

NORTHAMPTON BOROUGH COUNCIL

CABINET

Wednesday, 4 March 2020

PRESENT: Councillor Nunn (Chair); Councillor Larratt (Deputy Chair); Councillors Eldred, Hadland, Hallam, J Hill, Hibbert and King

APOLOGIES:

1. APOLOGIES

There were no apologies for absence.

2. MINUTES

The minutes of the meeting held on 19 February were agreed and signed by the Leader.

3. INTENTION TO HOLD PART OF THE MEETING IN PRIVATE IF NECESSARY

There was no intention to hold any part of the meeting in private.

4. DEPUTATIONS/PUBLIC ADDRESSES

There were none.

5. DECLARATIONS OF INTEREST

There were none.

6. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

There were no issues arising from Overview and Scrutiny Committees.

7. BOROUGH WIDE ARTICLE 4 DIRECTION FOR HOUSES IN MULTIPLE OCCUPATION

Councillor Hill as the relevant Cabinet Member outlined the report. Responses from the consultation carried out in November/December 2019 had been supportive and the Article 4 Direction now needed to be agreed.

Councillor McCutcheon addressed Cabinet and welcomed the report. However, he expressed concern over parking problems – particularly where planning decisions had been overturned on appeal by the Inspectorate. He queried whether there had been sufficient investment in enforcement, and asked whether the Article 4 Direction would be expanded into the growth areas beyond NBC's boundaries as these areas would form part of the new West Northamptonshire Council.

In answering these concerns, Councillor Hill pointed out that a Supplementary Planning Document addressing parking issues had been brought to Cabinet a few months previously - the current report was concerned with process. He considered that adequate resources were available for enforcement. Expansion of the area covered would be an issue for consideration by the unitary council.

The Head of Planning noted that a need would have to be shown before the Secretary of State would agree to expansion of the area covered by the Article 4 Direction. Setting up the new unitary council would be a prompt to do that.

RESOLVED:

- 2.1 That Cabinet confirms the Article 4 Direction made by the Council on 7 November 2019 the effect of which will be to remove permitted development rights for the change of use from Class C3 Dwellinghouses to Class C4 Houses In Multiple Occupation in the area of the Borough as shown on Map 1 and which will come into force on 13 November 2020.

8. DISPOSAL OF COMMUNITY CENTRE SHOPS

Councillor Hadland as the relevant Cabinet Member outlined the report seeking approval for disposal of 15 shops by way of a freehold sale. He pointed out that these properties did not sit well with the Council's overall portfolio. Repair costs were increasing and rental values reducing. Occupying tenants would be offered first refusal at the market value, with a restrictive covenant to ensure continuation of retail use. If unsold after six months the shops would be offered for sale on the open market.

RESOLVED:

- 2.1 That the community centre shops shown on Annex 1 to this report are progressed for sale.
- 2.2 That the process for the sale is as follows:-
 - 2.2.1 That each one has a restrictive covenant placed on the title to remain as commercial use on the ground floor within use Class A1, changes within this use class are regulated by Planning Policy.
 - 2.2.2 That the shops will be sold at market value (to comply with the Council's obligation to obtain best consideration), determined by an independent RICS registered valuer taking into account the restrictive covenant and the costs of sale.
 - 2.2.3 That the tenants are given the opportunity to purchase the shops at the market value as determined by the Council's market valuation.
 - 2.2.4 To allow the tenants a period of six months from the date of the valuation to confirm their offer to purchase the shops and provide evidence of financial ability to complete in a timely manner.
 - 2.2.5 That those shops which are not under offer after six months will be progressed for sale on the open market.
- 2.3 That authority be delegated to the Economic Growth and Regeneration Manager, in consultation with the Borough Secretary, Chief Finance Officer and Cabinet Member for Regeneration and Enterprise to progress this sale on the terms listed in points 2.2.1 – 2.2.5

9. PERFORMANCE OUTTURN REPORT - QUARTER 3

Councillor Larratt as the relevant Cabinet Member outlined the performance indicators for October-December 2019. Over 79% of the indicators were exceptional, green or within tolerance. Staff sickness (BV 012) had been a persistent issue, but was now over-performing and missed bins/boxes (ESC01) was also very good.

There had been issues with household waste (EC04) – which could be seasonal.

Councillor Larratt questioned whether EC06 included the major road network. There had been many complaints regarding the A45, which NBC were willing to clear, but this required co-operation from Highways England to arrange lane closures.

Councillor Larratt reported that it was hoped to split indicator EC09 so that fly tipping of hazardous and non-hazardous waste were reported separately. Hazardous waste took longer to remove because of the need to involve specialist contractors.

The Enterprise Zone indicators (MPE01 and MPE02) were expected to improve over time.

RESOLVED:

2.1 That Cabinet review the contents of the performance report (Appendix 1).

The meeting concluded at 6:20 pm