noted; the present draft was a culmination of consultation with employees, partners and members of the Government Monitoring Board. The Government Monitoring Board had to be satisfied that the plan would be "fit for purpose". It was intended that the final copy of the document would show a skyscape of Northampton. The pictures featured on page 3 would be adjusted to be of employees; a statement would be included on page 7 explaining the relationship between the Executive and Overview and Scrutiny and page 11 would be moved to page 9 as a frontispiece to Citizen Focussed Services. With reference to page 17 challenging but realistic targets would be set. In respect of shared ownership the wording would be adjusted to indicate that all housing developments over 15 units would have a 35% shared ownership element achieved by a variety of methods.

Councillor Tavener suggested on page 11 the word "governed" should be replaced by the words "led by".

The Head of Organisational Development and Improvement commented that the Plan would be signed off by the Government Monitoring Board on 24 March and would be presented to Council on 18 April.

The Chair thanked the Head of Organisational Development and Improvement and colleagues for their work to produce the plan.

- RESOLVED:
- (1) That subject to the following the current draft as amended by commended to the Government Monitoring Board and then to Council.
 - (2) That the typeface of the document should be Arial in point size 10.
 - (3) That the Chief Executive in consultation with the Portfolio Holder for Housing be delegated the authority to agree the statistics for inclusion in respect of Homelessness.
 - (4) That the Chief Executive in consultation with the Chair be delegated authority to agree any further amendments proposed by the Government Monitoring Board on 24 March 2005.

12. CAR PARK PRICES (PRT)

Councillor Woods commented that the report presented no real evidence of having taken into account the Overview and Scrutiny Committee's recommendation made the previous year. In particular, the report appeared to show short term price increases and no long term strategy. The Executive had at its meeting on 19 April 2004 accepted all the call-in recommendations. The report did not look at the long term viability of the town and the needs of the Council's customers. Now that the Mayorhold car park was back on stream the income figures did not appear to reflect this.

The General Manager, Parking and Security Operations submitted a report that proposed a general off-street parking increase of 10p per tariff with some exceptions. There were also changes to season ticket prices. The document referred to the strategy agreed by the Executive in January 2004 and the bulk season ticket prices agreed by the Executive in September 2004. The report also reflected the County Council's Transportation Policy and comparisons with other neighbouring authorities showed that car parking prices within the Borough were very competitive. Discussions on the report had been held with the Town Centre Partnership's Access Sub-Group and with the Town Centre Manager. Whilst it is too

early to say what effects of the transfer of the Mayorhold Car Park to pay on foot were, so far the two hour tickets seemed to be the most popular with an average stay of 3 hours.

- RESOLVED:
- (1) That premier zone tariffs increase by 10p per tariff with the following exceptions;
the one hour tariff to remain at 60p,
the five hour tariff to increase from £3.00 to £3.20,
the all day tariff to increase from £5.00 to £5.50.
 - (2) That the standard zone tariff increase by 10p per tariff with the following exceptions;
the one hour tariff to remain at 50p,
the evening tariff where applicable to remain at 60p,
the coaches tariff to increase from £6.20 to £6.50.
 - (3) That season tickets and contract parking increase by £10 per month for five, six and seven day tickets in both the Premier and Standard Zones.
 - (4) That bulk season ticket prices increase proportionate to season ticket and contract parking increases with the appropriate discounts for volume as agreed by the Executive in September 2004.
 - (5) That a further report be submitted to the Executive indicating how the recommendations of the Overview and Scrutiny Committee had been incorporated into the report's proposals.

NB Councillor Larratt declared a potential pecuniary interest in this item and spoke but did not vote thereon.

13. NORTHAMPTONSHIRE SUPPORTING PEOPLE STRATEGY (H)

A Jepps from the County Council commented that Supporting People included sheltered housing, mental health and related services and brought together a number of funding streams. Up to 2003, costs had been rising dramatically but with the imposition of service standards much of this had been curbed. The Extra Care Village provided a model of care within an intensive sheltered housing setting whilst allowing people a degree of independence. A review of the Council's sheltered housing provision would support the Village. Mental health services had been reviewed and some were good and some were not. In Northampton costs took virtually all Housing Benefit payments, so individuals could not learn to be independent. Homelessness was where costs had risen the fastest and there were issues of population drift to Northampton. It was hoped to re-provide services at a lower cost. It was also noted that Government funding would reduce in acknowledgement of the reduction in costs.

Councillor Beardsworth expressed some concern that if services were removed from Northampton to cope with population drift as to whether provision adequately existed outside of the town. She also expressed concerns in support for mental health and suggested that some surplus sheltered accommodation might be used as key worker accommodation.

Councillor Palethorpe expressed his thanks to Mr Jepps and his colleagues and shared the concerns expressed by Councillor Beardsworth. He noted the review of sheltered housing would look at both temporary housing units and secure tenancies.

- RESOLVED: That the five year strategy for supporting people in Northamptonshire and the implications for the Borough be endorsed.

14. DELAPRE ABBEY- PROGRESS (CL)

Councillor Hill, Portfolio Holder circulated a report that reviewed the current progress towards the creation of a Trust and the advice given by the Architectural Heritage Fund.

- RESOLVED: That the current progress into the investigation of Trust status be noted and in view of the advice given by the Architectural Heritage Fund approval be given to;
- (a) the formation of the Trust by a company limited by guarantee and its charitable registration within six months of this decision and
 - (b) that an options appraisal study be proceeded with to consider the future of the Abbey.

15. DELAPRE ABBEY- APPLICATION TO HOLD A BEER FESTIVAL (CL)

Item withdrawn.

16. PLANNING FOR GYPSY AND TRAVELLER SITES- PROPOSED NEW CIRCULAR (PRT)

The Head of Planning, Regeneration and Transportation submitted a report that set out the consultation paper from the ODPM entitled "Planning for Gypsy and Traveller Sites". Responses were required by 18 March 2005. It was noted that the Government were suggesting that local authorities in future would have to identify specific sites in Local Development Plans as gypsy sites. This was queried as to appropriateness given a tight urban area like Northampton and also in respect of the West Northamptonshire Development Plan Framework and the County Traveller Unit approach adopted within the County. It was also noted that the Government had given a Direction to Brentwood Council in respect of the need to provide gypsy sites within its area.

It was commented that the Council should not be confined to looking at sites within its own boundary and that the County Traveller Unit was due to report on potential county-wide sites in June 2005. It was noted that the challenge would be to provide sites that were reasonably close to shops, schools and medical facilities. It was noted that the Council was already committed to £0.5m refurbishment project in respect of the Ecton Lane Travellers Site.

- RESOLVED: (1) That the consultation draft of the Circular "Planning for Gypsy and Traveller Sites" and the changes it makes to the existing approach be noted.
- (2) That the comments contained in the report and amplified by the Executive be sent to the Office of the Deputy Prime Minister.

The meeting concluded at 20.06 hours.

NORTHAMPTON BOROUGH COUNCIL**RECOVERY BOARD****Tuesday, 22 March 2005****PRESENT:**

Councillor Lee Barron
Councillor Richard Church
Councillor Tim Hadland
Councillor Leslie Marriott
Councillor Anthony Woods

Kathy Sugden - GMB Branch Secretary
Clive Thomas - Corporate Director
Simone Wade - Head of Organisational Development & Improvement
R.Sandhu
C.Small

1 APOLOGIES

Apologies for absence were received from Councillor Larratt and M McLean, Chief Executive.

2 POLITICAL STRUCTURES

R Sandhu referred to the Political Structures Meeting the previous week and confirmed that following that meeting the agenda items would be member led. This had arisen following concerns expressed by members that the agendas had, up until this point, been initiated by other parties and did not necessarily reflect the aspirations of the members.

Councillor Church then referred to an e-mail that he had sent regarding specific issues arising from the political structures and which M Abela was currently pursuing. Councillor Church reaffirmed the view that it was imperative to get the full engagement of members and to this end it was essential that representatives from all the political groups were present at the Political Structures Meetings. It was noted that a further Political Structures Meeting had been scheduled for Wednesday 23 March and the various points raised by Councillor Church would be discussed at this meeting accordingly.

3 ROLE OF THE RECOVERY BOARD

The purpose of this item was for this group to give some consideration as to its future role and objectives, its links with the Political Structures Group and how its future role was viewed in terms of moving forward.

Councillor Church commented that originally he understood the Recovery Board's

role to be one of scrutinising the implementation of the Recovery Plan and to receive reports on this accordingly. However the Board seemed to be meeting less frequently now with no progress report on how things were moving forward with regards to the various Recovery projects. Also the proposal that different members of the Recovery Board would champion different aspects of the Recovery Plan had never been implemented.

Some discussion then ensued in terms of the Recovery Board's partnership and link with the Government Monitoring Board. Councillor Woods commented that the Board's role should be associated with monitoring the Recovery Plan. It was appreciated that the Board's role was now different to that when it was first established with more focus on the real issues that would bring about change and with matters moving forward by creating on-going dialogue outside the actual Board meetings. However, the role of the Board was still to receive details of the changes and it needed to be aware of the high level issues. Members generally concurred that the Recovery Board needed to change to be more focused and not just seen as a super-scrutiny.

Reference was then made to the need for some written terms of reference for the Recovery Board in order for it to become more focused and to be able to see what it was trying to achieve. To this end it was agreed that one representative from each political group be nominated to liaise with officers to produce a written set of Terms of Reference. It was agreed that Councillor Barron would represent the Labour group, Councillor Church the Lib Dem group and Councillor Larratt the Conservative group (Councillor Hadland to liaise with Councillor Larratt on this accordingly and to substitute for Councillor Larratt should he not be able to attend). It was agreed that this working group would then meet on Thursday 24 March at 2.30 pm and that R Sandhu would e-mail details of venue, etc, prior to the meeting.

One point made was that the Recovery Board needed to demonstrate joint working and cross party responsibility to the Government Monitoring Board.

Councillor Barron then referred back to the Political Structures' item, and to its first meeting, echoing some of the comments made by Councillor Church and commenting that this first meeting had been very constructive in terms of moving forward with members' wishes in terms of future agendas. This was encouraging as the subsequent meetings had proved disappointing and had failed to address a number of issues. Councillor Church referred to the e-mail he had sent which posed questions such as how the political groups inter-related, how the leaders inter-related and how the Mayoralty was to be allocated in years to come and which were as mentioned earlier being looked into.

4 STRATEGIC LEVEL MILESTONES

Discussion of this item was deferred and would be discussed at the Government Monitoring Board later in the week. In response to a query from Councillor Woods regarding the pie charts of the three new directorates that had been issued, M Abela advised that the charts had now been modified and would be re-issued. R Sandhu undertook to bring copies of the papers for the Government Monitoring Board to the

Political Structures Meeting the following day for members.

5 ROOT AND BRANCH REVIEW

This item was deferred.

6 UPDATE ON ACCOUNTABILITIES

This item was deferred.

7 OFFICE ACCOMMODATION

This item was deferred.

8 CORPORATE PLAN

S Wade reported upon the timetable with regard to the Corporate Plan to date. She advised that it had been submitted to Executive and it had been agreed that there would be some changes. It was due to be submitted to the Government Monitoring Board on Thursday of this week so that it could be submitted to full Council at its meeting on 18 April. Following consideration of the Plan at this meeting and the Government Monitoring Board the Leader of the Council had been given delegated powers to agree it following its consideration by these two groups.

S Wade then outlined the proposed changes and sought this group's views/comments accordingly.

The main issue was representations between Overview & Scrutiny, full Council, Management Team, the Executive, etc. There was a need to show that there was no overall control of the Council and she circulated pages 7 and 9 of the plan showing what was now proposed. Page 7 showed the relationship between the Executive and Scrutiny, full Council and the Corporate Management Team. Members having considered this agreed that the pictures and names of the Deputy Chairs of the Overview & Scrutiny Committees be left off and just the Scrutiny Chairs displayed. This would create a better balance between the seven Portfolio Holders of the Executive and the seven Overview & Scrutiny Committees. Also it was agreed that the wording "The Cast Leading the Way" be made more central on the page and that possibly the photograph of the Mayor and the Council Chamber be enlarged to create a more balanced picture. It was also agreed that the wording be amended to read "the Council consists of forty seven locally elected Ward Councillors".

With regard to page 9 members agreed this as circulated.

S Wade then advised that it was felt that there was the need for more reference to continuous improvement in the Plan and as such expanded on the prologue and epilogue of the Plan which she read out. It was considered that the slightly

amended wording tied in the performance management side of what the Council was trying to achieve. It was agreed that one slight amendment be made to this by the addition of the words "we are committed to continuous improvement".

S Wade then advised that other changes were with regard to targets. First was with regard to missed bin collections and there had been an addition to this to explain why the target was reduced.

With regard to Revenues & Benefits there was the question about whether the times to process the new claims were challenging enough and the question was asked whether the percentage for collecting Council Tax should be raised. It was agreed that this percentage be raised.

Another target was with regard to homeless families and in liaison with Councillor Palethorpe it had been agreed that the target of homeless families being moved from temporary into permanent accommodation should be moved from seventeen weeks to fifteen weeks by April 2006. This was duly agreed.

It was noted that in terms of sickness absence rates the new policy was now in place but that there would not be a reduction at the moment and it had been suggested that instead the Council would try to maintain the status quo i.e. thirteen days per annum and that the Council set itself a lower target in future. Some discussion then ensued in terms of the new sickness absence policy. S Wade undertook to explain to the Government Monitoring Board at its meeting on Thursday why the target would not be reduced from thirteen days at the present time.

The meeting concluded at 6.35 pm.

The meeting concluded at Time Not Specified

NORTHAMPTON BOROUGH COUNCIL**PLANNING COMMITTEE****Wednesday, 30 March 2005**

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

1. APOLOGIES

Apologies for absence were received from Councillor Evans.

2. MINUTES

The minutes of the meeting held on 2 March 2005 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED:**
1. That Councillor Hollis be permitted to address the Committee regarding application N/2005/0160 – Kingsthorpe Grove Primary School, Kingsthorpe Grove.
 2. That Mrs Isaacs and Councillor Glynane be permitted to address the Committee regarding application N/2005/0143 – Delapre Park boundary with London Road.
 3. That Roy French, Councillor Glynane and Ann Hulatt be permitted to address the Committee regarding application N/2005/1435 – Plots 100 and 150 Swan Valley.
 4. That Mr Roberts and Councillor Larratt be permitted to address the Committee regarding application N/2005/1288 – 29 Augusta Avenue.
 5. That Kay O'Reilly, J James, Councillor Simpson and L Scaccia be permitted to address the Committee regarding application N/2005/1676 – 15 Park Avenue North.
 6. That Edna Bradley be permitted to address the Committee regarding application N/2005/0109 – Eastfield Depot, Skiddaw Walk.
 7. That Carol Crossman and Mr Alcock be permitted to address the Committee regarding application N/2005/0209 – Land to the rear of 110-114 King Edward Road.
 8. That Gordon White and Rod Kilsby be permitted to address the Committee regarding application N/2005/0259 – 18/20 Kingsley Road.

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

CONSIDERED

RESOLVED: That the determination of the following items, which was considered by the Chair to be a matter of urgency because of the undue delay if consideration of it was delayed, be as follows:-

(A) N/2004/1631 - WOODVALE SCHOOL

Members were informed that Northamptonshire County Council had taken their objection regarding application N/2004/1631 – Woodvale School on board and had submitted details of alternative pedestrian and cycle links.

RESOLVED: That the report be noted.

(B) N/2004/1639 - LAND ADJACENT TO BBOB, ST ANDREWS ROAD

Members were also informed that they would receive an update regarding application N/2004/1639 under item 14.

RESOLVED: That the report be noted.

5. LIST OF CURRENT APPEALS AND INQUIRIES

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

Members were informed that, regarding application N/2004/0846 – Nene Valley Retail Park, Towcester Road, a Certificate of Lawfulness had been issued for development, but not for use, and the Appeal had been withdrawn.

RESOLVED: That the List and position be noted.

6. FRINGE AREA APPLICATIONS

There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**(A) N/2005/112 - ST. LUKES PRIMARY SCHOOL ADJACENT TO PRINCESS MARINA HOSPITAL**

The Head of Planning, Transportation and Regeneration submitted a report outlining the application to be considered by Northamptonshire County Council to build a new school with new access, parking and associated facilities at St Luke's Primary School, adjacent to Princess Marina Hospital and elaborated thereon.

RESOLVED: That Northampton Borough Council objects to the above application because of concerns regarding the design of the building, the proposed parking areas and the location of the proposed 'drop-off' point.

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

(Councillor McCutcheon also declared an interest in the above item, as a Member of Northamptonshire County Council, but did not consider his interest to be prejudicial,

and so remained and participated in the discussion and voting thereon.)

(B) N/2005/160 - DEMOLITION OF FOUR BUILDINGS AND EXTENSIONS AND CREATION OF ADDITIONAL CAR PARKING AT KINGSTHORPE GROVE PRIMARY SCHOOL, KINGSTHORPE GROVE

The Head of Planning, Transportation and Regeneration submitted a report outlining the application to be considered by Northamptonshire County Council to demolish four buildings and extensions and create additional car parking at Kingsthorpe Grove Primary School, Kingsthorpe Grove, and elaborated thereon.

Councillor Hollis agreed to waive her right to address the Committee pending consideration of this application at a future meeting.

RESOLVED: That this item be deferred.

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

(Councillor McCutcheon also declared an interest in the above item, as a Member of Northamptonshire County Council, but did not consider his interest to be prejudicial, and so remained and participated in the discussion thereon.)

(C) N/2005/261 - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW SINGLE STOREY SCHOOL WITH CAR PARKING, PLAYING FIELDS, HARD PLAY AREA, FENCING AND ANCILLARY WORKS AT DUSTON ELDEAN PRIMARY SCHOOL, MAIN ROAD, DUSTON

The Head of Planning, Transportation and Regeneration submitted a report outlining the application to be considered by Northamptonshire County Council to demolish the existing buildings and erect a new, single-storey school with car parking, playing fields, hard play area, fencing and ancillary works at Duston Eldean Primary School, Main Road, Duston, and elaborated thereon.

RESOLVED: That the Borough Council has no objection in principle, subject to:
 (i) comments from Environmental Health Officers being forwarded to the County Council; and
 (ii) Sport England and the Secretary of State (if necessary) being satisfied about the playing field provision.

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

(Councillor McCutcheon also declared an interest in the above item, as a Member of Northamptonshire County Council, but did not consider his interest to be prejudicial, and so remained and participated in the discussion thereon.)

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2005/143 - CONSTRUCTION OF 2M HIGH BUND AT DELAPRE PARK, BOUNDARY WITH LONDON ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application to construct a 2 metres high bund at Delapre Park, boundary with London Road, and elaborated thereon.

Mrs Isaacs addressed the Committee, commenting that the placement of a 3ft bund along the boundary of the park had already affected her view of the park. She asserted that the mounds did not deter car theft or the use of motorcycles in the park. She added that bunding along one of the main entrances into Northampton did not give a very good first impression of the Town.

Councillor Glynane was not present when called to address the Committee.

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

9. PRINCIPAL ITEMS

(A) N/2004/955 - CHANGE OF USE TO ROYAL MAIL DELIVERY OFFICE (SUI GENERIS USE) (RETROSPECTIVELY) AT STREAMLINE BUILDING RAVENS WAY

The Head of Planning, Transportation and Regeneration submitted a report outlining the retrospective application for a change of use to Royal Mail Delivery Office (Sui Generis Use) at Streamline Building, Ravens Way, and elaborated thereon.

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

(B) N/2004/1435 - GROUND LEVEL RAISING AT PLOTS 100 AND 150 SWAN VALLEY

The Head of Planning, Transportation and Regeneration submitted a report outlining the retrospective application for ground level raising at Plots 100 and 150 Swan Valley, and elaborated thereon.

Roy French addressed the Committee, referring to a photograph of Fox Close, taken during the Easter 1998 floods. He commented that when the water cannot go under the culvert, it backs up and goes sideways towards the application site which, with the extra soil placed on top, will be unable to accommodate such an event if permission is granted. He also referred to PPG 25 which states that a development must not impede water flow or cause problems elsewhere, commenting that this proposed development would do both.

Brendan Glynane also addressed the Committee, also referring to PPG 25, and to the Town and Country Planning Act, asserting that the current advice was that planning authorities should avoid inappropriate development on flood plains. He added that the developer should not be tipping 500 juggernauts-full of soil onto a functional flood plain.

Ann Hulatt addressed the Committee, commenting that the proposed development would raise ground levels to a level agreed in 2004, based on the advice of the Environment Agency, who had no objection to this application. She added that the Flood risk Assessment had shown that this development would not impede water flow,

and the proposals complied with PPG 25 and Local Plan policy.

RESOLVED: That the application be refused, contrary to officers' recommendations because of concerns regarding the possible effects of reducing the flood plain, as shown in the Decision List attached.

(Councillor Hoare declared a personal interest, which he considered to be prejudicial and so left the room for the duration of the item.)

(C) N/2005/118 AND N/2005/119 - VARIATION OF CONDITION NO2 OF OUTLINE PLANNING CONSENT N/2001/0493 (USE CLASS A3 DEVELOPMENT OF A PUBLIC HOUSE) TO ALLOW EXTENSION OF TIME FOR SUBMISSION OF RESERVED MATTERS UNTIL 8 MARCH 2007; AND VARIATION OF CONDITION NO2 OF OUTLINE PLANNING CONSENT N/2001/0495 (USE CLASSES B1 (BUSINESS), C1 (HOTELS), D1 (NON-RESIDENTIAL INSTITUTIONS) AND D2 (ASSEMBLY AND LEISURE) TO ALLOW EXTENSION OF TIME FOR SUBMISSION OF RESERVED MATTERS UNTIL 8 MARCH 2007 AT LAND AT SOUTHBRID

The Head of Planning, Transportation and Regeneration submitted a report outlining the retrospective application for the variation of Condition 2 of Outline Planning Consent N/2001/0493 (use class A3 development of a public house) to allow extension of time for submission of Reserved Matters until 8 March 2007; and variation of Condition 2 of Outline Planning Consent N/2001/0495 (use classes B1 – business, C1 – hotels, D1 – non-residential institutions, and D2 – assembly & leisure) to allow extension of time for submission of Reserved Matters until 8 March 2007 at land at Southbridge, and elaborated thereon.

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

(Councillor McCutcheon declared a personal interest, which he considered to be non-prejudicial, so remained and participated in the discussion and voting thereon.)

(D) N/2005/177 - INTEGRATED CARE CENTRE (OUTLINE APPLICATION) - LAND SOUTH OF SIXFIELDS AND EAST OF DUSTON MILL ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the outline application for an integrated care centre at land south of Sixfields and east of Duston Mill Road, and elaborated thereon.

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

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

The meeting was informed that Mr Roberts had withdrawn his objection regarding application N/2004/1288 – 29 Augusta Avenue, and so he did not address the Committee.

Councillor Larratt addressed the Committee, as Ward Councillor, commenting that he was pleased that the plans had been revised. He added that there was a need to look into what was going on in these premises and that there needed to be reassurance

that any business use currently being carried out there was not being extended as residents still had reservations regarding extended business use in the future.

Kay O'Reilly addressed the Committee regarding application N/2004/1676 – 15 Park Avenue North, listing her main concerns as the effect on traffic, parking and the overall character of the area. She stated that there was already heavy demand on available parking spaces, and that if 2 parking spaces were provided as part of the proposed development, an existing space would be lost to provide access to the development site. She added that the area was currently chiefly Victorian and Edwardian in character, and that historic areas such as this needed to be kept as they are.

Mr James also addressed the Committee regarding application N/2004/1676, stating that his bedroom window overlooks that garden that is to be developed, and that the character of the area had remained unchanged for the last 50 years. He added that the proposed building was significant in size, and that it would be taller than neighbouring buildings, the space would be interrupted by turning a garden into a car park, and there would be additional pressure on the street space (eg additional bins and demand for parking) and existing infrastructure (eg doctors).

Councillor Simpson addressed the Committee, as Ward Councillor regarding application N/2004/1676, stating that he considered this to be overdevelopment. He commented that the proposals would take up two-thirds of the existing garden, making it incompatible with other properties in the area.

L Scaccia addressed the Committee regarding application N/2004/1676, commenting that a parking space would not be lost, as there were currently double yellow lines along this stretch of road. She added that she had been advised by the Planning Department to make the roof higher so that it would fit in with other properties. She commented that this house was being built for her parents so only two people with one car between them would be living there. Attention had been paid to the Council's policies, the development would be self-contained and there would be no loss of facilities for others in the area.

Edna Bradley addressed the Committee regarding application N/2005/0109 – Eastfield Depot, Skiddaw Walk, commenting that the Borough Council's Housing Department supported the application in principle. She added that the cost assessments indicated a need to build eight flats to make the project viable, and that every effort had been made to address issues raised during the consultation period, for example the bin storage area.

Regarding application N/2005/0109, Members were informed that, further to concerns raised at the last meeting, wider consultation had been carried out in the area.

Carol Crossman addressed the Committee regarding application N/2005/0209 – land to the rear of 110-114 King Edward Road. She commented that the site was already heavily used and that there was a heavy and constant stream of traffic. An increase in activity would have implications for (particularly elderly) pedestrians. She asserted that building three houses on this site would ruin a traditional row of terraced houses when such areas should be protected. She added that this development would loom over neighbouring properties, casting permanent shadows over them. Ms Crossman also expressed concern at a possible 'domino' effect along King Edward road and Ardington

Road, adding that another resident had started to apply for permission to build on his garden.

Mr Alcock was not present when invited to address the Committee regarding application N/2005/0209.

Gordon White addressed the Committee regarding applications N/2005/0258 and 0259 – 18/20 Kingsley Road, commenting that, at the deadline, there had been no letters of support for this application on file. He asserted that the report being considered by Members was inaccurate and a decision should not be made based on inaccurate information.

Rod Kilsby also addressed the Committee regarding applications N/2005/0258 and 0259, commenting that much consideration had been given to avoid any negative impact on neighbouring residents. He added that the proposed extension was only slightly larger than the existing one and that there was no intention to increase the number of residents at the facility.

- RESOLVED:**
- (1) That applications N/2004/0606, N/2004/1444, N/2004/1512, N/2004/1745, N/2004/1773, N/2005/0051, N/2005/0109, N/2005/0165, and N/2005/0203 be approved as shown in the Decision List attached.
 - (2) That amended application N/2004/1288 be approved as shown in the Decision List attached.
 - (3) That application N/2004/1676 be refused, contrary to Officers' recommendations, as Members considered the proposals to be overdevelopment, as shown in the Decision List attached.
 - (4) That application N/2005/0209 be refused, contrary to Officers' recommendations, as Members considered that the proposals failed to provide adequate and useable parking, as shown in the Decision List attached.
 - (5) That application N/2004/1794 be deferred.
 - (6) That applications N/2005/0258 & 0259 be deferred pending a Members' site visit.
 - (7) That the withdrawal of application N/2005/0078 be noted.

(The Chair declared a personal interest regarding applications N/2005/0258 & 0259, which he considered to be prejudicial, and so left the room for the duration of the item. The Deputy Chair assumed the Chair for the duration of the item.)

(The remaining Members of the Conservative Group all declared personal interests regarding applications N/2005/0258 & 0259, as colleagues of the Chair, but none considered their interest to be prejudicial and so remained to participate in the discussion and voting thereon.)

11. ENFORCEMENT MATTERS

(A) PLANNING ENFORCEMENT MATTERS UPDATE

The Head of Planning, Transportation and Regeneration submitted for information a report outlining the particulars of enforcement matters that are currently outstanding and informing Members of the current status of each matter.

RESOLVED: That the report be noted.

(B) UNAUTHORISED CHANGE OF USE TO HOUSE IN MULTIPLE OCCUPATION AT 57 CLOUTSHAM STREET

The Head of Planning, Transportation and Regeneration submitted a report outlining the situation regarding the unauthorised change of use to House in Multiple Occupation at 57 Cloutsham Street, and elaborated thereon.

RESOLVED: That the Borough Council's Chief Solicitor be authorised to issue an Enforcement Notice requiring the unauthorised use to cease within 2 months of the Notice taking effect.

(C) UNAUTHORISED ERECTION OF A PROJECTING, VERTICAL ADVERTISEMENT TO THE FRONT ELEVATION OF 146-150 WELLINGBOROUGH ROAD (MAHARAJAH RESTAURANT)

The Head of Planning, Transportation and Regeneration submitted a report outlining the details of the unauthorised erection of a projecting, vertical advertisement to the front elevation of 146-150 Wellingborough Road (Maharajah Restaurant), and elaborated thereon.

RESOLVED: That the Borough Council's Chief Solicitor be authorised to instigate prosecution proceedings in respect of the unauthorised advertisement at 146-150 Wellingborough Road.

12. OTHER REPORTS

(A) RECONSIDERATION OF PLANNING APPLICATIONS APPROVED IN PRINCIPLE, FOLLOWING ADOPTION OF REVISED AFFORDABLE HOUSING SUPPLEMENTARY PLANNING STATEMENT

The Head of Planning, Transportation and Regeneration submitted a report, outlining recommendations regarding negotiation of increases in the Affordable Housing quota further to the adoption of the revised Affordable Housing Supplementary Planning Statement, and elaborated thereon.

- RESOLVED:**
- (1) That Officers negotiate an increase in the Affordable Housing quota in respect of those planning applications approved in principle, but undetermined at the time of the adoption of the revised guidance.
 - (2) That these applications be considered by the Committee if applicants are unwilling to provide the quantum of Affordable housing as set out in the Supplementary Planning Statement.

(B) THE TOWN AND COUNTRY PLANNING (RESIDENTIAL DENSITY) LONDON, SOUTH EAST ENGLAND, SOUTH WEST ENGLAND, EAST OF ENGLAND AND NORTHAMPTONSHIRE - DIRECTION 2005

The Head of Planning, Transportation and Regeneration submitted a report informing Members of the Town and Country Planning (Residential Density) London, South East England, South West England, East of England and Northamptonshire – Direction

2005, and elaborated thereon.

RESOLVED: That the Direction be noted.

(C) REQUEST FOR ARTICLE 4 DIRECTION TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR MOBILE PHONE MASTS AND BASE STATIONS AT CROCKETT AND JONES FACTORY, PERRY STREET

The Head of Planning, Transportation and Regeneration submitted a report outlining the request for an Article 4 Direction to remove permitted development rights for mobile telephone masts and base stations at the Crockett and Jones Factory, Perry Street, and elaborated thereon.

RESOLVED: That the Local Planning Authority does not make an Article 4 Direction in respect of mobile telephone masts and base stations at the Crockett and Jones Factory, Perry Street.

13. LISTS OF DELEGATED APPLICATIONS

(A) LIST OF DELEGATED APPLICATIONS APPROVED

The Head of Planning, Transportation and Regeneration submitted a List of Delegated Applications Approved during the period 3 February to 2 March 2005 for Members' information.

RESOLVED: That the report 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 3 February to 2 March 2005 for Members' information.

RESOLVED: That the report be noted.

14. LIST OF DEFERRED APPLICATIONS

The Head of Planning, Transportation and Regeneration submitted a List of Deferred Applications for Members' information.

Regarding application N/2004/1639, Members were informed that work had been carried out to address concerns raised at a previous meeting of the Committee regarding the appearance of the site, and reconsidered the request for permanent consent.

- RESOLVED:**
- (1) That the report be noted.
 - (2) That application N/2004/1639 be granted a permanent consent, as shown in the Decision List attached.

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. NON COMPLIANCE WITH ENFORCEMENT NOTICE NUMBER 09/2004 AT 597 OBELISK RISE

The Head of Planning, Transportation and Regeneration submitted a report outlining the details of the non-compliance with Enforcement Notice 09/2004 at 597 Obelisk Rise, and elaborated thereon.

RESOLVED: That the Chief Solicitor be authorised to instigate prosecution proceedings in respect of non-compliance with Enforcement Notice 09/2004.

<TRAILER_SECTION>

The meeting concluded at 9:55 pm

886
NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
30 MARCH 2005
DECISION LIST

Application No: **N/2004/606**
Location: **Former British Timken site, Duston**
Proposal: **Hydraulic containment system incorporating plant building,
sub-surface drainage ducting, abstraction wells and
landscaping.**

APPROVAL subject to conditions and for the following reason:

The proposed development is a necessary requirement of the redevelopment of the site, which would improve the overall condition and quality of the land, in accordance with Policies E3 and E21 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 building and associated plant and machinery shall be removed upon completion of the remediation works, to be agreed by the Local Planning Authority, with details of the proposed subsequent treatment of the land to be submitted to and approved in writing by the Local Planning Authority and thereafter retained.

Reason: To ensure the scheme deals adequately with risks associated with the contamination of the site and to secure a satisfactory standard of development.

(3) A scheme shall be submitted to and approved in writing by the Local Planning Authority 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 and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

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

(4) 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.

(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 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 the Local Planning Authority gives written consent to any variation.

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

Application No: **N/2004/955**
Location: **Streamline Building, Ravens Way**
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) Unless otherwise agreed in writing by the Local Planning Authority, the car parking spaces as shown on the submitted plan shall be laid out and provided within three months from the date of this planning permission. Thereafter the approved car parking spaces shall at all times be reserved for the parking of vehicles by staff and visitors and there shall be no storage of goods, materials, 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 implemented within three months from the date of this planning permission and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(3) A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority within three months from the date of this planning permission.

Reason: In the interests of amenity.

(4) 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 approval of the landscaping scheme, 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.

Application No: **N/2004/1288**
Location: **29 Augusta Avenue**
Proposal: **Single Storey Side Extension**

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 extension 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 and to ensure that the extension harmonises with the existing building.

(3) The existing conifer hedge marking the boundary between no. 29 and no. 31 Augusta Avenue shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity.

Application No: **N/2004/1435**
 Location: **Plots 100 and 150, Swan Valley**
 Proposal: **Ground level raising**

REFUSAL for the following reason:

The proposed land raising is considered contrary to the provision contained within PPG25 and will result in the loss of natural floodplain and pose a potential risk of flooding contrary to the Council's Supplementary Planning Guidance on Development and Flooding.

Application No: **N/2004/1444**
 Location: **Unit 1, Horsley Road**
 Proposal: **Change of use to vehicle storage and ancillary valeting and servicing**

APPROVAL subject to conditions and for the following reason:

The proposed development would introduce a use that is akin to the existing lawful business use of the premises and is appropriate to the Horsley Road Existing Business Area. The development would not be harmful to interests of acknowledged importance in accordance with the Development Plan and the aims and objectives of Government guidance / policy.

(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.

(2) The valeting and servicing of vehicles, and the delivery and collection of vehicles, shall only take place between the hours of 8am and 8pm. The premises shall be locked at all other times.

Reason: In the interest of general amenity.

(3) The valeting and car servicing elements of the use shall be ancillary to the vehicle storage use only.

Reason: To allow the Local Planning Authority opportunity to consider separate / commercial valeting and / or servicing.

(4) This permission shall enure for the personal benefit of Sally Edwards trading as Horsley Road cars for the use of the premises as car storage with ancillary/valeting and serving and shall not enure for the benefit of the land. If the applicants cease to occupy the premises, the use of the premises shall revert back to Class B8 storage.

Reason: The development proposed would not normally be appropriate in this location but is allowed solely on the personal grounds of the applicant.

Application No: **N/2004/1512**
 Location: **Former Semilong Service Station, St Andrews Road**
 Proposal: **Proposed residential development (Outline Application)**

APPROVAL subject to conditions and for the following reason:

Although the site is identified as existing recreation area in the Northampton Local Plan, it was previously used as a petrol station and is currently occupied by a vehicle rental company. The proposed development of this brownfield site is acceptable and in accordance with Policies E2, E20, H20 and L16 of the Northampton Local Plan.

(1) Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (“the reserved matters”) shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

(2) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(4) If the development hereby permitted is to have 15 or more dwellings, 35% of the total number of dwellings shall comprise affordable housing. Details of the proposed affordable housing shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application.

Reason: To ensure that adequate affordable housing is provided in line with the Local Planning Authority’s Affordable Housing Policy.

(5) Prior to the first occupation of the general market housing on the site, the affordable housing as approved shall have been built and allocated in accordance with arrangements to be first approved in writing by the Local Planning Authority.

Reason: To ensure that adequate affordable housing is provided in line with the Local Planning Authority’s Affordable Housing Policy.

(6) The affordable housing shall only be used for the purposes of providing housing accommodation to be occupied by households in need of rented affordable housing in Northampton and to meet the objectives of a registered social landlord.

Reason: To ensure that adequate affordable housing is provided in line with the Local Planning Authority’s Affordable Housing Policy.

(7) A minimum of 10% of the affordable dwellings and a minimum of 10% of other dwellings 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 construction work on site and thereafter implemented concurrently with the development, and thereafter retained as such.

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

(8) Unless otherwise agreed in writing by the Local Planning Authority, the proposed 4 metres wide easement zone along the west boundary of the site as shown on drawing no.01/rev.A shall be retained at all times and no development or structure shall be carried out or erected within the easement zone.

Reason: To accord with the terms of the planning application.

(9) No development shall take place until the applicant or their agents or successors in title, has secured 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.

Reason: In the interests of archaeological research.

(10) No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. 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.

(11) Prior to the commencement of any development the applicant or their agents or successors in title shall assess the Noise Exposure Category(ies) of the site due to its exposure to transportation noise. This must take into account, where appropriate, roads or railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years. The applicant or their agents or successors in title shall also submit for written approval a scheme to protect the site where its noise exposure exceeds NEC A. The scheme shall include a site plan showing the position, type and height of the proposed noise protection measures together with the resultant NEC(s) for the site. Where noise protection measures for the site are impractical or do not reduce the NEC for all amenity areas, all facades or all floors of the proposed dwellings to NEC A the plan shall clearly indicate the site layout and the predicted NEC for all facades. Where facades or floors do not fall into NEC A a noise insulation scheme, which will require the provision of

mechanical ventilation, shall be submitted for approval in writing by the Local Planning Authority and implemented prior to the properties being first occupied.

Reason: To protect the enjoyment of future occupiers of their dwellings.

(12) Prior to the commencement of any development, a detailed surface water drainage strategy for the design, provision, implementation and long term maintenance of surface water drainage, fully in accordance with the requirements of the approved flood risk assessment and Planning Policy Guidance Note 25 (PPG25) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the increase in flood risk.

(13) The approved scheme for flood risk protection shall be implemented fully in accordance with the requirements of the approved flood risk assessment and with the approved implementation programme. The applicant or their agents or successors in title shall confirm the completion of the approved scheme in writing to the Local Planning Authority within one month thereafter.

Reason: To prevent the increase in flood risk.

Application No: **N/2004/1676**
 Location: **15 Park Avenue North**
 Proposal: **Demolish garage and erect new house on part of garden**

REFUSAL for the following reason:

The proposed development represents an over intensive development of the site, which is detrimental to the established character of the surrounding area and which will have an adverse impact on the amenity of the neighbouring properties contrary to Policies H6, H12 and H15 of the Northampton Local Plan.

Application No: **N/2004/1745**
 Location: **Land rear of no. 58 Billing Road**
 Proposal: **Erection of two new houses**

APPROVAL subject to conditions and for the following reason:

Whilst the siting of the proposal would result in a loss of amenity to the occupant of 119 Lower Thrift Street, the impact would be less than that of a previously approved scheme. The proposal meets the objectives of government policy for providing homes on brownfield sites and would not result in further loss of amenity to residents, in accordance with policies H6, H12 and H15 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 harmonises with its surroundings.

(3) The garden boundaries shall be constructed in brick to match the proposed dwellings in accordance with details to be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building(s) 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 windows shall be installed in the side elevations 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 other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or means of enclosure, shall take place without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site and to protect the amenities of nearby residents.

Application No: **N/2004/1773**
 Location: **Site A, Upton**
 Proposal: **Use of proposed ground floor apartment for use classes A1/B1/A2/D2**

APPROVAL subject to conditions and for the following reason:

The use of a residential unit for business/ community purposes would be of benefit to the wider community, in terms of providing facilities in advance of the development at Weedon Road as a local centre, in accordance with plans R2 and R11 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 commercial premises hereby permitted shall be used for purposes within Class A1, A2, B1 (Offices), D1 (Clinic/ Medical consulting rooms) and for no other purpose including any other purpose within the same use class 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.

(3) The retail/ commercial premises shall not remain open to customers between the hours of 20:00 and 07:00.

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

Application No: **N/2005/51**
 Location: **Land to rear of 86 St. Georges Avenue (Homestead Way)**
 Proposal: **Erection of new house**

APPROVAL subject to conditions and for the following reason:

The siting, size, and design of the new dwelling and its impact on residential amenity are considered acceptable in accordance with Policies H6, H10, H12 and H15 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) 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 occupation of the building 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.

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

Reason: To safeguard the privacy of adjoining 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), no extensions or outbuildings shall be erected to the residential development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site.

(5) The windows in the west side elevation 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 property.

(6) 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.

Application No: **N/2005/109**
 Location: **Eastfield Depot, Skiddaw Walk**
 Proposal: **Erection of 5no. two bedroom and 3no. one bedroom flats with parking.**

APPROVAL subject to conditions and for the following reason:

The principle of residential development on this site has already been established, the siting, size and design of the proposed scheme is considered acceptable without causing undue harm to the residential amenities of nearby properties, in accordance with Policies E20, H7, H12, H15, H20, L1 and L3 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, 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 occupation of the buildings 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.

(3) The accommodation 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 accommodation is provided in the interests of the amenity of occupants and nearby residents.

(4) 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.

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

Reason: In the interests of highway safety.

(6) No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. 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.

(7) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The approved scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

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 the Local Planning Authority gives written consent to any variation.

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

(9) The proposed bin and cycle store as shown on the submitted plan shall be implemented concurrently with the development hereby approved and retained thereafter.

Reason: To secure a satisfactory standard of development.

(10) Notwithstanding the details as shown on the submitted plan, the proposed access gates shall be electronically controlled and installed prior to the occupation of the flats hereby permitted and retained thereafter.

Reason: In the interests of amenity.

(11) Notwithstanding the details as shown on the submitted plan, a footpath link shall be provided to the front of the site and joined up with the existing footpath on Skiddaw Walk. Full details of which shall be first submitted to and approved by the Local Planning Authority and implemented prior to the occupation of the buildings hereby permitted and retained thereafter.

Reason: In the interests of pedestrian safety.

Application No: **N/2005/118**
 Location: **Land at Southbridge West, Cotton End**
 Proposal: **Variation of condition no.2 of outline planning consent N/2001/0493 (Use Class A3, development of a public house) to allow extension of time for submission of reserved matters until 8 March 2007**

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

The proposal would extend the permitted period for the submission of reserved matters for development that would bring previously developed land into more efficient use without harm to interests of acknowledged importance and in accordance with the Policies of the Development Plan and the aims / objectives of government policy.

Application No: **N/2005/119**
 Location: **Land at Southbridge West, Cotton End**
 Proposal: **Variation of condition no.2 of outline planning consent N/2001/0495 (Use Classes B1 (business), C1 (hotels), D1 (non-residential institutions) and D2 (assembly and leisure) to allow extension of time for submission of reserved matters until 8 March 2007**

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

The proposal would extend the permitted period for the submission of reserved matters for development that would bring previously developed land into more efficient use without harm to interests of acknowledged importance and in accordance with the Policies of the Development Plan and the aims / objectives of government policy.

Application No: **N/2005/165**
 Location: **6 & 8 St Michaels Avenue**
 Proposal: **Change of use from residential care home to four self-contained flats.**

APPROVAL subject to conditions and for the following reason:

The principle of the use of the premises for residential purposes in a residential area is acceptable. The design and layout of the flats is in accordance with Policies E20, E21, H6, H13, H19 and H31 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 drawing(s) 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) Details of the provision for the secure storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority , implemented prior to the occupation or bringing into use of the buildings and thereafter maintained.

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

(4) 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 development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities.

Application No: **N/2005/177**
 Location: **Land South of Sixfields and East of Duston Mill Road**
 Proposal: **Integrated care centre (Outline application)**

APPROVAL subject to conditions and for the following reason:

The proposed development would bring previously developed land into more efficient use through the provision of a new health care facility for the benefit of the community without prejudice to the potential designation of the Sixfields area as a District Centre or the wider regeneration proposals in the vicinity. The development would not harm other interests of acknowledged importance and accords with the Policies of the Development Plan and the aims / objectives of government policy.

(1) Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called “the reserved matters”) shall be obtained in writing from the Local Planning Authority.

Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Permitted Procedure) Order 1995.

(2) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(4) Unless otherwise agreed in writing by the Local Planning Authority the total floorspace of the development hereby permitted shall not exceed 2,500m² gross in area and shall be limited to within Class D1 of the Town and Country Planning (Uses Classes) Order 1987.

Reasons: For the avoidance of doubt and to allow the Local Planning Authority to consider the implications of a larger building / use at the site.

(5) Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use before the development permitted by planning permission N/2004/496 (for the Southern Development Link Road (SDLR) and the Ross Road Spur Link (RRSL)) has been fully implemented and these highways are made available for use by the public.

Reason: In the interests of highway safety and the free flow of traffic and to ensure adequate / suitable access to the site.

(6) Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted vehicular access to the site shall only be via the Southern Development Link Road (as permitted by planning permission N/2004/496) and shall not be via Duston Mill Lane.

Reason: In the interests of highway safety and the free flow of traffic, to ensure adequate / suitable access to the site and to ensure the Local Planning Authority retain adequate control of the development.

(7) Full details of all roads and sewers including cross-sections, and longitudinal sections, highway boundaries and proposed ground and floor levels shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of their construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and fully completed prior to its first public use.

Reason: To secure a satisfactory standard of development.

(8) Unless otherwise agreed in writing by the Local Planning Authority, the submission of reserved matters shall include the provision of secure and safe cycle parking for the development hereby permitted.

Reason: To ensure the provision of adequate cycle facilities to promote the use of modes of transport other than the private car.

(9) Prior to the commencement of development a detailed scheme assessing the Noise Exposure Category(ies) (NEC) of the site resulting from its exposure to transportation noise shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme must take into account, where appropriate, Roads or Railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years.

Reason: To protect occupants for the development from excessive noise in the interests of amenity.

(10) Pursuant to the approved NEC scheme (condition 9), a scheme to protect the site where noise exposure exceeds NEC A shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include a site plan showing the position, type and height of the proposed noise protection measures together with the resultant NEC(s) for the site; where noise protection measures for the site are impractical or do not reduce the NEC for all amenity areas, all facades or all floors of the proposed dwellings to NEC A the plan shall clearly indicate the site layout and the predicted NEC for all facades; and where facades or floors do not fall into NEC A a noise insulation scheme including mechanical ventilation shall be required. The approved scheme shall be implemented concurrently with the development to which it relates and completed prior to its first occupation.

Reason: To protect occupants for the development from excessive noise in the interests of amenity.

(11) No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. 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 in respect of proposed end uses of the site 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.

(12) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to the Southern Development Link Road shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity.

(13) Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of the development a scheme for the re-routing of Footpath HW5 through or around the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first use of the development hereby permitted and maintained thereafter.

Reason: to ensure appropriate re-routing of the right of way in the interests of amenity and to promote non-car modes of transport.

(14) Unless otherwise agreed in writing by the Local Planning Authority, the premises shall be used for an integrated care centre / primary health care facility 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 retained by the Local Planning Authority.

Application No: **N/2005/203**
 Location: **66 Southampton Road**
 Proposal: **Change of use of ground floor from shop to flat – retrospective**

APPROVAL subject to conditions and for the following reason:

The proposal, by reason of its location within a primarily residential area, and its effects on neighbouring amenity, are considered to be acceptable and in accordance with policy H6 of the Northampton Local Plan.

(1) 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 within three months from the date of this permission.

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

(2) 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 within three months from the date of this permission.

Reason: To ensure the provision of adequate facilities.

Application No: **N/2005/209**
 Location: **Land to rear of 110-114 King Edward Road**
 Proposal: **Erection of two no. two storey houses with attic bedrooms and 1 no self-contained maisonette**

REFUSAL for the following reason:

The proposal fails to make adequate provision for on site parking in as far as access to the proposed garaging is deemed substandard. The proposal is therefore likely to lead to increased competition for parking within the existing highway detrimental to the existing # residential parking amenities and would be likely to lead to conditions prejudicial to the free flow of traffic and general highway safety contrary to Policies H6, H12 and H15 of the Northampton Local Plan.

PLANNING COMMITTEE

30 MARCH 2005

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/2003/573	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/2004/200	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/2004/918	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/2004/1104 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 (Allders) 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/2004/1294 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
N/2004/1403	Residential development for 24 flats – outline application at 101-103 Berrywood Road
N/2004/1450	New office two storey building g at Plot 1, Phase 2, The Lanes, Bedford Road
N/2004/1488	Covered yard area at MISWA Chemicals Ltd. 54 Caswell Road, Brackmills Ind Est
N/2004/1597	20 unit commercial dog boarding kennels at Broad Acres, Bedford Road, Little Houghton
N/2004/1621	Garden shed/summerhouse – retrospective at 14 Cottesbrooke Gardens
RN/2004/1639	Continuation of use as car sales yard with prefabricated site office at land adjacent to BBOB, St Andrews Road
N/2004/1641	Courtyard infill and alteration at John Clare Unit, St Andrews Hospital, Billing Road
N/2004/1674	Proposed 2no. two bedroom semi-detached houses – Outline Application at 109/111 Lower Thrift Street
N/2004/1687	Demolition of office block and erection of flats – Outline Application at 173 Bridge Street
N/2004/1688	C/U to eight apartments at 173 Bridge Street
N/2004/1708	Four storey office development with associated car and cycling parking at Plot 2, Phase 2, The Lakes, Bedford Road
N/2004/1715	Pursuant to outline planning permission 97/0732: A) Approval of all reserved matters for the erection of a warehouse unit for uses within Class A8; and B) Approval in relation to conditions 12 and 14 at Plot 400, Cob Drive, Swan Valley
N/2004/1718	Internal and external alterations and conversion to mixed use development of 9no. office units and 20 flats (Class C3) at former Angel Hotel, 21-23 Bridge Street
N/2004/1719	Internal and external alterations and conversion to mixed use development of offices (Class A2) and 20no. flats (Class C3) at former Angel Hotel, 21-34 Bridge Street
N/2004/1728	Single storey rear extn incorporating new boundary wall to no.29 Orangsay Close, together with change of use from Class D2 to public hall (Class D1) at Sports Pavilion, Penfold Lane, Great Billing
N/2004/1762	C/U to 6no. residential units including roof replacement at 32 Gold Street
N/2004/1809	Erection of 2no. buildings to form 12no. industrial units (Use Classes B1, B2 and B8), parking an boundary enclosures at land adjacent to Tweed Road, Weedon Road Ind Est
N/2005/30	Construction of residential development at land at St Andrews Street/Broad Street
N/2005/31	Residential development of 205no. dwellings – approval of reserved matters at Site B, Upton
N/2005/81	C/U to health and beauty clinic at 10 Cheyne Walk
N/2005/144	Residential development of 103no. units at Area E. St Crispin Hospital site, Duston
N/2005/207	New workshops with ancillary office at land off Kettering Road North
N/2005/219	Residential integrated primary care trust centre at land east of Upton Way, south of Walter Tull Way, west of Storton Pits, Upton

NEW APPLICATIONS

N/2005/245	C/U from office to community centre at Arnold House, 56 Lorne Road
N/2005/262	C/U from B8 warehouse to tyre & exhaust centre at Unit 1, Cranbrook Road, Kingsthorpe Hollow
N/2005/263	Erection of pair of semi-detached dwellings at land adjacent to 129 Malcolm Drive
N/2005/277	Erection of 20No. two bedroom flats at land rear of 81 Station Road, Great Billing
N/2005/285	Demolition of disused church and erection of 6No. houses (3no. semi-detached) at St Margaret's Gardens, Dallington
N/2005/332	Conversion of former factory into 8No. residential units at 3 Gray Street
N/2005/333	Conversion of former factory into 8No. residential units at 3 Gray Street
N/2005/335	C/U from domestic house to offices at St Matthews House, St Matthews Parade

NORTHAMPTON BOROUGH COUNCIL**EXECUTIVE****Monday, 4 April 2005**

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

1. APOLOGIES

There were none.

2. MINUTES

The minutes of the meeting of the Executive held on 14 March 2005 were signed by the Chair.

3. DEPUTATIONS/PUBLIC ADDRESSES

- RESOLVED: (1) That Councillors Marriott, Malpas and Woods be granted leave to address Executive under item 5 concerning issues arising from Overview and Scrutiny Committees.
- (2) That Councillor Woods also be granted leave to address Executive in respect of item 10 "Planning for Mixed Communities ODPM Consultation Paper".

4. DECLARATIONS OF INTEREST

Councillor Larratt declared an interest in respect of issues arising under item 5 concerning the call in item regarding Transfer of Tourism Related Services.

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

(A) REPORT OF THE FINANCIAL STRATEGY AND PERFORMANCE OVERVIEW AND SCRUTINY COMMITTEE ON THE CALL-IN OF THE EXECUTIVE DECISION REGARDING DESTINATION MANAGEMENT PARTNERSHIP - TRANSFER OF TOURISM RELATED SERVICES.

Councillor Marriott in his capacity as Chair of the Financial Strategy and Performance Overview and Scrutiny Committee circulated his report following the deliberations of that Committee the previous week on the call-in of the Executive decision of 21 February 2005 regarding Destination Management Partnership – Transfer of Tourism Related Services. In addition copies of the report which had been withdrawn from the Executive meeting of 14 March regarding this issue were circulated for information.

At this juncture it was agreed that the meeting be adjourned for a short time to enable members of the Executive to fully consider Overview and Scrutiny's report.

The meeting resumed.

Councillor Marriott then presented his report stating that the recommendations were evidence based and asked Executive to take them all on board and that they be responded to urgently as there were staffing issues involved. By way of introduction he advised that the

call-in meeting of 31 March had dealt with two Executive decisions. This report dealt with only one of them (item 10) the other (Future Delivery of Events item 12) would be the subject of a further report once the Committee had been able to examine further information and complete its deliberations.

Councillor Woods then addressed Executive reiterating the point that there were two parts to the call-in which were linked and the reason item 10 was called in was due to the implications it would have on item 12. He therefore urged that careful consideration be given to the issues involved bearing in mind that the report on item 12 was still awaited.

Councillor Larratt commented that having considered the report from Overview and Scrutiny, Executive wished to take them into account.

- RESOLVED:**
- (1) That the recommendations be taken into consideration but do not alter the decision to go ahead with the Destination Management Partnership; This would take place in the timescale already planned and the Scrutiny recommendations would be considered during this process; Executive will report to a future meeting any changes as a result of consideration of Scrutiny's recommendations.
 - (2) That the Executive provide a formal response to Scrutiny using the agreed template outlining the means of implementing or not the recommendations and with due regard to the need for speed to give employees concerned some certainty as to their immediate future.

(B) Councillor Malpas then addressed Executive referring to the meeting of the Leader of the Council, Overview and Scrutiny Committee the previous week which he had chaired in the absence of Councillor Allen expressing his concerns over the lack of officer attendance. As a result the Committee had been unable to progress its work in those particular areas and as such prompted a letter to the Chief Executive conveying these concerns. It was noted that the Chief Executive had responded apologising for the problems and pointing out that as part of the political structures Overview and Scrutiny was being reviewed. She gave her assurance as to her belief in the "equal and different" roles of scrutiny and Executive. The roles of Scrutiny and Executive and how staff resources were allocated to each of them was a key component of the work of the political structures working group. In the meantime Overview and Scrutiny needed to be taken seriously and the importance of officer support recognised. Copies of the letter from Councillor Malpas together with the Chief Executive's response were circulated for information. It was noted that as a way forward the Chief Executive was suggesting a meeting with the Scrutiny Chairs and the Directors to discuss the best way of demonstrating officer commitment to supporting Scrutiny and the Executive in the interim period.

RESOLVED: That the letters be received and the position be noted.

6. RECOVERY PLAN (LC)

The Chief Executive circulated a proposed letter to all members of the Council giving an update on the current position with regard to the Recovery Plan. It was noted that the Root and Branch review continued with the review teams making good progress and they would be making presentations to the Challenge Team commencing on 22 April. Veredus would be working with the Challenge Team to review these findings and if necessary tell the review teams what further information was required. Today was the closing date for applications for the vacant Corporate Manager posts and a shortlist of 30 was being proposed for the 7 posts. Shortlisting would take place in May with interviews in early June. Unfortunately the

various Bank Holidays and Election preparations had made this a lengthier process than originally anticipated. In terms of the Government Monitoring Board it had been agreed that its meetings would become bi-monthly and would focus more on services with a shorter time given to the Board meeting itself. The Chief Executive then referred to the plan to establish a Quick Response Unit for all operational delivery which would be called "Making a Difference". This unit would deal with Councillors enquiries on any matter and it was anticipated that the unit would be located at Westbridge Depot simply because the majority of such enquiries related to street scene. It was hoped this would be up and running by early May. Councillor Tavener requested that she would want to be involved in any discussions regarding the Making a Difference Unit at the earliest stage.

RESOLVED: That the report given by the Chief Executive be noted and be circulated to all members. The letter be slightly amended to ask for a response to the proposal on the aspects for a response unit for all operational delivery "Making a Difference".

7. MOTIONS FROM LAST COUNCIL MEETING

MOTIONS FROM FULL COUNCIL.

The four motions raised at Full Council regarding the Tenants Participation Panel, Abington Park Toilets, the Northampton Crown Post Office and the Proposed Skateboard Park were considered together with an Appendix giving an update on those motions. It was noted that the Skateboard Park was subject to a separate report copies of which had been circulated with the agenda.

With regard to the motion moved by Councillor Beardsworth and seconded by Councillor Crake concerning the Tenants Participation Panel an update on the position to date was given by the Tenants Participation Strategy Manager. It was noted that the first meeting to review the Tenant Participation Structure had taken place on 7 March with Panel members and it had been agreed to set up a review party to consider Tenant Participation as a whole. The first review party meeting had taken place on 22 March. The terms of reference would be adopted at the next meeting and the review would take place over a three month period following which the findings would go to the relevant Overview and Scrutiny Committee.

With regard to Abington Park Toilets it was noted that work had commenced and that temporary provision had been made available prior to the Easter holidays. The progress had been welcomed by Friends of Abington Park and Mr Ansell, proprietor of the Abington Park Café.

With regard to the Post Office the Chief Executive had sent a letter expressing the Council's concerns and comments, copies of which were circulated for members information. It was noted that Councillor Tavener had seconded this motion and not Councillor Marriott as stated in the minutes.

Consideration was then given to the report regarding proposals for a Skateboard Park Facility in Northampton East which was presented by Councillor Tavener as the relevant Portfolio Holder.

RESOLVED: (1) That the Notices of Motion from the last Full Council meeting and the updates on their progress be received and noted.

(2) That with regard to the Skateboard Park Facility Executive notes the location of the Skateboard Facility in Lings Park, Northampton at Site 2A as shown on the plan circulated with the report and that the CASPAR

Team be permitted to progress the installation of the Skateboard Park at this location.

8. THREE ITEMS WITHDRAWN ,ITEMS 7,8 AND 9 ON PREVIOUSLY ISSUED AGENDA

9. ITEM WITHDRAWN AS ABOVE

10. PLANNING FOR MIXED COMMUNITIES; ODPM CONSULTATION PAPER (PRT)

Councillor Woods addressed the Executive advising that he generally welcomed this consultation paper but drew attention to a motion and subsequent call-in on affordable housing which had been passed by Full Council some time ago and asked that consideration be given to commutable sums on smaller sites. He drew particular attention to paragraph 2.7 of the report which seemed to open the door for this to happen and asked that paragraph 4.2 of the report be expanded to take into account this point.

Consideration was then given to a report of the Assistant Head of Planning inviting views on the draft consultation paper on a proposed change to PPG3 (Housing) entitled "Planning for Mixed Communities". It was noted that the final update would replace paragraphs 9-17 of PPG3 and Circular 6/98 (Planning and Affordable Housing) would be cancelled. With regard to expanding upon paragraph 4.2 and following an earlier request made by the Leader of the Council he suggested that the following wording be added:- "This would enable the Council to seek affordable housing or a commuted sum on smaller developments. Alternatively the Council would like the proposed changes to include provisions enabling local planning authorities to seek commutable sums from smaller developments".

RESOLVED: That the report be received and that officers be authorised on behalf of the Council to formally respond to the Office of the Deputy Prime Minister's consultation paper on the basis of the points raised in Section 4 of the report and that the additional wording as set out above be endorsed to be included under paragraph 4.2 of the report.

11. ECONOMIC DEVELOPMENT UPDATE (PRT)

Consideration was given to a report of the Assistant Head of Planning giving an update on the activities of the Borough Council's Economic Development Service over the last year and updating on the progress of future Northampton and the SESAME network as well as setting out work priorities for 2005/6 in the light of the Corporate Plan. It was noted that a priority for the Council as identified in the new Corporate Plan was to create and sustain an attractive economic environment for inward investment and regeneration. In discussing the report members recognised the importance of not just noting the report but the need for real commitment in investment and regeneration in order for it to be taken forward and improved.

RESOLVED: That the Council economic development activities as presented in the report be noted but regaded as now inadequate in comparison with the growth agenda for Northampton and its priorities for inward investment and regeneration as contained in the Corporate Plan. The Executive requests a further report from officers to assess ways in which these priorities might be more effectively delivered in conjunction with partner organisations and examining the resource implications.

12. ADOPTION OF FOOTWAYS WITHIN THE RACECOURSE AS PUBLIC HIGHWAY

Consideration was given to a report of the Outdoor Environment Manager seeking formal adoption of the public footpaths within the Racecourse Recreation Ground as shown on the plan, copies of which were circulated at the meeting.

Resolved: That the public footpaths within the Racecourse Recreation Ground, Northampton be formally adopted by Northamptonshire County Council Highways who will take on responsibility for their maintenance.

(A) 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.

13. KEY CONTRACTS HOUSING CAPITAL PROGRAMME (8 & 9)

Consideration was given to a report of the Business Development Manager seeking the extension of a number of contractor arrangements for a further one year. It was noted that in pursuit of the decent homes standard it was necessary to maintain the refurbishment process to ensure the targets were achieved.

RESOLVED: That the report be received and that the planned and responsive central heating and boiler replacement contract, the domestic rewiring contract and the Council's domestic property reroofing contract be extended by one further year with Weldon Contracts Limited and Plumblin, Octopus Electrical Limited and Wharkton Roofing Company Limited respectively.

14. INVESTMENT IN AND MANAGEMENT OF LEISURE CENTRES OPTIONS APPRAISAL (8 & 9)

Consideration was given to a report of the Interim Director detailing the outcome of an assessment of a number of management options appropriate to the long term future management of the Borough's three leisure centres namely Lings Forum, Mounts Baths and Danes Camp. It was noted that an informal working party of the Financial Strategy and Performance and Health and Environment Overview and Scrutiny Committees had met to discuss the issue and their comments were appended to the report. In addition a further note which had been handed in by Councillor Marriott was circulated giving some further comments of the two Overview and Scrutiny Committees in relation to the report and clarifying a number of issues.

RESOLVED: (1) That the report be received and that Kettering Community Leisure Limited, Sports and Leisure Management and Leisure Services Management be invited to make a presentation to the Executive to say how they will deliver the service taking into account the four headings listed in the report and what is decided at 2 below.

(2) That prior to the presentation Councillors Hadland and J Lill as the relevant Portfolio Holders meet with the Chairs of the Overview and Scrutiny Committees regarding this

- issue, to determine the format for the presentations.
- (3) That it be noted that the presentations would take place in private session but that it be made clear that any member may attend the presentation should they so wish.

The meeting concluded at 20.15 hours.