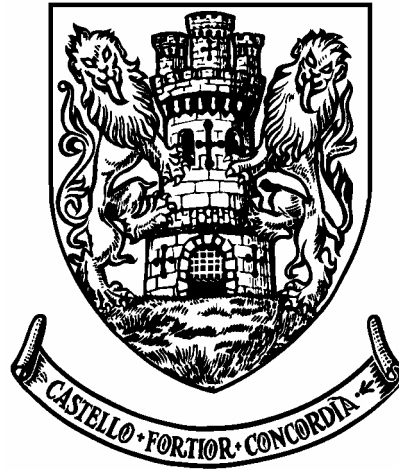


NORTHAMPTON BOROUGH COUNCIL



Executive and Committee Meetings of the Council held during the April/May cycle

J R Warlow
Acting Chief Executive

Index of Committees

	Page No.
Overview & Scrutiny Committee 7	5 - 9
Executive	10 - 15
Overview & Scrutiny Committee 1	16 - 19
Overview & Scrutiny Committee 2	20 - 21
Planning Committee	22 - 44
Overview & Scrutiny Committee 3	45 - 46
Overview & Scrutiny Committee 4	47 - 51
Executive	52 - 56

NORTHAMPTON BOROUGH COUNCIL

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

Thursday, 1 April 2004

PRESENT: Councillor Woods (Chair); Councillors Boss, Caswell, Glynane, Malpas, McCutcheon (substituting for Councillor Mason)

ALSO PRESENT:

Councillor C Lill	– Planning, Regeneration and Transportation Portfolio Holder
Councillor B Markham-	For item 10
M Hunter	- Head of Overview and Scrutiny
D Alderson	- Head of Planning, Regeneration and Transportation
R Fox	- Assistant Head of Planning (Dev Control)
A Kotnis	- Assistant Head of Planning (Planning & Conservation)
J McCaul	- Meeting Services Officer

1. APOLOGIES

Apologies for absence was received from Councillor Mason, Councillor Eldred and Councillor Hollis.

2. MINUTES

Councillor Malpas referred to a comment made by Councillor Woods at the previous meeting which he felt was insulting to the Conservative Party and therefore him personally. He requested an apology and retraction of the statement. Councillor Woods did not recall making the comment but agreed to retract any such statement and apologised for any offence caused.

Subject to the recording of the above, the minutes of the meeting were agreed and signed by the Chair.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

4. DEPUTATIONS / PUBLIC ADDRESSES

There were none.

5. PLANNING & ACCESS FOR DISABLED PEOPLE WORKING PARTY - UPDATE

The Head of Overview and Scrutiny advised that a final meeting of the Working Group was arranged for 7 April 2004.

CONCLUSION: That an update be provided at the next meeting.

6. PLANNING AND PERFORMANCE

The Committee were advised that the statistics circulated in relation to the four most important Performance Indicators, were just a few of the many statistics that Planning were

required to report. The statistics were particularly important as they were intrinsically linked with the level of Planning Delivery Grant that was received. An analysis of the figures was presented to the Committee.

The Committee discussed the Best Value Performance Indicators and made the following comments:-

- There was a need to balance the efficiency in processing planning applications with the need to deliver a good quality service. It was particularly important that enough time was allowed to negotiate Section 106 Agreements.
- In cases where applicants deferred consideration of the application for their own reasons, it was felt that this should not be included in the figures as it was beyond the control of Planning Officers.
- Members queried whether a charge could be levied on applicants who chose to defer consideration of their application but were advised there was a one off fee to make an application regardless of the length of time it took to process it.
- In relation to “% of New Homes Built on Previously Developed Land” it was suggested that there was a need for the Government to review the target, to reflect the decreasing amount of brownfield land available. It was likely that the UDC would look to also developing greenfield sites.

The Committee were advised that effort was being made to deal with very old applications and to get them withdrawn if possible, as they had a detrimental effect on the Performance Indicators. It was noted that the charges for the processing of planning applications were set by the Government and there was enough brownfield land to meet housing need for the next 7/8 years.

The Committee were then updated in relation to the establishment and role of the UDC.

7. CAR PARKING/TRANSPORT STRATEGY

A draft report containing the recommendations of the joint call-in meeting held on 10 March 2004 in relation to the Car Park Strategy was circulated. The Chairs of Strategic Finance Overview and Scrutiny Committee and this Committee were yet to comment on the report, which would then go on to the next meeting of the Executive.

Members reiterated their concerns that this Committee had been denied the opportunity to comment on the Car Park Strategy before it was submitted to the Executive and they discussed that attitude generally to the Scrutiny process. It was anticipated that this would be addressed as part of the Recovery Plan.

The Head of Overview and Scrutiny stressed that the Executive did respect the role of Scrutiny Committees but that specific protocols were needed to clarify the process for both Members and Officers.

Members discussed the need for a Car Park Strategy and the Chair emphasized the need to consider whether the work they could contribute would be bring “added value” to any existing process.

CONCLUSIONS: (1) That, once agreed by the Chairs of Financial Strategy and Planning, Transportation and Regeneration Overview and Scrutiny Committees,

the report including the recommendations, be submitted to the Executive for consideration.

- (2) That the report of the joint meeting, including the recommendations be placed on the agenda for the next meeting, by which time, a response by the Executive should have been received. If necessary the Committee will then consider the scope for any work they wished to undertake in relation to the development of a Car Parks Strategy and what they could usefully achieve.

8. MULTI MODAL STUDY - UPDATE

The Committee were advised that the Multi Modal Study report had been considered by the Northamptonshire County Council Cabinet and would be submitted to the Executive at the meeting on 10 May 2004. It was suggested that the Committee should consider the recommendations so their comments could be taken into account when the Executive considered the report.

- CONCLUSIONS:
- (1) That the Head of Planning, Regeneration and Transportation send a copy of the NCC Cabinet report and the Northampton MMS Final Report to Members of the Committee as soon as possible.
 - (2) That a special meeting be held, on a date agreed by the Chair and Head of Overview and Scrutiny but before 10 May 2004, to consider the report and recommendations.
 - (3) That any recommendations as a result of the special meeting be submitted to the Executive with the Multi Modal Study report.

9. SUPPLEMENTARY PLANNING GUIDANCE - PLANNING GUIDANCE & EDUCATION FACILITIES

The Committee discussed the report circulated setting out the Local Education Authority's intention to impose a roof tax on new dwellings to fund increased Education provision within the Borough as part of the future expansion of the town. The report had been considered by the Executive on 29 March 2004. They had noted the report as a document which sought to clarify the circumstances under which planning obligations would be sought for education facilities, but that the report needed to be re-written in the form of Supplementary Planning Guidance.

The Scrutiny Committee opposed the proposals and commented on the lack of consideration of alternative uses of the land. They felt that the revenue from any such tax should not automatically be spent on education facilities but any part of the infrastructure (ie Health, Transport) that was affected by the expansion of the town. Also that planning gain should not be regarded as some form of taxation.

The Committee then discussed the possibility of working with the NCC Education Overview and Scrutiny Committee in the future if necessary. Officers stressed that they were willing to work with the County Council to develop the document and resolve the issues raised.

- CONCLUSIONS:
- (1) That the Committee await the response from NCC to the comments made by the Executive and that

they continue to monitor the situation.

- (2) That Councillor McCutcheon pursue the possibility of including this as an item on the agenda of the NCC Education Scrutiny Committee meeting being held on 28 April 2004.
- (3) That Councillor C Lill, Portfolio Holder for Planning, Regeneration and Transportation ensure the Executive continue pursuing this issue.
- (4) That the Head of Planning, Regeneration and Transportation send a copy of the letter sent by Northampton Borough Council to all Borough and District Councils in the County.

10. FUTURE WORK PLAN

(A) HARLESTONE ROAD ALLOTMENTS

Councillor Markham advised that Health and Environment Overview and Scrutiny were proposing to set up a joint inquiry with this Committee in relation to Harlestone Road Allotments. He then explained the history of the site and the work it was intended the Working Group would undertake including agreeing terms of reference, preparing a scope, determining the level of investment that was required and considering all possible future uses of the site.

He requested that the Committee identify three Members to participate, along with the three volunteers from his Committee. He would attend the first meeting and would assist in developing the scope. Councillor Hollis had volunteered to participate on behalf of Planning, Regeneration and Transportation Overview and Scrutiny Committee and requested that this be noted in her absence.

The Scrutiny Committee discussed the allotment site and welcomed the approach being suggested. It was stressed that it was important not to raise the expectations of the community particularly when considering possible future use of the site.

- CONCLUSION
- (1) That Councillors Hollis and Casswell represent this Committee on the Working Group.
 - (2) That the third place be left unfilled but that a future nomination be made from this Committee in due course if appropriate.

(B) RESIDENTS PARKING SCHEMES

Councillor Boss referred to discussions at previous meetings of the Highways and Traffic Partnership Board in relation to three residents parking schemes in the proximity of Leisure Facilities. The schemes were proposed for the areas close to The Saints Rugby Club, Sol Central and the Cricket Ground in Abington. He questioned, that if the schemes had not progressed, who had decided that they would not go ahead and whether there had been any change in policy as to how resources generated from parking charges could be spent.

- CONCLUSION:
- That the Head of Overview and Scrutiny Committee obtain a report for the next meeting advising of the position in relation to the three schemes to enable the Committee to determine whether there was an value to be gained from taking up the issue.

(C) FLOOD ASSESSMENT REPORT

Councillor Glynane referred to the above consultant's report and suggested that the Scrutiny Committee might consider the report before it is submitted to the Executive. The Scrutiny Committee were advised that the Environment Agency were now satisfied with the report and it was anticipated that it would be available by the end of April 2004.

CONCLUSION: That Councillor Glynane be sent a copy of the report as soon as possible and that any concerns he may have be raised with the Scrutiny Committee who could then consider putting an item on the future Work Plan.

(D) RECYCLING SCHEME

Councillor Malpas referred to the Wheelie Bins and plastic boxes which were provided as part of the Recycling Scheme and asked whether their storage was taken into account when planning new developments.

The Committee were assured that there were policies in place to ensure there was adequate bin storage provided in new developments.

(E) URBAN DEVELOPMENT CORPORATION

The Committee were advised, that as part of the consultation for the establishment of the UDC, the County Council had responded that they thought the UDC should determine all planning applications and not just those relating to major developments. Therefore there was a need to negotiate the Borough Council's role as the Planning Authority and to work together with the County Council in agreeing the arrangements. It was suggested that when a formal response was received from the Government the proposals would need careful consideration.

CONCLUSION: That Members be sent a copy of the formal response and proposals as soon as possible and that the Chair and Deputy Chair consider how it should be dealt with as part of future Work Plan.

CONCLUSION: That the following items be placed on the agenda for the next meeting:-

- Planning and Access for Disabled People Working Party – Update
- Car Parking/Transport Strategy
- Harlestone Road Allotments – Update from members of the Working Group
- Residents Parking Schemes - Report on the position of the three schemes for consideration.

The meeting concluded at 7:50 pm

NORTHAMPTON BOROUGH COUNCIL

EXECUTIVE

Monday, 19 April 2004

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

1. APOLOGIES

None

2. MINUTES

The Minutes of the meeting of the Executive held on 29th March 2004 were signed by the Chair.

3. DEPUTATIONS/PUBLIC ADDRESSES

RESOLVED: That P Mawson and J Cooper be granted leave to address the Executive in respect of Item 13 "Grosvenor/Greyfriars".

4. DECLARATIONS OF INTEREST

None.

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES**(A) CALL- IN OF CAR PARK STRATEGY**

Councillor Mason submitted a report from a joint meeting of the Planning, Transportation & Regeneration and Financial Strategy & Performance Overview and Scrutiny Committees that had considered the report agreed by the Executive on 16th February 2004 in respect of Car Park Strategy. The joint meeting had made seven recommendations that were discussed in turn.

RESOLVED: That the seven recommendations made by the Joint Meeting of the Planning, Transportation & Regeneration and Financial Strategy & Performance Overview and Scrutiny Committees be accepted

(B) REPORT OF CHAIRS AND DEPUTIES OF OVERVIEW & SCRUTINY COMMITTEES**(i) Requests from Executive to Overview & Scrutiny**

Councillor Simpson submitted a report from a meeting of the Chairs and Deputies of Overview and Scrutiny Committees in respect of a process to clarify what the Executive were seeking when they made referrals to an Overview and Scrutiny Committee.

RESOLVED: That the procedure and proforma proposed by the Chairs and Deputies of Overview and Scrutiny Committees be adopted.

(ii) Procedures for Executive responses to Overview & Scrutiny

Councillor Simpson submitted a report from a meeting of the Chairs and Deputies of Overview and Scrutiny Committees in respect of a process for the Executive when considering reports from Overview and Scrutiny Committees in terms of acceptance and implementation or rejection of any recommendations made.

RECOMMENDATION: That the process proposed by the Chairs and Deputies of Overview and Scrutiny Committees be adopted and that the Council's Constitution be amended accordingly.

(iii) Late Reports

Councillor Simpson submitted a Report from a meeting of the Chairs and Deputies of Overview and Scrutiny Committees in respect of late reports and the difficulties that that posed for Members and Officers alike.

RESOLVED: That the circulation of late reports for meetings of the Executive be discouraged.

6. CPA- ROUND TABLE MEETING (LC)

The Acting Chief Executive and Town Clerk commented that the first Round Table Meeting had taken place on 6th April 2004 with colleagues from the ODPM. The first version of the Council's Recovery Plan had been presented and discussed at some length. The Plan had been accepted and a second meeting of the Round Table was to take place on 22nd April 2004 at which more details of the Plan were to be presented.

Councillors had been taking a lead at a cross-party meeting in respect of the Recovery Plan. Work was now in hand to appoint a Chief Executive and Directors and to this end consultants would be used. In order to assist the Acting Chief Executive and Town Clerk and the Deputy Chief Executive, further assistance at Director level was being sought.

The Acting Chief Executive and Town Clerk made reference to discussions with the IDeA in respect of a consultancy to the value of £69,000.

- RESOLVED:**
- (1) That the Report be noted and that the Acting Chief Executive and Town Clerk be authorised in consultation with the Leader of the Council to finalise negotiations with the IDeA in respect of consultancy up to a value of £69,000.
 - (2) That for the foreseeable future a briefing be given to all Councillors at each full Council meeting and that the Recovery Process be a standard item on Executive Agendas.

7. GRAFFITI SERVICES- REVISED PERFORMANCE STANDARDS (HE)

The Director of Community Services submitted a report setting out the powers awarded to the Council to pilot a new approach to tackling graffiti. As part of the Government sponsored pilot project, the Council would need to amend its free graffiti policy particularly in respect of structures in or on the public street or owned by a statutory undertaker or educational institution and accessible or visible to the public.

In answer to a question the Director of Community Services commented that the early results from the implementation of the Recycling Scheme had shown an increase in recyclable material collected from 14% to 27% in the corresponding weeks from April 2003. Extra resources had been put in place in the call centre to deal with the high number of phone calls which had been made.

RESOLVED: (1) That the Council continue its free service to remove

graffiti free of charge except for property falling under Section 48 (sub-sections 9 & 10) of the Anti-Social Behaviour Act 2003 and as detailed in paragraph 2.4(a) of the Report.

- (2) That a further report clarifying what was meant by the legislation in paragraph 2.4 (b) of the report be made before a decision on this aspect is made.
- (3) That for property falling under Section 48 (sub-sections 9 & 10) of the Anti-Social Behaviour Act 2003 a charge equivalent to cost to the Council of £28.00 (including VAT) per half hour for removing graffiti be made.
- (4) That the progress towards developing the graffiti service as set out in Appendix 1 to the report be noted.
- (5) That all those employees involved with the implementation of the recycling scheme be thanked for their work to-date.

8. NORTHAMPTONSHIRE MINERALS LOCAL PLAN- FIRST DEPOSIT DRAFT (PRT)

The Acting Chief Executive and Town Clerk submitted a report that set out the County Council's consultation on the first deposit draft of the Minerals Local Plan. He further commented that the County Council had recognised the need to utilise recyclable material and to leave the river valleys unexploited. There was also a recognition for traffic management in the locations identified. There were two sites that potentially affected the Borough, those being between Collingtree and Milton Malsor and at Buckton Fields.

RESOLVED: That the comments set out in the report form the Council's formal response to the County Council's first deposit draft of the Minerals Local Plan.

9. CONSULTATION ON PLANNING POLICY STATEMENT 1: CREATING SUSTAINABLE COMMUNITIES (PRT)

The Acting Chief Executive and Town Clerk submitted a report that summarised the contents of a consultation document that would replace the existing Planning Policy Guidance on Planning Policy and Principles. The Planning Policy Statement was based on three key themes of sustainable development, spatial planning and community involvement. Once adopted this document would not only form the basis on which Local Planning Development Frameworks would be prepared and progressed but would also provide the ethos on which Planning as a whole would be managed for the future.

Councillor Taverner expressed concern at the way community involvement had worked in practice in respect of the St Crispin's redevelopment, which had been developer led and had been little more than a publicity stunt. The Acting Chief Executive and Town Clerk commented that the community involvement process would be local authority led.

RESLOVED: That subject to paragraph 6.4 being amended to include reference to pressures adjacent to the Borough's boundaries and to paragraph 6.9 being amended in respect of the third

line by the replacement of "other" by "many" the proposed response on the Draft PPS1 be approved.

10. DRAFT ENVIRONMENTAL ASSESSMENT PLANS AND PROGRAMMES REGULATIONS 2004 (PRT)

The Acting Chief Executive and Town Clerk submitted a report on the assessment of the effects of certain plans and programmes on the environment. The assessment was known as the Strategic Environmental Assessment (SEA) and was presently a consultation document published by the ODPM.

RESOLVED: That the proposed response to the consultation document be approved.

11. SUMMARY OF RESPONSES TO THE WEST NORTHAMPTONSHIRE URBAN DEVELOPMENT CORPORATION (LC, PRT)

The Acting Chief Executive and Town Clerk commented that a letter was expected imminently from the ODPM in respect of the establishment of the West Northamptonshire Urban Development Corporation. It was understood that Lord Rooker was to make an announcement on 21st April 2004 and simultaneously the process for appointments to the Board would also be announced.

RESOLVED: That the position be noted and that a copy of the ODPM letter be circulated to all Members of the Council once received.

12. ENGLISH PARTNERSHIPS; LAND AT SIXFIELDS/ HARVEY REEVES ROAD/ RANSOME ROAD AND OTHER MAJOR PROPERTY AND RELATED TRANSACTIONS (FS)

The Director of Strategic Resources submitted a report that summarised the position as at 31st March 2004 in respect of the sites transferred to English Partnerships and other major property related transactions. The Acting Chief Executive and town Clerk commented that Planning Applications from English Partnerships in respect of Sixfields, Harvey Reeves Road, Ransome Road, and the Southern Development Link Road had been submitted and a joint press release with English Partnerships was to be made during the week.

The Director of Strategic Resources reported that a new lease of Sixfields Stadium to Northampton Town Football Club had been completed and that in respect of Kingsthorpe Hall the Secretary of State had indicated that the development would not be called in.

RESOLVED: That the report be noted and that the employees involved be congratulated on successful conclusion of the property transactions reported.

13. NORTHAMPTON CHRISTMAS LIGHTS DISPLAY 2004 (PRT)

The Acting Chief Executive and Town Clerk submitted a report in respect of proposals for the Christmas Lights Display for 2004 and 2005. Improvements to the 2003 display had been agreed with the contractor. It was also intended to negotiate with the Town Centre Partnership for a greater contribution towards the cost.

RESOLVED: That the Council fund the Northampton Town Centre Christmas Lights for 2004, to be erected in November and to commit funding for 2005 on the basis that the Town Centre Partnership would make a contribution towards their cost.

14. SESAME- 17TH INTERNATIONAL BUSINESS EXCHANGE; PARMA, ITALY (LC)

The Acting Chief Executive and Town Clerk submitted a report seeking endorsement for participation in the 17th International Business Exchange in Parma, Italy in June.

RESOLVED: That the Council participate in the 17th International Business Exchange to be held in Parma Italy in June 2004 and that agreement be sought with other SESAME Partners to re-affirm the business based nature of the Exchange.

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. GROSVENOR/ GREYFRIARS (PRT) (9)

Mr P Mawson and Mr J Cooper on behalf of Donaldson's consultants commented on the progress of the negotiations with Legal & General in respect of the redevelopment of Grosvenor/Greyfriars. The slow progress to-date was disappointing but Mr Mawson remained positive in respect of what the proposals represented to Legal & General in investment terms. He also commented upon the Council's need not only to achieve a facility that would benefit the Town in the future but also the statutory need to achieve best consideration. Potential options that were available to the Council were discussed.

RESLOVED: That the Acting Chief Executive and Town Clerk write to Legal & General re-affirming the Council's commitment to their proposed redevelopment of Grosvenor/Greyfriars and seek their formal commitment to progress their proposals by the end of June 2004.

17. UPPER NENE VALLEY COUNTRY PARK PHASE 1: MAINTENANCE CONTRACT (PRT, HE) (9)

The Acting Chief Executive and Town Clerk submitted a report seeking the approval of the appointment of a Contractor for the annual routine maintenance of the landscaped areas, footpaths and fences of the Country Park.

RESOLVED: That Northampton Borough Council Street Scene be appointed to maintain Upper Nene Valley Country Park Phase 1 in accordance with the tender submitted as set out in paragraph 2.2 of the report.

18. LAND OFF FRIARS AVENUE (FS) (9)

The Director of Strategic Resources submitted a report seeking authorisation to the disposal of an area of land to a developer. Planning permission for a residential development had been granted.

It was noted that the footpath referred to in the report belonged to the County Council was in poor condition and required maintenance.

RESOLVED: That approval be given to the disposal of the land shown on

the plan attached to the report and the release of the restrictive covenants to 83/85 Friars Avenue on the terms reported to enable the development of the site to take place.

The meeting concluded at 20.03 hours

M3223

NORTHAMPTON BOROUGH COUNCIL

**LEADER OF THE COUNCIL AND GENERAL PURPOSES OVERVIEW &
SCRUTINY COMMITTEE**

Tuesday, 20 April 2004

PRESENT: Councillor A Simpson (Chair); Councillor P Flavell (Deputy Chair);
Councillors Acock, Caswell, Church, B. Hoare, Mason (substituting for
Evans) Massey and Ruy (substituting for Concannon)

ALSO PRESENT:

Councillor Larratt	Portfolioholder
M. Hunter	Head of Overview and Scrutiny
B. Hill	Chief Accountant
J. Warlow	Acting Chief Executive
P. Newman	Tourism and Events Manager
I. McClurg-Welland	Town Centre Manager

(none)

2. MINUTES

The Minutes of the Proceedings of the Meeting of the Committee held on 2nd March 2004 were signed by the Chair

1. APOLOGIES

Apologies for absence were received from Councillors Concannon and Evans

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none

4. DEPUTATIONS / PUBLIC ADDRESSES

There were none

5. CORPORATE PLAN STRUCTURE

The Chair advised that this item had been placed on the Agenda so that the Committee could be updated on the current position. He referred to the discussions at previous meetings and the fact that following the publication of the CPA Report this was being looked at afresh in connection with the Recovery Plan. The Acting Chief Executive then briefly outlined the position to-date, it being noted that there was a re-focus on five themes in the Corporate Plan with the new ones being loosely the same as the previous ones. The idea was, rather than to fit the services into the themes, all the services would be expected to show how they responded to all the themes. One of the next steps was for the Heads of Service to seek the views of their employees regarding these themes. There would also be a presentation to full Council possibly to the June meeting. One comment made was that measurable objectives were very important and was something that the original Corporate Plan did not have. Further comment was made that the Corporate Plan should be used as

the driving document giving the guidance on what the Council was trying to achieve and the basis on which to ensure that the objectives were being achieved. Further comment referred to the importance of taking account of the community strategy and the comments of other agencies. At the moment the corporate Plan was really a draft work in progress document. Councillor Larratt commented that the priority at the moment was the vision exercise involving all levels. Once this exercise had been carried out then the Corporate Plan would be looked at in more detail and would provide the opportunity for the Overview & Scrutiny Committees to look at it further and take account of the issues referred to at this meeting..

CONCLUSION That the position be noted at this stage and monitored and brought back on to the Agenda of this Committee for further discussion at the relevant time.

6. UPDATE ON THE RECOVERY PLAN

The Acting Chief Executive and Town Clerk then gave an update on the position with regard to the Recovery Plan commenting that the first Round Table Meeting which chaired by P Coleman had been held on the 6th April with a second meeting due on 22 April. He briefly outlined the composition and format of the Round Table meeting stressing that matters were changing on a daily basis but that the second version of the Recovery Plan would be made available the following day and would be circulated as soon as was reasonably possible. He stressed the importance of getting the Recovery Plan right and that the Programme on Project Documentation and Action Plans would be developed and implemented against a background of full consultation. It was noted that all Members were being kept up to date with Recovery Plan progress via the Recovery Newsletter, which was also briefed weekly to all employees. Also the Recovery Plan update was a standard item on future Council Meetings. In terms of the organisational structure the Council had already indicated that it intended to conduct a review of its political and managerial structures. Also it may be desirable to re-shape portfolios and Overview and Scrutiny Structures to mirror the Corporate Plan. It was noted that Members and Officers were already thinking about how the style and focus of Overview & Scrutiny could change with the need to play a constructive role in the delivery of the Recovery Plan being one of the drivers. The three main topic areas identified for action in terms of the Recovery Plan were: Leadership and Direction, Cultural and Organisational Change and Service Improvement. The Acting Chief Executive and Town Clerk then briefly outlined the timetable and proposals in terms of recruitment of a permanent Chief Executive and Directors. In the interim the help of former Chief Executives was proposed to be enlisted to help with the delivery of the Recovery Plan and interviews for this were due to take place on 4 May. In terms of recruitment for a permanent Chief Executive, Consultancy firms dealing specifically with this type of recruitment were being interviewed on 30 April.

CONCLUSION: That the current position with regard to the Recovery Plan be noted.

7. BRANDING OF NORTHAMPTON - PRESENTATION BY P.NEWMAN

At this juncture the Committee received a presentation from P Newman, Tourism and Events Manager in terms of the position regarding the branding of Northampton. He briefly outlined the background to this issue, commenting that following liaison with many groups; organisations etc in the Town the common factor that was suggested by all had been for the creation of a brand for Northampton. He stated that in response to the question "why does

Northampton need a brand?" the answer was in the fact that everything now had a brand; most towns and cities were developing brands to promote their town i.e.: Nottingham, Leicester, Derby. A brand was not just for marketing a place. From the analysis carried out it was found that some towns played-off their postal code, i.e. Milton Keynes. A brand would create an impression, it made local people feel good about their town and this was most important. A brand could be developed around many things and in addition there were different levels of branding. P Newman then went on to elaborate further upon the search for a logo that could work for all different aspects of Northampton and to this end it was being suggested that this be "Northampton Celebrates". He added that the business sector was fully behind this and packs were being produced containing marketing and publicity material, copies of which were circulated at the meeting. Copies of these packs would be distributed to the public to get the views of the local people. He added that the packs had been produced at nil cost. The next step was a strong marketing campaign as branding had the backing of the private sector but it was now necessary to make sure that it was something that the people of Northampton could connect with. In response to a comment it was noted that the Town Centre Manager would make a presentation to a future meeting of this Committee about economic development in the Town. In terms of Members involvement with the branding process it was a case of Members encouraging the public to feed their views and comments into the system, their feelings for the Town and the opportunity to promote further what the various groups and organisations were currently doing in terms of branding. P Newman was then thanked for his presentation.

CONCLUSION: That this Committee endorses the logo "Northampton Celebrates" for the branding of Northampton and that this issue be referred on to the Community Leadership Overview & Scrutiny Committee for their views and comments accordingly.

8. PRESENTATION ON FIRST IMPRESSIONS OF NORTHAMPTON BY NEW TOWN CENTRE MANAGER

I. McClurg-Welland, Town Centre Manager, then gave his presentation on his first impressions of Northampton during the few months he had been in post. He stated that like Northampton Borough Council the Town Centre Partnership had been concerned with branding which was essentially about creating an identity for the Town Centre Partnership and he circulated copies of the Partnerships new brand accordingly. He then briefly outlined his ideas on Town Centre Management commenting that it was about a balance of understanding and strategy. The Town Centre Partnership had a vision a couple of years ago, which because it was considered to be the right one, remained at the present time. What had changed over the years was that the Town Centre Partnership now had six clear objectives as follows: -

1. Ensure the greatest accessibility to the Town Centre for all
2. Market and promote the Town Centre and provide effective liaison between the Town Centre and all stakeholders.
3. Develop role functions and economy of the Town Centre
4. Promote high levels of public safety in the town Centre
5. Encourage and promote environmental standards in the Town Centre.
6. Ensure Northampton is represented locally, regionally and nationally.

He then elaborated upon things currently being done to improve the Town Centre, ie: in

terms of graffiti, cleanliness, advertising boards etc. The Town Centre Manager concluded by stressing that a successful Town Centre was about partnership and working together and on this note advised that on Wednesday 28 April there would be an AGM of the Town Centre Partnership to which all Members were invited and encouraged to attend.

The Committee confirmed that on both issues at 7 and 8 there seemed no need for scrutiny to review work that was so obviously progressing successfully.

I McClug-Welland was then thanked for his presentation.

CONCLUSION: That the position be noted.

9. UPDATE ON MEMBER/OFFICER RELATIONS

The Head of Overview & Scrutiny advised that there was little further to report since the last meeting with regard to this issue. The Borough Solicitor had drafted amendments to the Protocol and as agreed at the Chairs & Deputies meeting had been sent to certain Members to confirm. The amended Protocol would be submitted to Standards Committee on 22 June 2004. Councillor Church commented that he had not received these draft amendments to date.

CONCLUSION: That the position be noted.

10. REVIEW OF YEAR AND FUTURE WORK PROGRAMME

The Chair gave a brief resume on the issues covered by this Overview & Scrutiny Committee over the last twelve months which included South Midlands Study, Customer Relations, Unitary Status and Regional Government, Marketing the Town, The Layout of Agendas for Overview & Scrutiny Committees etc. Some issues such as Corporate Governance were still in progress and therefore needed to be kept on the Agenda for future meetings, as did the Corporate Plan, The Recovery Plan and Customer Relations. He suggested that in advance of the next meeting the Working Group meet to discuss issues to be placed on the Agenda for the next meeting.

- CONCLUSION:**
- (1) That the Committee be kept updated on the Corporate Plan and Recovery Plan.
 - (2) That the Town Centre Manager make a report on the Economic Development in Northampton to a future meeting
 - (3) That Customer Relations be an issue to be placed on the Agenda for discussion at the next meeting but that it continue to be monitored and possibly be an issue for discussion at future meetings to enable the Committee to be kept updated.

The Meeting concluded at 1950 hours.

The meeting concluded at Time Not Specified

Northampton Borough Council

Community Leadership Overview & Scrutiny Committee

Thursday, 22 April 2004

Present: Councillor Glynane (Chair); Councillors Lane, Malpas, Mason, Pritchard & Yates; D McKintosh (co-optee)
M Hunter, Head of Overview & Scrutiny
Councillor Hill, Portfolio Holder
M Swann, Tenant Participation Strategy Manager (Item 7)
S Riley, Federation of Residents' Association

1. Apologies

Apologies for absence were received from Councillors Acock and Miah.

2. Minutes

The minutes of the meeting held on 4 March 2004 were agreed and signed by the Chair.

3. Deputations / Public Addresses

There were none.

4. Declarations Of Interest (Including Whipping Declarations)

There were none.

5. Town Twinning

Members were advised that this year saw the 25th anniversary of the twinning with Poitiers and that a visit to Northampton would take place in September. Councillor Hill advised that he had recently joined the Friends of the Twinning Association and that he would push for a higher degree of NBC involvement. He had talked with the Leader of the Council regarding this and it was hoped that NBC would host one or two events.

Members discussed the low-key role of the Borough Council in twinning events and were reminded of previous suggestions by this Committee on how to improve this. Members further discussed whether it was felt that NBC should show more commitment to twinning. While it was agreed that this should be the case, it was noted that any recommendations to the Executive would need to be supported with research and evidence. Councillor Hill advised that the authority was assessed against a number of other towns and that it would be pertinent to investigate other authorities.

Conclusions:

- (a) That the twinning sub-group (Councillors Lane, Mason and Yates, D McKintosh and S Riley) reconvene on 11 May at 6.00pm to establish the recommendations of this Committee.
- (b) That the Mayor and the Chair of the Twinning Association be invited to this meeting.
- (c) That the findings of the working group be reported by e-mail to Committee members.
- (d) That the recommendations be made to the Executive in due course.

6. Co-Optees

André Gonzalez de Savage from Wootton Parish Council was welcomed to the meeting.

The Chair reminded Members that it had been their suggestion to invite Parish Councillors onto the Committee as co-optees. All Parish Councils had been written to and positive responses had been received from both Wootton and Upton Parish Councils.

The Chair's motion to co-opt André Gonzalez, Wootton Parish Council, onto the Committee was carried.

7. Tenant Participation

The Chair introduced M Swann, Tenant Participation Strategy Manager to the meeting.

M Swann gave an overview of the service offered by the Tenant Participation Unit. The tenant participation structure had been established to involve tenants as much as possible in the delivery of housing services. The Customer Panel was the overarching group. This held monthly meetings to examine many housing issues, and was well attended by tenants from all areas of the Borough. Tenants were involved in areas such as repairs and maintenance, allocations and rent. Many schemes had been successful, such as the telephone conference link at the Tenant Participation Panel and the Plain Language group, both of which improved communication.

Members discussed whether working practices applied by the Tenant Participation Unit could be applied to other areas of the council. It was suggested that the 'Plain Language' approach could be applied to many of the standard letters and forms produced by the authority, but it was noted that any changes implemented would need to be monitored by an appropriate officer.

Conclusion: That the recommendation of a 'Plain Language' approach to all standard letters and forms be submitted to the Executive for consideration.

8. Forum Minutes

M Hunter advised that there had been no issues arising from the Forums for the attention of this Committee.

9. Future Work

- Branding of Northampton (referred from Overview and Scrutiny 1)
- Town Twinning – Update
- Forward Plan

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Wednesday, 28 April 2004

PRESENT: Councillor J Robinson (Chair); Councillor S Stewart (Deputy Chair);
Councillors Boss, Crake, Edwards, Flavell, B. Hoare, B. Markham, McCutcheon
and Yates

2. MINUTES

The Minutes of the Meeting held on 31 March 2004 were signed by the Chair

1. APOLOGIES

There were none.

3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED:**
- (1) That Mr Gonzales be permitted to address the Committee regarding Application N/2003/1659 – Residential development comprising 93 houses and apartments and associated works at Turners Merry – Go- Round Site, Newport Pagnell Road
 - (2) That Ms Slaymaker, Councillor Larratt and Mr Hamp be permitted to address the Committee regarding Application No. N/2003/1294- new block of five number apartments at land east of Lowood House The Avenue Cliftonville
 - (3) That Mr Edmunds, Councillor Larratt and Mr Bucknall be permitted to address the Committee regarding Application No.s N/2004/171 and N/2004/173 – New training building, generator building, store building, car parking, boundary security fence and landscaping and demolition of existing stores building linked to Wootton Hall House at Police Headquarters Wootton Hall Mereway
 - (4) That Councillor Lane be permitted to address the Committee in respect of Application No. N/2004/404- New Community Centre with parking and access area at Ecton Brook Middle School Ecton Brook Road
 - (5) That Mr Adams be permitted to address the Committee in respect of Application No.s N/2003/1608 and N/2004/263 – 3 Adelaide Terrace Barrack Road
 - (6) That Ms Appleby, Mr Poole, Councillor Woods and Mr Kilsby be permitted to address the Committee in respect of Application No. N/2004/99 – 144 Boughton Green Road.
 - (7) That Mr Noble be permitted to address the Committee in respect of Application No. N/2004/208 – 102 Hood Street (rear of 195 and 197 Kettering Road)

- (8) That Mr Seymour, Mr Singh and Councillor Malpas be permitted to address the Committee in respect of Application No. N/2004/232 – 26 Penfold Drive Great Billing
- (9) That Mrs Tomalin and Mr O'Brien be permitted to address the Committee in respect of Application No. N/2004/267 – 5 Neal Close
- (10) That Mr Middleton, Mr Holdaway and Councillor Hadland be permitted to address the Committee in respect of Application No. N/2004/305 – 63 Rushmere Road
- (11) That Mr Walman and Mr Abdi be permitted to address the Committee in respect of Application No. N/2004/333 – Ground and First Floor 2 Clare Street

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

(A) JOINT INITIATIVE PLANNING APPLICATIONS

The Head of Planning Transportation and Regeneration advised that the 5 Joint Initiative Planning Applications had now been submitted for development of brown field sites which included Sixfields, Harvey Reeves Road, Ransome Road etc. Presentations on these Applications would probably be made to full Council in due course.

RESOLVED: That the position be noted.

(B) COMMITTEE REPORTS.

The Head of Planning Transportation and Regeneration referred to proposals to insert an additional category "Social Impact Implications" into Committee Reports. He outlined a number of reasons why this should not be included in the short Planning Committee reports and sought dispensation to exclude this section as appropriate.

RESOLVED: That the position be noted and that dispensation be given to the Head of Planning Transportation and Regeneration to not include Social Impact Implications in every report as he deems appropriate

(C) N/2002/1476 AND N/2002/1477 - THORNTON HALL.

RESOLVED: That the Borough Solicitor give an update on this issue under item 14 on the Agenda.

(D) STREET NAMING

The Head of Planning Transportation and Regeneration sought the views of the Committee as to whether it would wish to receive Street Naming Proposals as a matter of interest at future meetings.

RESOLVED: That the Committee would wish to have a preview of Street Name Proposals at future meetings and that the Head of Planning Transportation and Regeneration action this accordingly.

5. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning Transportation and Regeneration submitted a list of current appeals and enquiries and elaborated thereon.

RESOLVED: That the report be noted.

6. FRINGE AREA APPLICATIONS

There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none

9. PRINCIPAL ITEMS

(A) N/2003/1659 - RESIDENTIAL DEVELOPMENT COMPRISING 93 NO. HOUSES AND APARTMENTS AND ASSOCIATED WORKS, (AS AMENDED) AT TURNERS MERRY GO ROUND SITE, NEWPORT PAGNELL ROAD, NORTHAMPTON

The Head of Planning Transportation and Regeneration submitted a Report outlining the Application for a proposed residential development on the former Turners Merry-Go-Round Site Newport Pagnell Road. Mr Gonzales then addressed the Committee on behalf of Wootton Parish Council commenting that he considered there were sufficient reservations about the development to justify a site visit prior to any decision being taken. He referred to various traffic issues which he considered were a problem as well as the width of the access road serving the development. Furthermore, the town houses proposed were not in keeping with the rest of the village.

RESOLVED: That the Application be deferred pending a site visit

(B) N/2003/1294 - NEW BLOCK OF 5NO. APARTMENTS AT LAND EAST OF LOWOOD HOUSE, THE AVENUE, CLIFTONVILLE

The Head of Planning Transportation and Regeneration submitted a Report outlining the Application for a proposed development of a block of 5 new apartments on land east of Lowood House The Avenue Cliftonville. It was noted that two further representations had been received since the compilation of the report together with an amended drawing showing slight amendments to the garages.

Ms Slaymaker then addressed the Committee speaking on behalf of the residents of The Avenue. She stated that the area was made up of residences with green space in between. The proposal for five apartments was considered to be an overdevelopment of the area and also the proposed development was contrary to the Local Plan. The apartments proposed were 3 storey which was considered too high in relation to surrounding properties. Also there was the question of parking facilities which were considered inadequate in an already congested area and the proposals would involve the felling of a healthy established sycamore tree. The residents felt that the development would generally intrude on the well-being and amenity value of the local community. Ms Slaymaker pointed out that the site already had permission for the erection of one 2 storey detached residence and there was no objection whatsoever to this.

Councillor Larratt then spoke against the application commenting that this had been a long running issue that had caused stress and concern to the residents of the area. The residents, as mentioned, were not adverse to the site being developed but wanted a development that was appropriate to the site and in keeping with the area. It was considered that the 3 storey block of 5 apartments was an overdevelopment of the site and out of keeping with the character of the area. Also the garage development was inappropriate and would cause parking problems. He urged the Committee to refuse the Application due to it being an overdevelopment of the site, out of character with the area and lack of parking. He also asked that the sycamore tree be made the subject of a Tree Preservation Order.

Mr Hamp representing Hobden Associates then spoke in support of the Application. He commented that when Hobden Associates acquired the site they wanted to restore it to a high standard and had worked closely with Planning Officers to achieve this and produce a scheme that reflected the area. Particular attention had been paid to the retention of trees and as such all were being retained with the exception of the sycamore. He read out a statement from Hobden Associates in support of their application for the development. He added that on-site parking had been provided to meet the Council's requirements.

RESOLVED: That the Application be refused contrary to the Officer's recommendation having regard to the form of the development as shown in the Decision List attached.

(C) N/2004/171 & N/2004/173 - NEW TRAINING BUILDING, GENERATOR BUILDING, STORE BUILDING, CAR PARKING, BOUNDARY SECURITY FENCE AND LANDSCAPING (FULL APPLICATION); AND DEMOLITION OF EXISTING STORES BUILDING AND ERECTION OF NEW STORES BUILDING WITH LINK TO WOOTTON HALL HOUSE - (OUTLINE APPLICATION). AT POLICE HEADQUARTERS, WOOTTON HALL, MEREWAY

The Head of Planning Transportation and Regeneration submitted a report outlining two applications with regard to proposals at the Police Headquarters Wootton Hall Mereway.

Mr Edmunds then addressed the Committee on behalf of residents of Hidcote Close who were objecting to the proposals. He stated that the main concern of the residents was the positioning of the car park which they felt would cause constant noise and pollution as it was in use all hours of the day. Also there was the question of sustainability of the development bearing in mind the proposed expansion of the west of the County.

Councillor Larratt as Ward Councillor then addressed the Committee. He stated that he was not speaking against the Application this evening but at this stage was asking for it to be deferred. A meeting had been arranged for the 18 May with interested parties including the Borough Council, the County Council and the Police to discuss access arrangements and he was of the view that this meeting would resolve many of the outstanding issues. As such it would be prudent to defer the Application so that it could be looked at comprehensively following the meeting on 18 May.

Mr Bucknall, Property Services Manager, responsible for the maintenance and development of the Police Estate in Northamptonshire then addressed the Committee speaking in support of the Application. He read from a written statement commenting that the aim was to rationalise and improve facilities. The proposals would not generate any increase in traffic movement at the Mereway junction or increase the number of personnel at Wootton Hall. It was noted that a number of amendments to the original Application had been made in consultation with the Council including significant changes to the proposed parking area in order to accommodate the views of neighbouring properties.

RESOLVED: That both Applications be deferred pending the meeting on 18 May so that the comprehensive plans for the site can be fully assessed.

(D) N/2004/404 - NEW COMMUNITY CENTRE WITH PARKING AND ACCESS AREA AT ECTON BROOK MIDDLE SCHOOL, ECTON BROOK ROAD

The Head of Planning Transportation and Regeneration submitted a Report outlining proposals for a new community centre with parking and access area at Ecton Brook Middle School Ecton Brook Road. It was explained that this item should have been considered at (7) as it was a Northamptonshire County Council Application. It was noted that a revised plan had been received showing the adopted footpath. In addition three further representations had been received since the compilation of the Report.

Councillor Lane as Ward Councillor addressed the Committee speaking against the Application stating that residents of Riverwell and Ecton Brook Road had expressed their concerns about the proposals which mainly centred around access and parking. It was considered that 17 parking spaces in the car park was not sufficient. Also some residents were concerned that they had not been consulted over the proposals. Further concern was with regard to noise as properties in Riverwell had bedrooms backing onto the car park. Also the site had been subject to an illegal travellers encampment quite recently. It was suggested that moving the position of the access might resolve some of the problems.

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

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Mr Adams addressed the Committee regarding Application N/2003/1608 and N/2004/263. He stated that he was speaking for the families residing at No's 1,2,4,5 and 6 Adelaide Terrace and was urging the Committee to agree the recommendation of the Planning Officers to refuse the Application. All the residents wished to see the properties remain as family dwellings and not turned into houses in multiple occupation.

M/s Appleby addressed the Committee objecting to Application No. N/2004/99. She was speaking on behalf of 25 households that had signed the petition objecting to the Application and reiterated her comments made at the last meeting as to why the Application should be refused.

Mr Poole addressed the Committee regarding Application N/2004/99 and he too reiterated his objections to the proposals as made at the last meeting. He urged that

the Application be rejected.

Councillor Woods then addressed the Committee regarding Application N/2004/99 and again reiterated the concerns expressed by the residents and supported the objections to the proposal.

Mr Kilsby acting for the Applicant regarding Application N/2004/99 addressed the Committee. He commented that this was a single storey extension which complied with all the Planning Policies. He added that there was no record of any previous complaints. He referred to the Members' site visit and asked that favourable consideration be given to the Application.

Mr Noble addressed the Committee regarding Application N/2004/208 explaining that he was a partner in a family company, DGS and outlined the reasons why the Application should be approved. He referred to the photographs that had been circulated showing the current state of the site and expressed the view that the proposal would only serve to improve and enhance the site and street scene.

Mr Seymour addressed the Committee regarding Application N/2004/232 stating that he was a resident of Penfold Drive and that he, together with many other residents, was objecting to the proposals due to the extent of the development. Concerns were that by replacing the original dwelling with three properties this would cause problems to existing properties eg in terms of drainage, sewerage etc. Furthermore if approved it would set a precedent for other developments. He also commented that the roads were in need of repair and any further increase in traffic would only serve to worsen their condition.

Mr Singh then addressed the Committee regarding Application N/2004/232 objecting to the proposals and commenting that he was currently in dispute with the developer over boundary issues.

Councillor Malpas as Ward Councillor addressed the Committee regarding Application N/2004/232 advising that he was speaking on behalf of several residents and the Parish Council and was objecting to the proposals. He raised a number of issues that were giving rise for concern including boundary disputes, the adequacy of the site to accommodate three houses with a service road, the question of parking provision and concerns that had been raised over whether the sewers and drainage could accommodate the additional houses. He stated that residents were not objecting to the site being developed but would prefer a single dwelling that was in keeping with the area.

Mrs Tomalin addressed the Committee regarding Application N/2004/267 objecting to the proposal. She stated that the 45° pitch of the roof would overshadow neighbouring properties and be out of keeping with the rest of the Close.

Mr O'Brien addressed the Committee regarding Application N/2004/267 objecting to the proposal. He advised that he was speaking on behalf of the residents at The Grange, a listed building to the rear of the site and that he supported the Officers recommendation for refusal. He stated that he had to take issue with the Council's Conservation Officer who considered that the proposal would not be detrimental to the setting of The Grange and would have a neutral affect on the character and

appearance of Weston Favell Conservation Area.

Mr Middleton addressed the Committee regarding Application N/2004/305 objecting to the Application due to the problems being experienced with parked vehicles, noise, increased levels of danger due to increased vehicle movements at a recognised traffic accident black spot and urged that the recommendation to refuse the Application be supported.

Mr Holdaway addressed the Committee regarding Application N/2004/305 stating that there had been written objections from a number of other residents and that the main areas of concern were over traffic, road safety and a business use in what was exclusively a residential area. The premises had parking at the most for five cars with no turning space which meant additional vehicles would be parked on street. Those parked within the curtilage of the property would have no choice but to reverse out onto a busy road. He asked that the recommendation to refuse the Application be supported on the grounds of noise and disturbance and increased traffic movement in a residential area.

Councillor Hadland addressed the Committee as Ward Councillor regarding Application N/2004/305 supporting residents' objections and urging that the Application be refused.

Mr Walman addressed the Committee regarding Application N/2004/333. He advised that he represented an organisation who also occupied part of the premises. He stated that they were objecting to the proposals on the basis of security and because of the disruption that the proposal would cause. He elaborated upon problems currently experienced at the premises stressing that this was exacerbated due to the shared usage of the lobby area. He suggested that a separate entrance would perhaps help with the situation.

Mr Abdi addressed the Committee regarding Application N/2004/333 speaking in support of the Application and stressing the benefits the proposal would have for his community.

- RESOLVED:**
- (1) That applications N/2003/1624, N/2004/99, N/2004/205, N/2004/274, N/2004/283, N/2004/299 and N/2004/372 be Approved as shown in the Decision List attached.
 - (2) That applications N/2003/1608, N/2004/232, N/2004/238 and N/2004/267 be Refused as shown in the Decision List attached.
 - (3) That applications N/2004/263, N/2004/231 and N/2004/305 be Refused as shown in the Decision List attached and that the Borough Solicitor be authorised to issue Enforcement Notices in each case.
 - (4) That application N/2004/333 be Deferred pending a Members site visit.
 - (5) That application N/2004/79 be Refused contrary to the Officer's recommendation having regard to the noise and disturbance which could arise as shown in the Decision List attached.
 - (6) That application N/2004/208 be Approved contrary to the Officer's recommendation as the Development was

considered acceptable as shown in the Decision List attached.

- (7) That the withdrawal of application N/2004/294 be noted.

NB Councillors Stewart and Edwards declared an interest in respect of application N/2004/79. Councillor Stewart withdrew from the room during the discussion of the item and Councillor Edwards did not speak or vote thereon.

11. ENFORCEMENT MATTERS

There were none.

12. OTHER REPORTS

SINGLE STOREY WOODEN STRUCTURE TO THE REAR OF 108 WELLINGBOROUGH ROAD.

The Head of Planning, Transportation and Regeneration submitted a report regarding the unauthorised erection of a single storey rear extension at 108 Wellingborough Road.

RESOLVED: That the Borough Solicitor be authorised to issue an Enforcement Notice requiring the removal of the unauthorised extension and restoration of the land to its former condition within 2 months of the Notice taking effect.

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 4 March to the 31 March 2004 for members information.

RESOLVED: That the list be noted.

(B) LIST OF DELEGATED APPLICATIONS REFUSED

The Head of Planning, Transportation and Regeneration submitted a list of delegated applications refused during the period 4 March to the 31 March 2004 for members information.

RESOLVED: That the list be noted.

14. LIST OF DEFERRED APPLICATIONS

The Head of Planning, Transportation and Regeneration submitted a list of deferred applications and elaborated thereon. Regarding application 2001/566 it was noted that the planning agreement had been concluded and a consent issued. The Borough Solicitor referred to application Numbers N/2002/1476 and N/2002/1477 raised under Matters of Urgency; the approval in principle of which had been delegated to the Head of Planning, Transportation and Regeneration following resolution of the detailed matters of the Listed Building application. Those matters had been resolved and the application referred to the Secretary of State under the Regulations. The Secretary of State had now indicated that he did not intend to call in the application and the Council

could determine the same. He further reported that the proposed developer would not have sufficient interest in the land to enter into the proposed planning obligations but the building of the Community Centre and replacement public footpath would be carried out under a licence granted by the Council and works on Thornton Hall would not be permitted until this had been done. He therefore recommended that authority be given to release the consents.

- RESOLVED:**
- (1) That the report and list be noted.
 - (2) That the approval of both applications N/2002/1476 and N/2002/1477 be delegated to the Head of Planning, Transportation and Regeneration.

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. N/2003/1429 - AFFORDABLE HOUSING PROVISION AT LALGATES, 119 HARLESTONE ROAD (7 AND 12)

Consideration was given to a joint report of the Borough Solicitor and Head of Planning Transportation and Regeneration regarding the development of sheltered housing provision and the acceptance of a commuted sum towards provision of Affordable Housing in lieu of on site provision. Additional papers regarding an appeal decision and an extract from Circular 6/98 were circulated for information.

- RESOLVED:** That the report be received and the recommendation contained therein be adopted.

The meeting concluded at 2120 hours.

**NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
28 APRIL 2004**

DECISION LIST

Application No: **N/2003/1294**
 Location: **Land east of Lowood House, The Avenue, Cliftonville**
 Proposal: **New block of 5no. apartments (As amended by revised plans received on 26 April 2004)**

REFUSAL for the following Reason:

By reason of its siting, bulk and relationship with existing residential properties, the proposed development would represent an over-intensive form of development, out of character with the surrounding area and detrimental to the amenities of the locality resulting in overlooking of adjoining residential properties, excessive massing and loss of outlook from those properties. The proposals are, therefore, contrary to Policies E20, H7, H12, H15 and H20 of the Northampton Local Plan.

Application No: **N/2003/1608**
 Location: **3 Adelaide Terrace, Barrack Road**
 Proposal: **Change of use from residential to warden controlled student accommodation and Internal and external alterations (retrospective)**

REFUSAL for the following reason:

The proposed use would add to the number of non-single households in Barrack Road, to the detriment of the character of the area, and the amenities of local residents contrary to Policies H28 and H31 of the Northampton Local Plan.

Application No: **N/2003/1624**
 Location: **12 Duke Street (former HMS Northampton)**
 Proposal: **Demolition of existing building and erection of 18 flats**

APPROVAL subject to conditions for the following reason:

The siting, size and design of the proposed development is considered acceptable with adequate forms of residential accommodation in accordance with Policies H7, H20, B14 and E20 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 by the Council 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) The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the Council.

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) Full details of the proposed surface treatment of the access and parking areas shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(5) Development shall not begin until a scheme of investigation and assessment to identify the extent of contamination and the measures to make the land fit for the proposed use has been submitted to and approved in writing by the Council and implemented.

Reason: In the interests of health and safety and the quality of the environment generally.

(6) Two weeks prior notice shall be given of the exact date on which it is proposed that construction of the development hereby permitted is to begin. During the construction period representatives of Northamptonshire County Council (PO Box 163, County Hall, Northampton, NN1 1AX – Tel: 01604 237247) shall be allowed access to the site in order to inspect the building and record all findings of archaeological interest, provided that this shall not interfere unreasonably with the progress of the development.

Reason: In the interests of archaeological research.

(7) When the new access hereby permitted is brought into use, the existing access shall be permanently closed (and the highway reinstated) in a manner to approved in writing by the Council, and no further points of access shall be created thereafter.

Reason: To confine access to the permitted point in order to ensure that the development does not prejudice the free flow of traffic or conditions of highway safety along the neighbouring highway.

(8) The 2no. mobility units shall be provided in accordance with the Council's mobility housing standards and implemented concurrently with the development.

Reason: To ensure that adequate provision is made for people with disabilities.

(9) The proposed parking spaces, cycle store and bin store as shown on the submitted plan shall be provided prior to the first occupation of the flats hereby approved and thereafter retained at all times.

Reason: To ensure that adequate parking and other facilities are provided.

(10) No alteration or demolition shall take place until the developer (or their successors in title) has secured the implementation of a programme of buildings recording according to a written scheme of investigation submitted by the developer, in response to a recording brief issued by Services Northamptonshire Historic Environment Team (01604 237093), prior to the work commencing on site.

Reason: To ensure that a record exists of the factory in the interests of archaeological research.

Application No: **N/2004/79**
 Location: **The Workhouse P.H., 58-60 Wellingborough Road**
 Proposal: **Removal of condition No. 2 (No music to be played outside the hours of 09:00 – 23:30) of permission N/2003/0387**

REFUSAL for the following reason:

The playing of amplified or other music in the public house outside the hours of 09.00 - 23.00, by reason of the site's proximity to residential properties, would give rise to noise and disturbance at anti-social hours of the night to the detriment of residential amenity contrary to Policies H20 and R5 of the Northampton Local Plan.

Application No: **N/2004/99**
 Location: **144 Boughton Green Road**
 Proposal: **Erection of single storey side and front extensions**

APPROVAL subject to conditions for the following reason:

The siting, size and design of the extension and its 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 extensions shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extensions harmonise with the existing building.

(3) Further details regarding the fencing to be erected on the boundaries of the site with No. 142 & 146 Boughton Green Road shall be submitted to and be approved by the Council prior to the commencement of the construction of the extensions and erected prior to the extensions being brought into use and thereafter maintained.

Reason: In the interests of amenity.

(4) There shall be a maximum number of ten residents living at the property at any one time.

Reason: In the interests of the amenity of adjoining occupiers

Application No: **N/2004/205**
 Location: **134 Adnitt Road**
 Proposal: **Change of use of part of ground floor shop to Chiropody Clinic**

APPROVAL subject to conditions for the following reason:

The proposed use is appropriate within a shopping centre and is not likely to result in loss of amenities by undue noise and disturbance in accordance with Policy R9 and H20 of the Northampton Local Plan.

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

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

(2) The use of the premises as a chiropody clinic shall be limited to the area shown on the submitted floor plans.

Reason: For the avoidance of doubt and to ensure that a retail element is retained.

Application No: **N/2004/208**
 Location: **102 Hood Street (rear of 195 and 197 Kettering Road)**
 Proposal: **Conversion of garage to flat with erection of single storey extension and pitched roof**

APPROVAL for the following reason:

The conversion and extension of the existing garage will provide for a satisfactory standard of development of accommodation and whilst outside an existing residential area this is unlikely to prejudice the amenities of future occupiers in accordance with Policy H7 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 by the Council 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) The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the Council.

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) 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 other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstanding, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written consent of the Council.

Reason: To prevent overdevelopment of the site.

Application No: **N/2004/231**
 Location: **110 Wellingborough Road**
 Proposal: **Single storey rear extension to accommodate freezer units (retrospective)**

REFUSAL for the following reason:

The rear extension, by reason of its design and the external materials used, is out of keeping with the existing building and the nearby properties detrimental to the appearance and character of the locality contrary to Policy E20 of the Northampton Local Plan.

Application No: **N/2004/232**
 Location: **26 Penfold Drive, Great Billing**
 Proposal: **Erection of three houses, garages and associated works**

REFUSAL for the following reasons:

(1) The siting and size of the dwellings and the layout of the development would result in the loss of many mature trees and a protected woodland, to the detriment of the visual and residential amenities of the area, contrary to Policies E11, E12, H6 and H19 of the Northampton Local Plan.

(2) The size, scale and design of the dwellings would not be in-keeping with the character and appearance of the streetscene, to the detriment of the visual amenities of the area, contrary to Policies E20, H6 and H15 of the Northampton Local Plan.

(3) The proposal over provides on-site parking and would discourage the use of alternative means of transport, contrary to the aims and objectives of PPG13: Transport and contrary to Policy T10 of the Northamptonshire County Structure Plan and Policies H6, H12 and T17 of the Northampton Local Plan and the Council's Supplementary Planning Guidance: Parking.

(4) The siting of the dwellings and the alignment of the driveway would be harmful to the amenity of adjacent occupiers, through the loss of outlook and general disturbance, contrary to Policies H15, H19 and T10 of the Northampton Local Plan.

Application No: **N/2004/238**
 Location: **Land adjoining 12 Watering Lane, Collingtree**
 Proposal: **Change of use from agricultural land to garden land**

REFUSAL for the following reason:

The development would extend the built up area of the village into the adjoining Greenspace, detrimental to the character and setting on the village and the function of the Greenspace contrary to Policy E6 of the Northampton Local Plan.

Application No: **N/2004/263**
 Location: **3 Adelaide Terrace, Barrack Road**
 Proposal: **Change of use from residential to warden controlled student accommodation and Internal and external alterations (retrospective)**

REFUSAL for the following reason:

The alterations, in particular the partitioning of rooms on the ground floor, result in damage and loss of original features and are detrimental to the character of the Listed Building. The alterations are therefore contrary to policies E23 and E24 of the Northampton Local Plan and PPG15: Planning and the Historic Environment.

Application No: **N/2004/267**
 Location: **5 Neale Close**
 Proposal: **Replace existing flat roof with pitched roof and front dormer windows**

REFUSAL for the following reasons:

(1) The proposed roof, by reason of its excessive height, would appear bulky and out of proportion with the original bungalow to the detriment of its appearance contrary to Policy H18 of the Northampton Local Plan and Supplementary Planning Guidance 'Residential Extensions Design Guide'.

(2) The proposed roof, by reason of its height, form and pitch together with the front dormer windows, would be out of keeping with the surrounding townscape. The bungalow's prominent siting and elevated position would result in the roof dominating Neale Close harming its character and appearance contrary to Policy H18 of the Northampton Local Plan and Supplementary Planning Guidance 'Residential Extensions Design Guide'.

Application No: **N/2004/274**
 Location: **23 Weedon Road**
 Proposal: **Conversion of dwellinghouse to 4 flats and erection of rear staircase**

APPROVAL subject to conditions for the following reason:

The proposed conversion would provide an adequate form of residential accommodation and not be detrimental to the amenities of the occupiers of nearby residential properties and in accordance with Policies H21, H22, H23 and H25 of the Northampton Local Plan.

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

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

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

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 storage of refuse shall be submitted to and approved by the Council, implemented prior to the development being first brought into use and retained thereafter.

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 by the Council 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.

(5) The external walls and roof of the staircase 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 to ensure that the extension harmonises with the existing building.

Application No: **N/2004/283**
 Location: **105 St Michaels Road**
 Proposal : **Change of use of ground floor to stage/dance school**

APPROVAL subject to conditions for the following reason:

The proposal would extend an existing facility, providing disabled access and would not result in undue detriment to the amenities of adjacent and nearby residents in accordance with Policy H20 of the Northampton Local Plan.

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

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

(2) A scheme shall be submitted to and approved by the Council 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 thereafter maintained.

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

(3) Access shall be provided to the development hereby approved and facilities provided for people with disabilities in accordance with the details shown on the approved plan, implemented concurrently with the development, completed prior to the commencement of the use hereby permitted and be retained thereafter.

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

(4) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented prior to the commencement of the use hereby permitted and thereafter maintained.

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

Application No: **N/2004/299**

Location: **8-18 Abington Street**

Proposal: **Conversion of first and second floors into 13 No. apartments**

APPROVAL subject to conditions for the following reason:

The proposals represent a re-use of the upper floors of a commercial premises in a sustainable location and are in accordance with Policy H26 of the Northampton Local Plan.

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

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

(2) All alterations shall be made good using materials to match the existing building.

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

(3) The secure and covered parking of bicycles shall be provided prior to the development being first brought into use and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(4) Unless otherwise agreed in writing by the Council, a total of 2 of the flats hereby permitted shall be constructed to the Council's Mobility Standards in accordance with details to be first submitted to and approved in writing by the Council and shall be maintained as such thereafter.

Reason: To ensure the provision of adequate and appropriate facilities

(5) Full details of a sound insulation and ventilation scheme to protect the development from external noise shall be submitted to and approved by the Council and the approved details shall be implemented prior to the occupation of the dwellings hereby permitted and retained thereafter.

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

(6) The use shall not commence until sound insulation to the floor/ceiling/walls between it and the residential accommodation above or adjacent has been provided in accordance with details approved in writing by the Council.

Reason: In the interests of residential amenity.

(7) Notwithstanding the details submitted with the application, further details of the means of controlling entry to and within the site shall be submitted to and approved in writing by the Council prior to commencement of development. The approved details shall be implemented concurrently with the development and maintained thereafter.

Reason: In the interests of personal safety and security.

(8) Before any of the second floor flats are first occupied details of the means of enclosure to the second floor balcony areas of the Dychurch Lane Frontage shall be submitted to and approved in writing by the Council and shall be erected and thereafter permanently retained as such.

Reason: In the interests of residential amenity.

Application No: **N/2004/305**
Location: **63 Rushmere Road**
Proposal : **Change of Use from Residential House to Day Care Facility (retrospective)**

REFUSAL for the following reasons:

(1) The change of use to a day care centre represents the introduction of an overly intensive use in a primarily residential area to the detriment of the character of the area and the amenities of existing residents through general disturbance and noise contrary to Policy H19 of the Northampton Local Plan.

(2) The change of use has resulted in the increase of traffic in the vicinity of the site which is likely to lead to conditions prejudicial to the free flow of traffic and general highway safety, contrary to Policies H19 and T9 of the Northampton Local Plan.

Application No: **N/2004/372**
Location: **Northampton College, Booth Lane**
Proposal : **Library Extension**

APPROVAL subject to conditions for the following reason:

The siting, size and design of the extension and its impact on visual amenity are considered acceptable and in accordance with Policy E20 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 to ensure that the extension harmonises with the existing building.

Application No: **N/2004/404**
Location: **Ecton Brook Middle School, Ecton Brook Road**
Proposal : **New community centre with parking and access area**

APPROVAL subject to conditions for the following reason:

The proposed development will provide a community facility without harm to interests of acknowledged importance in accordance with the Development Plan particularly Policy T3 of the Northamptonshire Structure 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 to ensure that the extension harmonises with the existing building.

(3) Notwithstanding the details submitted, further details of the proposed new palisade fencing shall be submitted to and approved by the Council prior to the commencement of construction work on site.

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

(4) No development shall take place until details in respect of the additional footpath link along Ecton Brook Road, to provide access to the site, have been submitted to and approved by the Council and the approved details shall be implemented prior to the first use of the development unless otherwise agreed in writing by the Council.

Reason: In the interests of highway and pedestrian safety and to secure a satisfactory standard of development.

(5) The premises shall not open between 23.00 hours and 08.00 hours

Reason: In the interests of residential amenity.

PLANNING COMMITTEE

28 APRIL 2004

LIST OF DEFERRED APPLICATIONS DETAILED BELOW:

APPROVED IN PRINCIPLE

98/0682	Extension to foodstore and revised layout of car park at J Sainsbury, Weedon Road
98/0973	Construction of two bus lay-bys at Pavilion Drive
990074	Demolition and erection of 36No. flats (outline) at Kingsthorpe Road and Balmoral Road
991341	Omit condition 4 of 95/0727 at land at former Simpson Barracks
991342	Link road/lagoon arrangement at land at former Simpson Barracks
N/2000/90	Residential development at land off Balmoral Road
N/2001/629	Erection of three dwellings at Area F Wootton Fields Wootton
N/2001/788	Demolish existing buildings and erection of 13no. duplex flats/apartments at 27-35 Craven Street
N/2002/1197	Demolition of warehouse and construction of 24no. 1 and 2 bedroom flats and refurbishment to dwellings of two houses nos.42 & 44. no.46 to be demolished - outline application at land at Spencer Street, St James
N/2001/1283	Infill two storey extension between the happy gathering chinese restaurant and eternity night club 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/2002/1180	C/U to childrens nursery at Hazelrigg House, 33 Marefair
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/2002/1593	Demolition of garden wall at Corfe House, 26 Back Lane
N/2002/1604	Development of offices and restaurant at former St Edmunds Hospital site, Wellingborough Road
N/2002/1626	New college buildings and access (Outline Application) at Lower Mounts and nos. 4, and 8 St Michaels Road
N/2002/1641	Conversion and change of use from general industrial (Class B2) to 8 flats, Sunlight Works, Grafton Street
N/2003/195	Change of use of rear ground floor to cafe/restaurant use Class A3, 137 Kettering Road
N/2003/374	Conversion and change of use to 19 flats at 25-29 Robert Street
N/2003/524	Conversion to residential development at Connaught House, 32 Connaught Street
N/2003/533	Erection of residential development (48 units) at St James Road
N/2003/573	Demolition of garage and erection of 12 flats at 1A Derby Road
N/2003/662	Residential development of 115no. flats with associated car parking at land off Woolmonger Street
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/2003/1011	Proposed Class A3 restaurant at Phase 11, Marquee Drive, Riverside Retail Park
N/2003/1022	Demolition of front and rear elevations of existing building and conversion and extension of building to form 9 flats at 52-56 Hazelwood 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/2003/1303	Change of use/alterations to form 5no. flats at 14 Market Square/22 The Drapery
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

- 42
- N/2003/1531 C/U to residential care home (Class C2) for a maximum of eight residents at Kingsthorpe Grove
- N/2003/1588 Renewal of outline planning permission for residential development ref: N/2003/323 at 544-548 Wellingborough Road

PENDING AND DEFERRED

- 97/0951 Rear access road and new gatehouse at south of Avon, Southbridge
- 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/2000/600 2500 dwellings and mixed use development at Dallington/Kings Heath
- 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/2000/1212 97sqm extension to restaurant at Oriental Paradise, The Causeway, Great Billing
- 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/2002/841 Erection of 3 storey block of 12 apartments at site E1, Southbridge East
- N/2002/1123 District Centre at land off Saxon Avenue, Zone D, Grange Park
- N/2002/1238 Renewal of outline planning permission for the erection of light industrial units (Class B1(C) at 174 St Andrews Road
- N/2002/1296 Application under Section 73 of Town and Country Planning Act 1990 for variation of conditions 97/0340 at Swan Valley
- N/2002/1335 Variation of condition 2 of planning permission 90/0732 at Swan Valley
- N/2002/1358 Two storey building providing new changing rooms, showers and spray tanning unit at Northampton Boys Brigade, Old Boys Rugby Club Ground, St Andrews Road
- N/2002/1476 Stable block to 3 houses and erection of 15 flats and a community centre at Thornton Hall, Mill Lane, Kingsthorpe
- N/2002/1477 Conversion block to 3 houses and erection of 15 flats and a community centre at Thornton Hall, Mill Lane, Kingsthorpe
- N/2002/1676 Mixed employment uses at land at Pineham North
- N/2003/275 Residential development of 149no. dwellings at land off Talavera Way
- N/2003/401 Four industrial units and parking (Classes B1. B2 and B8) at Units 56 and 59 Rothersthorpe Avenue Ind Estate
- N/2003/635 Erection of 43no. 2,3 and 4 bedroom houses at plots 1-43 Hermitage Way, Wootton
- N/2003/1076 Residential development at former St Crispin Hospital site, Duston
- N/2003/1133 Erection of 20m lattice mast, 6 pack equipment cabin and ancillary development at field adjacent Banbury Lane, Rothersthorpe
- N/2003/1192 Conversion to form four flats at 126 Lower Thrift Street
- N/2003/1209 Illuminated advertisements located on 19no. bus shelters at various site in Northampton
- N/2003/1239 Extension of yard area and new parking layout at Airflow Streamlines, 11 Salthouse Road, Brackmills In Est
- N/2003/1240 New car showroom with associated servicing facilities at 4 Fortune Close, Riverside Park
- N/2003/1263 Temporary warehouse building at Bourbon Fabi UK Ltd, North Portway Close, Round Spinney Ind Est
- N/2003/1274 Residential development at New Laundry Building site, former St Crispin Hospital site, Berrywood Road
- N/2003/1277 Proposed erection of 12no. 1 bed, 2 person flats – outline application at land off Sharman Road/Spencer Street, St James
- 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/2003/1367	Single storey garden/sunroom from the extns to existing bedrooms at 3 The Crescent, Kingsley
N/2003/1370	Formation of additional car parking area at Faber Blinds, Kilvey Road, Brackmills Ind Est
N/2003/1373	Two storey front and side extns at 2 Christchurch Road
N/2003/1380	Temporary classroom building for childrens day nursery at 1 Overslade Close, East Hunsbury
N/2003/1445	Single storey extension to existing car showroom at Orchard Garage, Billing House, The Causeway, Great Billing
N/2003/1467	C/U to restaurant (Class A3) with first floor restaurant extension at 1 Castilian Terrace
N/2003/1497	Installation of three storage containers at 49 Grafton Street
N/2003/1659	Residential development comprising 93 no. houses at Turners Merry Go Round site, Newport Pagnell Road,
N/2004/24	Alts and extns to provide entrance canopy, staff room and stores at Three Shires Hospital, The Avenue, Cliftonville
N/2004/56	C/U to provide childcare facilities for upto 20 children at 29 St Georges Avenue
N/2004/96	C/U to a mix of offices (Class B1) and estate agents (Class A2) at St Edmunds House, St Edmunds Road
N/2004/157	Multi-purpose day centre building with sports hall, café, offices, storage, parking, external play area and access at land north of Delapre Abbey access off Ransome Road
N/2004/165	C/U to taxi office at Office S6. Moulton Park Business Centre, Redhouse Road
N/2004/171	New training building, generator building, store building, car parking at Police Headquarters, Wootton Hall, Mereway.
N/2003/173	Demolition of existing stores building and erection of new stores building with link to Wootton Hall House at Police Headquarters, Wootton Hall, Mereway
N/2003/174	Footpath and cycleway link at Police Headquarters, Wootton Hall, Mereway
N/2004/179	Conv of 7no. bedsits to 4no. flats at 48 Abington Avenue
N/2004/192	Proposed basement apartment to main building and rear apartment above garage block adjacent to Abington Avenue at 55-58 East Park Parade
N/2004/200	Comprehensive redevelopment to provide employment - B1 (business), B2 (general industrial) use, housing, sports facilities and public open space – Outline Application at former British Timken site, Duston
N/2004/212	C/U to business (B1) and professional services (A2) at 15 Berrywood Road, Duston
N/2004/222	Office development comprising three separate 2-storey buildings with associated car and cycle parking – approval of reserved matters at Plot 1, Phase 2, The Lakes, Bedford Road
N/2004/253	C/U to retail (Class A1) and ancillary storage at 50-54 Abington Street and 11A The Ridings
N/2004/265	Mixed use development incorporating residential, community facilities, local leisure and rental centre, access arrangements at Bedford Road and new Southbridge Road, and associated works – Outline Application at Nunn Mills and Avon Cosmetics sites
N/2004/310	Addition of first floor bay window/sun rooms to existing bedrooms at 3 The Crescent
N/2004/317	Temporary provision of single storey 4no. classroom and 2no. science lab buildings at Lings Upper School, Billing Brook Road
N/2004/322	Erection of 2no. industrial units at 62-64 St James Mill Road
N/2004/333	Change of use to refugee community centre including café, creche, telephone centre, offices, IT training and small retail at ground and first floor, 2 Clare Street

NEW APPLICATIONS

N/2004/354	Repairs and alterations at St Johns Church, Bridge Street
N/2004/359	Temporary change of use from lairage to vehicle storage at former Auction Centre, Liliput Road, Brackmills Ind Est
N/2004/361	C/U to restaurant/sandwich bar (Class A3) and installation of air conditioning condenser at rear of 1 The Parade
N/2004/378	Variation of condition no.3 of planning permission 92/0375 to allow use of basement for habitable purposes at 1 Langham Place, Barrack Road
N/2004/391	Proposed residential development – Outline Application at 7B Marefair
N/2004/413	New factory and offices at former Trinity Trucks premises, Lower Farm Road, Moulton Park Ind Est
N/2004/415	Construction of 8no. flats with car parking at land off Cattle Market Road
N/2004/420	Construction of goods-in extension and unloading area to existing warehouse, new gatehouse and drivers facilities, modifications to external yard and roadway, additional car parking and new perimeter fence at Unit DC1, Swan Valley Way, Swan Valley
N/2004/425	New offices unit and 3 no. technology units and associated car parking – Phases 1 and 2 (Use Classes B1, B2 and B8) at Kings Park Road, Moulton Park Ind Est
N/2004/441	Erection of temporary demonstration building at The Wyevale Centre, Newport Pagnell Road, Wootton
N/2004/451	Demolition of roof, internal walls and secondary stair/lift core, internal alterations, replacement windows and extension of two additional floors to provide flats at 27 Guildhall Road
N/2004/458	Erection of 18no. apartments and 5no. dwellings at Tunnell Hill Farm, Rothersthorpe Lane
N/2004/459	Single storey rear extension for use as message room at 73 Lingswood Park
N/2004/461	C/U to offices at Gough Lodge, Main Road, Duston

N/2004/466

44
Conv to 29no. residential units, with car parking and landscaping at former Nurses Home, St
Crispins Hospital Site, Berrywood Road

Northampton Borough Council

Community Safety and E- Government Overview & Scrutiny Committee

Tuesday, 4 May 2004

Present: Councillor Barron (Chair); Councillor Lane (Deputy Chair); Councillors Eldred, M Hoare, Matthews, McCutcheon, Robinson and Woods
M Hunter, Head of Overview and Scrutiny
Councillor Tavener, Portfolio Holder
S Eley, Environmental Health Manager
D Ferguson, Community Safety Manager

1. APOLOGIES

An apology for absence was received from Councillor Miah.

2. MINUTES

The minutes of the meeting held on 16 March 2004 were agreed and signed by the Chair.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

4. DEPUTATIONS / PUBLIC ADDRESSES

There were none.

5. LEGALISATION OF DRUGS

Councillor McCutcheon raised the issue of drugs and circulated a paper for information. He expressed interest in the options open in partnership with the PCT, CSP etc regarding regulation of drugs and requested thoughts on possible research.

Members commented on alcohol and smoking, both of which are freely available but cost much in health and related problems and commented that the issue was more the misuse of drugs.

The Environmental Health Manager advised of the impending licensing policy and the current review of property categories. Members agreed to look at the category review, obtain any further research information and request information from the police to enable the Committee to decide on further action.

Conclusions: That the relevant planning officer be invited to the next meeting to give an overview of the policy review for categories.

6. OPTIONS ON NEIGHBOURHOOD WARDENS

The Environmental Health Manager advised that the Neighbourhood Warden scheme was underway. This was a pilot scheme being carried out in St Crispin, St David and Eastfield wards and would be continually evaluated over a 9-10 month period. After this period, it would be rolled out across the whole borough.

Members heard that the pilot scheme had deliberately not been implemented in the wards where CASPAR wardens were already in place, and part of the project plan was to discover what other kind of work was going on, in order that projects and schemes could complement

each other.

The job descriptions for Wardens had been produced, the recruitment process was being developed and a programme schedule was being written. It was planned to consider training, uniforms, style and image etc. The project would inform an evaluation of all support roles with the aim of networking to provide maximum resources.

Conclusion: (1) That the committee receives further information regarding the Neighbourhood Wardens at a future meeting.

7. FUTURE WORK PROGRAMME

The Community Safety Manager circulated a report regarding the dispersal of intimidating groups and outlined its contents.

As part of the Anti-social Behaviour Act, the police now had the power to disperse groups of 2 or more and to return people under the age of 16 to their homes, but only in nominated areas. For an area to be nominated, consent had to be given by the Borough Council through an officer at Chief Executive, Directorate or Borough Solicitor level. Members were advised that to this end, a formal protocol was being drawn up between the police and Borough Council. Members expressed the wish to input into the protocol.

Conclusions:

- (1) That the draft Dispersal Protocol between the Police and the Borough Council be brought to this Committee.
- (2) That a report on the recent research into local youth provision be an agenda item at the next meeting.
- (3) that the Committee consider e-government programmes and how they are joined-up and implemented.

NORTHAMPTON BOROUGH COUNCIL
FINANCIAL STRATEGY AND PERFORMANCE
OVERVIEW & SCRUTINY COMMITTEE

Thursday, 6 May 2004

PRESENT: Councillor Perkins(In the Chair); Councillor Church (Deputy Chair);
 Councillors Caswell, Duncan, B Markham, Patterson and Stewart

ALSO PRESENT:

Councillor Hadland	Financial Strategy and Performance Portfolio Holder
Councillor Hill #	Community Leadership Portfolio Holder (Item 7)
J Bayes	Chief Estates Surveyor (Item 7)
R Bowmer	Acting S151 Officer & Head of Financial Strategy
A Foster	Head of Corporate Procurement (Item 8)
S Harrison	Group Accountant (Technical) (Item 5)
B Hill	Chief Accountant (Item 9)
M Hunter	Head of Overview and Scrutiny
J Inch	Senior Solicitor
C Stevenson	Head of Benefit Services (Item 6)
R Sumner	Head of Property and Construction (Item 7)
Councillor Woods	Observer
Meetings Services Officer	

1. APOLOGIES

An apology for absence was received from Councillor Marriott.

At this point the Committee elected a Chair for the meeting as the Chair had submitted his apologies and the Deputy Chair was expected to join the meeting after it had begun. It was proposed that Councillor Perkins chair this meeting.

CONCLUSION: That Councillor Perkins chair this meeting of the Committee.

2. MINUTES

The minutes of the Joint meeting with Planning, Regeneration and Transportation Scrutiny Committee held on 10 March 2004 and the meeting held on 18 March 2004 were signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

None.

4. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

None.

5. REVIEW OF THE CORPORATE CAPITAL STRATEGY PROCESS AND

REPORTING

The Acting S151 Officer & Head of Financial Strategy presented a report, on behalf of the Working Party from this Committee, having reviewed the Council's Corporate Capital Strategy and expanded on the recommendations.

The Committee welcomed the report on the findings and considered whether it could go forward to the Executive in the Committee's name.

The recommendations were considered challenging, meaning a change from measuring inputs to measuring outputs. Members wanted this emphasis highlighted, as well as that of avoiding, wherever possible, private agenda reports.

The Committee concluded that the report was succinct, but the recommendations were unclear. They needed to be made specific and listed on the front page.

CONCLUSIONS

- (1) That the report be endorsed as from this Committee.
- (2) That emphasis be place on the avoidance of private agenda items.
- (3) That the recommendations of the Working Party be listed in the front of the report.
- (4) That a progress report, in the form of an Annual Report, be presented to both the Executive and this Committee by 30 September 2004.

6. HOUSING BENEFITS

The Committee had received information on Benefit Services approximately one year ago as a result of the DWP direction order and planned to review Benefit Services the following year.

The Chair commented that although the backlog had diminished, there were concerns about the reasons for slippage.

The Head of Benefit Services advised on:-

- Staff turnover and unfilled vacancies
- Benefits and Revenues Merger
- Work in transit at 1,326 in April 2003, 1,249 on 3 May 2004, therefore, the position was maintained.
- Specific management posts in the new structure.
- Development of training for managers
- Development of performance monitoring
- Development of draft competency framework
- Use of management information to streamline work
- Procurement process for new IT with DWP funding
- Improved management systems and benchmarking
- Uncertainty affecting morale
- Production of the action plan (circulated)
- Implementation of speedier claim response times
- Workshops planned by the Performance Review Action Team
- Use of Agency Personnel for the next 12 to 18 months
- Liaison with Kettering and Wellingborough for mutual assistance

Members raised concerns about:

- To what extent improvement was dependant on IT
- Whether the merger was impeding progress
- That the Action Plan was not yet endorsed
- Whether advise was being sought from Kettering Borough Council, as this was an Authority that had improved.

The Committee expressed the need for:-

- Looking at the Action Plan to ascertain the right level of challenge and whether it was SMART.
- Scrutiny to review this service and the effect of the recovery process and Action Plan.
- Active monitoring of performance using the `traffic light' system.
- Receiving the up to date Action Plan at the next meeting.

CONCLUSIONS;

- (1) That the revised Action Plan be brought to this Committee.
- (2) That the further, more up to date paper, than the document of 18 February 2004 be provided at the next meeting.
- (3) That assistance and advice be sought from Kettering Borough Council in order that Scrutiny could see what it did differently.
- (4) That Scrutiny take further action to monitor and review progress and improvement.

7. DISPOSALS AND LETTINGS PROTOCOLS

The Chief Estates Surveyor outlined the reasons for the development of the Disposals and Lettings Protocols.

Councillor Hill, Community Leadership Portfolio Holder, advised that the report had been forwarded to this Committee, to give Members the opportunity to comment on the principles of the Protocols. It was anticipated that two pieces of land, with long-term leases, would be recommended for disposal shortly.

The Committee then discussed concerns regarding: -

- Nil value transactions and whether costs of the contract were passed onto the acquirer?
- A policy for long-term leasing rather than disposal
- Preservation of the Council's interest in nil value disposals, by long term leasing.

The Committee was advised that each party usually bore its own costs in the case of a nil value transaction. There was initial presumption of long term lease. Open market disposal might still mean a long term lease. If capital receipt was the objective, freehold disposal was usual.

CONCLUSION: That the Executive be informed that: -

- (1) The Committee supported the Disposals and Lettings Protocol in principle.
- (2) Where a disposal was a nil value, to preserve the Council's interest, long-term lease was preferable.
- (3) In the case of large disposals, or alternative uses, that long term lease is still the main consideration.

8. ENVIRONMENTAL SERVICES OPTION APPRAISAL

The Head of Corporate Procurement outlined the work of the Environmental Services Options Appraisal Project. He emphasised that the project was based on the Council's adopted project methodology of Prince II. Member involvement in the process was considered essential.

The Committee then made the following suggestions:

- That Overview and Scrutiny be involved in the public consultation process
- The proposed service standards be referred to the workshop that would be open to all Members.
- Scrutiny to monitor the methodology to ascertain if it had any gaps.
- Scrutiny to monitor the outcomes of the project.

Members were advised that a workshop, open to all Members would be held, to inform the project regarding the desired service standard outcomes and potential options. The standards could be discussed and built upon. Following the workshop, there would be a consultation process. It was anticipated that the Member workshop would be held during June 2004. It was noted that the Best Value Review would lead the satisfaction survey.

The Committee commented that the Project did not appear to have any gaps at this stage and suggested that the Project Plan be revisited when options were available for consideration.

CONCLUSION: That the Project Plan be revisited when options were available for consideration.

Members considered the Balance of Funding Review circulated with the agenda. Having considered the consultation paper approximately a year ago, the current document was the result of that consultation.

The Committee then suggested issues for inclusion on its work programme for the forthcoming 12 months.

CONCLUSION:

- (1) That the Balance of Funding Review be noted.
- (2) That the following items be discussed at future meetings of this Committee:
 - Review of Housing Benefits issues. including:
 - Monitoring content and progress of the Action Plan
 - Implementation of the IT System – how it would improve service, be procured, integrate benefits and revenues
 - Scoping of Housing Benefits
 - Representative sample of 'frontline and workforce' Officers from Benefits to be interviewed by a Working

- Group
- Customer Focus (claimant and complaints)
 - Presentation by one the of Housing Benefits IT System Suppliers.
 - More up to date Benefits documents to be presented to the Committee
 - Performance statistics monitored and questioned
 - Liaison and lessons from other Local Authorities
- Budget Consultation Process
 - Recovery Plan
 - Performance Management
 - Audit Reports
 - Grosvenor/Greyfriars Redevelopment
 - Revenue Outturn Reports
 - Corporate Capital Outturn and Programme Reports
 - Human Resources Statistics/PI Indicators
 - Presentation on the results of the Employee Survey.

(3) At its next meeting, the Committee would allocate the above issues to its future meetings.

The meeting concluded at 7:45 pm

NORTHAMPTON BOROUGH COUNCIL

EXECUTIVE

Monday, 10 May 2004

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

1. APOLOGIES

Apologies were received from Councillors C Lill and J Lill

2. MINUTES

The Minutes of the meeting of the Executive held on 19 April 2004 were signed by the Chair

3. DEPUTATIONS/PUBLIC ADDRESSES

Resolved: That Mr D Jones be granted leave to address the Executive in respect of Item 7 "Market Square Enhancement Project: Public Consultation"

4. DECLARATIONS OF INTEREST

None

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

None

6. AN URBAN DEVELOPMENT CORPORATION FOR WEST NORTHAMPTONSHIRE; A DECISION DOCUMENT (LC, PRT)

The Acting Chief Executive and Town Clerk submitted a report that set out the ODPM's response to the Consultation Paper "Sustainable Communities: An Urban Development Corporation for West Northamptonshire". He further commented that the advert for the Chairman of the Board had been placed and that in terms of representation one place was being ring-fenced to the Council but that any number of Councillors could be put forward as nominees. It was intended to arrange a presentation for all Councillors about the UDC and how it might interact with the Council.

Councillor Larratt commented that Lord Rooker's letter gave some reassurance. However he expressed concern that a similar situation as appeared to be developing in Thurrock should not happen in Northampton. The Acting Chief Executive and Town Clerk commented that it was vital that the UDC worked with the Council and that the Council was seen as an equal partner. He noted that the documentation to the Board Candidates indicated that all planning decisions within the UDC remit would be taken by it, although the nature of the remit had not yet been established. It also mentioned seconding Officers locally but this should not be to the detriment of the delivery of the Council's services.

Resolved: That the report be noted.

7. MARKET SQUARE ENHANCEMENT PROJECT; PUBLIC CONSULTATION (FS)

Mr Jones, a shopkeeper in Northampton, commented that he had lived in the Town for some 25 years and had witnessed many changes in that time. He referred to a report that had appeared in the Chronicle and Echo in 1962 at the time that the fountain was removed from the Market Square. He quoted from it in respect of comments about it being a fine open space and the Town's forefathers being excellent town planners. He commented that the Market had first been established in 1245 and that he did not wish it to develop the same as Milton Keynes. In his view it should be kept as an open space for displays events etc. and

any kind of canopy would be a home for pigeons and would look shabby after a relatively short period of time. He felt that the general public had been poorly consulted and protested at the Public Consultation arrangements. Mr Jones was thanked for his address.

The Director of Business and Housing Services circulated a report that set out the results of the architectural competition and the public consultation exercise. He commented that the Council had adopted a vision; the competition had been funded by EMDA; and a judging panel had judged that Option A should be the winning Scheme.

Councillor Hadland commented that the enhancement of the Market Square was never going to be an easy decision to make and that the Architectural Competition had been held because there was merit in seeing what ideas would come forward. There was also a need to do something for the Market Hall Traders which was a pressing situation. Six concepts had been submitted from an original 41 expressions of interest and the judging panel had been mainly concerned with finding a winner to the competition. However, no one scheme provided a comprehensive answer and the favoured option amongst the Panel was for essentially Option A with elements of Option C. This would not compromise the open nature of the Market Square with only about a third of its area being covered but would provide a facility for the fish and meat market and would provide an element of cover in poor weather conditions. At the same time it could be argued that the roofing element was not essential. In respect of the open market there were other factors that needed to be borne in mind as in recent years it had declined at about 6% per annum which might bring into question the size of the market, product range offered and the publicity of it.

Councillor Larratt congratulated all the entrants and stated that it was accepted that no change was not an option and that an alternative facility for the fish and meat market needed to be addressed urgently. He further stated that on a personal basis he was devastated by the winner design and could not support any form of cover or permanent structure on the market square. He felt that the better proposal was to link the Market to the Cultural Mile proposal and that this opportunity should be used to bring the Market Square back into community use. He also cast doubt on the validity of the public questionnaire exercise in that there had only been 700 respondents.

Councillor Hill commented that he had been heartened by the winning proposal and liked the idea of the collapsible stalls as proposed in Scheme C. It was clear that a solution to the Market needed to be found.

It was also noted that greater public engagement would be desirable on what was such an important decision for the Town.

A discussion then ensued upon the recommendations as tabled in the report.

The meeting adjourned at 19.00hours and reconvened at 19.16hours.

- Resolved:
1. That Letts Wheeler Architects be congratulated on winning the Market Square Enhancement Competition
 2. That in consultation with all the Council's stakeholders including possible funding partners, the Town Centre Partnership, the Market Traders Federation and the public of Northampton, the wealth of ideas arising from the architectural competition be expanded upon to seek an urgent solution to the trading crisis in the Market Hall, the sustainable future of the open market and the public use of this historic square.

8. HIGHWAYS AGENCY- ARRANGEMENTS WITH NCC (PRT)

The Acting Chief Executive and Town Clerk commented that a proposed report to the County Council's Executive on 25 May had been circulated to District Councils within the County for comment. The report indicated that the County Council intended to end the Agency agreements for local planning and highways advice with the District Councils. He had made an objection and the County Council in writing had indicated that this report would now be deferred until 29 June 2004. He was aware that the other Districts in the County had lodged similar objections. The issue was about advice that could be given as part of a comprehensive service. District Councils faced increasing pressure from GOEM for faster response times to applications and this would be slowed down significantly if advice had to be sought from the County Council.

The Acting Chief Executive and Town Clerk commented that he and the Leader of the Council had met with the Chief Executive and Leader of the County Council the previous week where this issue had been raised and they had been given an indication that the County Council were reviewing their initial position.

Resolved: That the report be noted.

9. SHAPING PATTERNS OF GOVERNMENT SERVICES (PRT)

The Acting Chief Executive and Town Clerk submitted a report summarising the contents of the Sir Michael Lyons review of public sector relocation. Northampton had been highlighted as a potential relocation site and the review identified around 20,000 jobs that could be relocated from London. It was noted that the timescale for the proposals, about 10-15 years, would fall into line with the work of the UDC.

- Resolved:
1. That the contents of the Lyons report and its potential implications on Northampton be noted
 2. That work with the County Council be undertaken to report jointly to Office for Government Commerce on the Councils willingness to enter into partnership to accommodate any relocation proposals.

10. RECOVERY PLAN: RESOURCES IMPLICATIONS (LC, FS)

The Director of Strategic Resources submitted a report that set out the resource implications of the Council's Recovery Plan, the funding that was available and also gave an early indication of the 2003/04 Revenue Out-turn position and projected shortfall in resources for future years based on current service levels. He particularly commented on the position of the Superannuation Fund and the actuarial valuation the results of which would be known by the Autumn.

Councillor Hadland commented that he had met with the Department of Works and Pensions the previous week and they were keen to build on the work started by the Benefit Fraud Inspectorate and had indicated that assistance with the funding would be forthcoming.

Resolved: That the report be noted and that the need to balance the cost of recovery with the need to address newly emerging budget issues in the projected budget shortfalls in coming years be accepted.

11. ITEM WITHDRAWN

12. NORTHAMPTON ACADEMY- LAND ADJACENT (FS)

The Director of Strategic Resources submitted a report that followed up the public advertisement of the disposal of an area of public open space adjacent to Billing Brook to the Northamptonshire County Council. There had been no public objections.

Recommendation: That the freehold transfer of approximately 2.75 hectares of land adjacent to Billing Brook and the Northampton Academy site to Northamptonshire County Council be approved.

13. DISPOSALS/ LETTINGS PROTOCOL (FS)

The Director of Strategic Resources submitted a report commenting that the Financial Strategy and Performance Overview and Scrutiny Committee had endorsed the Disposals and Lettings Protocols with one amendment that disposals at nil consideration should be on the basis of a long lease. This amendment had been made to the Disposals Protocol.

Resolved: That the Disposals and Lettings Protocols be approved.

14. DISPERSAL- DEALING WITH INTIMIDATING GROUPS (CSE)

The Acting Chief Executive and Town Clerk submitted a report which advised the Executive of Chapter 38 Sections 30-36 of the Anti-Social Behaviour Act 2003 in respect of the dispersal of groups and the removal of persons under 16 to their place of residence.

Councillor Taverner commented that the Community Safety and E- Government Overview and Scrutiny Committee had considered the report and supported the use of Part 4 of the Anti-Social Behaviour Act 2003 in appropriate situations. A Protocol for its use was to be developed with the Police.

- Resolved:
1. That the Council supports Northampton Police in the implementation of Part 4 of the Anti-Social Behaviour Act 2003
 2. That a formal Protocol be drawn up between Northampton Borough Council and Northampton Police but that this not delay implementing the provisions of the Act in the meantime should this become necessary.

Rec That the Council's Constitution be amended in
om respect of Part 8, Delegations to Officers, so that
men the Chief Executive, Borough Solicitor or any
ded Director be authorised to give the Council's
; Consent to the issue by a relevant Police Officer of
 an authorisation under Part 4 of the Anti-Social
 Behaviour Act 2003

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. APPROVAL OF MARKETING OF LEISURE CENTRES (HE)

The Director of Community Services submitted a report that set out a draft Marketing Brief that had been drawn up with Humberts Leisure. He noted that the full details of each site would be included with the Brief and he elaborated upon the favoured options. It was also noted that a master planning exercise in Lings area was to be undertaken involving the County Council, PCT, Tesco, Focus, Lings Academy and Emmanuel School.

The Acting Chief Executive and Town Clerk commented that in respect of any potential future development of Danes Camp that the Brief should be adjusted to read "maximum redevelopment value subject to planning approval".

- Resolved:
1. That subject to the views of the Health and Environment Overview and Scrutiny Committee approval be given to the draft Marketing Brief for the Leisure Centres set out in Appendix A of the report, and as amended, and that Humberts Leisure be instructed to proceed accordingly
 2. That the funding of the Consultants fees and Marketing costs as scheduled in Section 3 of the report be approved.

17. CLIFTONVILLE HOUSE IMPROVEMENTS (FS)

The Director of Business and Housing Services submitted a report setting out the reasons for the overspend on the refurbishment of the Cliftonville House. He further commented that it highlighted the need to properly fund accommodation works. It was also noted that the Financial Strategy and Performance Overview and Scrutiny Committee had undertaken a review of the Corporate Capital Strategic process and a report on this would be made to the Executive at its next meeting on 24 May 2004. This would also include Members involvement in the process.

Resolved: That the report be received.

18. ITEM WITHDRAWN

19. GERALD EVE CONSULTANTS (FS)

The Director of Strategic Resources submitted a report that set out the terms for Gerald Eve's continued involvement in work associated with the Joint Initiative Sites transferred to English Partnerships i.e: Sixfields, Harvey Reeves Road and Ransome Road

Resolved: That approval be given to the continued appointment of Gerald Eve in relation to on-going matters relating to the Joint Initiative Sites with English Partnerships

The meeting concluded at 20.16 hours

M3224