

**MINUTES OF THE MEETING OF THE  
BOROUGH COUNCIL OF WELLINGBOROUGH  
HELD AT SWANSPOOL HOUSE, WELLINGBOROUGH  
ON TUESDAY, 3 APRIL 2012**

**Present:** The Deputy Mayor (Councillor L Lawman) and Councillors Allebone, Bailey, Bass, Bell, Blackwell, Carr, Dholakia, Elliott, Emerson, Graves, Griffiths, Hawkes, Henley, Higgins, Hollyman, G Lawman, Maguire, Morrall, M Patel, Pursglove, P Raymond, Scarborough, Simmons, Timms, Ward, Warwick, Waters, Watts and Wright.

**Officers present:** Mr J T Campbell (Chief Executive), Mr J Hubbard (Deputy Chief Executive), Mr R Micklewright and Mr T Wright (Corporate Directors), Mrs B Lawrence, Mr C Pittman and Mr S Wood (Heads of Service), Ms S Lyons (Legal Adviser), Ms P Lawton (Principal Democratic Services Manager) and Mr G Betts (Mayor's Sergeant).

The meeting was preceded by prayers, led by the Mayor's Chaplain.

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Ainge, Beirne, Harrington, Partridge-Underwood, B Patel, J Raymond and Warwick.

On behalf of the Council, the Deputy Mayor expressed her best wishes to the Mayor, Cllr B Patel, and it was agreed that a letter be sent wishing him a speedy recovery from his recent operation.

The Deputy Mayor also welcomed Councillor Maguire back after his recovery from illness.

**2. DECLARATIONS OF INTEREST**

Councillors declared the following interests in accordance with the Constitution:

<b>Councillor</b>	<b>Committee date and minute no.</b>	<b>Reason for declaration</b>
Allebone	All references to the Castle (Wellingborough) Limited	Personal and prejudicial – Castle Board member/wife is Vice Chairman of the Friends of Castle. Personal – has received hospitality from the Castle (Wellingborough) Limited.
Allebone	Overview and Scrutiny 27/02/12 (min 6) Town and Country Planning Act Section 106 Agreements	Personal – Aircraft maintained at Sywell Aerodrome
Bass	All references to the Castle (Wellingborough) Limited	Personal – has received hospitality from the Castle (Wellingborough) Limited.
Blackwell	Community 19/03/12 (min 5) – Wellingborough Homes: progress and monitoring	Personal – Board member Wellingborough Homes.

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Blackwell	All references to the Castle (Wellingborough) Limited	Personal – has received hospitality from the Castle (Wellingborough) Limited.
Carr	Community 19/03/12 (min 4) – Presentation: Northamptonshire Libraries and Information Service Strategy 2012-2015.	Personal – work for Library Service.
Dholakia	All references to the Castle (Wellingborough) Limited	Personal – Friend of the Castle.
Elliott	Overview and Scrutiny 27/02/12 (min 6) –Town and Country Planning Act Section 106 Agreements	Personal –Irchester parish councillor.
Emerson	All references to the Castle (Wellingborough) Limited	Personal – Friend of the Castle.
Graves	All references to the Castle (Wellingborough) Limited	Personal – Friend of the Castle.
Higgins	Overview and Scrutiny 27/02/12 (min 6) –Town and Country Planning Act Section 106 Agreements	Personal – Wollaston parish councillor.
Higgins	Community 19/03/12 (min 5) – Wellingborough Homes: progress and monitoring	Personal – Board member Wellingborough Homes.
G Lawman	Overview and Scrutiny 27/02/12 (min 4) – Presentation by Nene Valley Community Action	Personal – County councillor.
G Lawman	Development 20/03/12 (mins 5, 6, and 7) – Wellingborough Economic and Regeneration Delivery Partnership	Personal – in relation to Wellingborough North, aware of previous objectors.
L Lawman	All references to the Castle (Wellingborough) Limited	Personal – legal matter between myself and Castle Limited.
L Lawman	Development 20/03/12 (mins 5, 6, and 7) – Wellingborough Economic and Regeneration Delivery Partnership	Personal – in relation to Wellingborough North, aware of previous objectors.
Pursglove	All references to the Castle (Wellingborough) Limited	Personal – has received hospitality from the Castle (Wellingborough) Limited.
P Raymond	Development 20/03/12 (min 6) – Town Centre RAG report	Personal – owns property in town centre.
Scarborough	All references to the Castle (Wellingborough) Limited	Personal – ordinary member of Friends of the Castle.
Simmons	Overview and Scrutiny 27/02/12 (min 6) Town and Country Planning Act Section 106 Agreements	Personal – Wollaston Parish council member.

Simmons	All references to the Castle (Wellingborough) Limited	Personal – has received hospitality from the Castle (Wellingborough) Limited.
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### **3. MINUTES OF THE PREVIOUS COUNCIL MEETING**

The minutes of the Council meeting held on 1 March 2012 were confirmed as a true and accurate record of the meeting, and were duly signed by the Deputy Mayor.

### **4. LONG SERVICE AWARD**

The annexed circulated report was received from the Head of Resources in relation to the long service award for Mr Geoffrey Betts.

Mr Betts attended the Council meeting and was formally presented with his award in recognition of 25 years service to the Borough Council of Wellingborough. The Deputy Mayor expressed special thanks to Mr Betts for the help and support he had provided to the Mayor's office and stated that she was delighted to present his long-service award. A bouquet was also presented to his wife.

**RESOLVED** that the long service award for the above-mentioned individual be noted.

### **5. QUESTIONS, PETITIONS AND REQUESTS TO ADDRESS THE MEETING**

**NOTED** that no questions, petitions and/or requests to address the meeting had been received from the public.

### **6. PLANNING COMMITTEE – 7 MARCH 2012**

**RESOLVED** that the minutes of the Planning Committee of 7 March 2012 be noted.

### **7. OVERVIEW AND SCRUTINY COMMITTEE – 27 FEBRUARY 2012**

The minutes of the Overview and Scrutiny Committee of 27 February 2012 were received.

**RESOLVED** that the minutes of the Overview and Scrutiny Committee of 27 February 2012 be adopted.

### **8. COMMUNITY COMMITTEE – 19 MARCH 2012**

The minutes of the Community Committee of 19 March 2012 were received.

A question was raised in relation to minute 5 – 'Wellingborough Homes Progress and Monitoring Report'. Cllr P Raymond responded confirming that Wellingborough Homes had reported that they were on target to deliver on the promises made prior to transfer in 2007. In the light of members concerns, however, it was reported that Councillor P Raymond would be instructing officers to compile a list of issues to be discussed with Wellingborough Homes with a view to drawing up an action plan which would place tenants at the centre of improvements to service delivery. The

main priorities for action would be: that Wellingborough Homes confirm that their priorities were first and foremost towards their tenants; that an improved programme of spending would be embarked upon to ensure that the Silver standard of repairs was achieved for tenant; and the Handyperson Scheme would be urgently reinstated. It was noted that quarterly performance reports were submitted to Community Committee, that officer regularly met with Wellingborough Homes to review their performance and that progress against the action plan had been examined by the Overview and Scrutiny Committee.

A further question was raised in relation to minute 7 – ‘Food Safety and Health and Safety Enforcement Service Plans’ in respect of the ‘Scores on Doors’ scheme ratings. It was asked if businesses were required by law to display their rating in a prominent place on their premises. Cllr P Raymond advised that a response would be provided to members on this in due course.

**RESOLVED** that:

- (i) the revised Corporate Equality Scheme and Action Plan be approved and adopted,
- (ii) the Food Law Enforcement Service Plan 2012-13 be adopted,
- (iii) the minutes of the Community Committee of 19 March 2012 be adopted.

#### **9. DEVELOPMENT COMMITTEE – 20 MARCH 2012**

The minutes of the Development Committee of 20 March 2012 were received.

A correction was noted in respect of minute 8 – ‘Presentation from the potential developer on the High Street site’ (page 500, paragraph 6) which should read as follows:

‘...driveways would be included with parking within the curtilage in most cases.’

**RESOLVED:**

- (i) to recommend to the Resources Committee to agree in principle to the use of some of the Council’s assets, together with other assets within a Special Purpose Regeneration vehicle,
- (i) to adopt the minutes of the Development Committee of 20 March 2012 (as amended).

#### **10. RESOURCES COMMITTEE – 21 MARCH 2012**

The minutes of the Resources Committee of 21 March 2012 were received.

Reference was made to minute 10 – ‘Revenue Monitoring for the Period 01/04/2011 to 31/01/2012’ and a question was asked about what was perceived to be a high level of revenue balances. The Deputy Leader responded that the Council had achieved the current level of balances as a result of good husbandry of the Council’s resources and that a policy of running them down was not attractive. Discussion ensued in respect of amendment to the finance figures due to recent income generation of £241K on recycling, budget savings on the Norse contract, and general budget under-spends.

Reference was made to minutes 6 and 12 respectively – ‘Stanton Cross Compulsory Purchase Order’ and ‘Community Governance Review’. Concern

was raised regarding the potential governance and future polling arrangements for the Stanton Cross development, and its potential impact on the ancient parish boundary of Finedon.

A correction was noted in respect of the spelling of Councillor Scarborough's name in minute 10 (page 511, paragraph 6).

**RESOLVED:**

- (i) Stanton Cross Compulsory Purchase Order – that approval be given:
  - (a) to make the Borough Council of Wellingborough, Stanton Cross Infrastructure Compulsory Purchase Order 2012 (“the Order”) under Section 226 (1) of the Town and County Planning Act 1990 and the Acquisition of Land Act 1981 and all other enabling powers, for the acquisition of all legal estates and interests in the land and the acquisition of rights within the areas shown coloured pink on the draft order map produced as appendix 1 to the report for the purposes of securing mixed use development including an extension of Midland Road via a bridge over the East Midland Railway line, to the north of the present station, to provide access to a Transport Interchange, 1000 space multi storey car park and additional east side Parkway railway station and a route through the centre of the development area to join with Irthlingborough Road (known as route 4);
  - (b) to note that the draft Order map shows areas coloured pink where the intention is for the acquisition of all interests in the land other than those of the acquiring authority;
  - (c) following confirmation of the Order by the Secretary of State, authorisation for the use of the General Vesting Declaration procedure and notice to treat, notice of entry and conveyance where necessary in accordance with the Compulsory Purchase (vesting Declarations) Act 1981 and the Compulsory Purchase Act 1965 to implement the Wellingborough Stanton Cross Infrastructure Compulsory Purchase Order 2012;
  - (d) the acquisition and appropriation of the land required for the scheme for planning purposes under the provisions of section 122 of the Local Government Act 1972 and section 237 of the Town and Country Planning Act 1990 in conjunction with (iii) above to enable the Council to over-ride private rights, easements and interests (including restrictive covenants etc.) affecting the land required for the scheme;
  - (e) to delegated authority being given to the Head of Planning and Local Development in consultation with the Chairman and Vice Chairman of Resources Committee to:
    - (i) take all necessary steps as soon as is reasonably practical to secure the making, submission, confirmation and implementation of the Order (and where appropriate amendments to the Order by way of exclusion of interests in land or the addition of interests in land) including the publication and service of all notices and the presentation of the Council's case at any Public Inquiry and subsequent service of Notices to Treat and Notices of Entry or at their

- discretion the execution of General Vesting Declarations as the case may be if the Order is confirmed;
- (ii) negotiate to acquire all interests in the land and new rights within the Order and rights and interests affected by the Order either by agreement or compulsorily including prior to the making of the Order and where appropriate to agree terms for relocation;
  - (iii) approve agreements and undertakings with the owners of any interest in the Order and any objectors to the confirmation of the Order setting out the terms for the withdrawal of objections to the Order including, where appropriate, seeking inclusion in and/or exclusion from the Order of Land or new rights;
  - (iv) in the event that the question of compensation be referred to the Lands Tribunal to take all necessary steps in relation thereto including advising on the appropriate compensation payable and to appoint appropriate consultants if necessary to assist and advise in this regard;
  - (v) give final approval, to the plan of the land, to be included within the order.
- (ii) 66-74 Lea Way, Wellingborough – compulsory purchase order: that approval be given to the use of the Council's Compulsory Purchase Powers under Section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) to acquire all estates and interests in the land shown bound by a red line on the drawing at appendix 1.
- (iii) Community Governance Review:
- (a) that there be no change to existing arrangements in the parishes of Irchester and Little Irchester;
  - (b) that there be no change to the number of seats on Orlingbury Parish Council;
  - (c) a twelve week public consultation be undertaken with the parishes of Harrowden and Orlingbury, subject to an appropriate parish boundary being identified;
  - (d) that there be no further action in relation to polling district GA;
  - (e) consideration be given to the future governance and polling arrangements for the Stanton Cross sustainable urban development at the appropriate time.
- (iv) to adopt the minutes of the Resources Committee of 21 March 2012 (as amended).

*(Councillor Bailey requested that it be noted that he had abstained from voting on resolution iii(e) above).*

*(Councillor Allebone declared a prejudicial interest and left the meeting during the discussion relating to The Castle (Wellingborough) Limited).*

## **11. CASTLE COMMITTEE – 15 FEBRUARY (RE-CONVENED 29 FEBRUARY) 2012**

The minutes of the Castle Committee of 15 February (re-convened 29 February) 2012 were received.

A question was raised in respect of the delay to the contract and the date and time of the next meeting. Councillor Bell reported that a meeting had yet to be scheduled, and confirmed that the Castle Working Party would be scheduled after the Easter break to discuss the remaining issues. It was also confirmed that a meeting was to take place with representatives from The Castle (Wellingborough) to finalise issues relating to ICT and performance indicators and that it was anticipated that a completed contract would be presented to the Council on 1 May 2012.

**RESOLVED** that the minutes of the Castle Committee of 15 February (re-convened 29 February) 2012 be adopted.

**12. REPORT OF THE CHAIRMAN OF THE CASTLE COMMITTEE**

The annexed circulated report of the Chairman of the Castle Committee was received.

**RESOLVED** that the report be noted.

**13. REPORT OF THE CHIEF EXECUTIVE: NOTABLE ACTIVITIES AND EVENTS**

The annexed circulated report providing details of notable activities relating to the council's PRIDE objectives was received.

A question was asked in respect of the recent Mayor's quiz night requesting details of the amount of money raised for local charities. This would be reported to members in due course.

The Deputy Mayor agreed to allow discussion of the report. Reference was made to the Olympic Torch and, whilst it was acknowledged that this was an event to celebrate, disappointment was expressed that a former Olympic athlete from Wellingborough had not been chosen as 'torchbearer'. It was noted that torchbearers had been chosen nationally, however, it may be possible to show recognition at a locally organised event. Discussion ensued in relation to the route of the Torch through the borough, and it was confirmed that the route was available on the London 2012 website.

Specific congratulations were expressed to officers on securing more than £1.4m Heritage Lottery funding, and for putting together the Portas pilot application at short notice.

**RESOLVED** that the report be noted.

**14. MEMBERS' QUESTIONS/MOTIONS**

**NOTED** that there were no members' questions and/or motions to consider.

**15. CORRESPONDENCE, COMMUNICATIONS AND OTHER BUSINESS**

**NOTED** that there was no correspondence, communications or other business to consider.

Mayor

The meeting closed at 7.50 pm.

