BOROUGH COUNCIL OF WELLINGBOROUGH

MEETING OF THE COUNCIL

You are hereby summoned to attend a Meeting of The Borough Council of Wellingborough in the County of Northamptonshire to be held on **Tuesday the Twenty Third day of September 2008 at 7pm** in the Council Chamber, Swanspool House, Wellingborough for the purpose of transacting the following business:

**AGENDA**

1. Prayers said by The Mayor’s Chaplain.

2. Apologies for absence.

3. Declarations of Interest.

4. Report on notable activities, events and issues arising.


7. Petitions/Questions from the public (previously notified).

8. Minutes of Meetings:

<table>
<thead>
<tr>
<th>Action to be taken</th>
<th>Meeting</th>
<th>Date</th>
<th>Page no.</th>
<th>Colour</th>
</tr>
</thead>
<tbody>
<tr>
<td>To note</td>
<td>Planning</td>
<td>23 July 2008</td>
<td>137-154</td>
<td>Yellow</td>
</tr>
<tr>
<td>To receive &amp; adopt</td>
<td>Standards</td>
<td>28 July 2008</td>
<td>155-158</td>
<td>Salmon</td>
</tr>
<tr>
<td>To confirm</td>
<td>Council</td>
<td>29 July 2008</td>
<td>159-162</td>
<td>White</td>
</tr>
<tr>
<td>To note</td>
<td>Licensing</td>
<td>18 August 2008</td>
<td>163-164</td>
<td>Lilac</td>
</tr>
<tr>
<td>To note</td>
<td>Planning</td>
<td>20 August 2008</td>
<td>165-186</td>
<td>Yellow</td>
</tr>
<tr>
<td>To note</td>
<td>Extraordinary Planning</td>
<td>28 August 2008</td>
<td>187-191</td>
<td>Yellow</td>
</tr>
<tr>
<td>To receive &amp; adopt</td>
<td>Community</td>
<td>1 September 2008</td>
<td>192-199</td>
<td>Blue</td>
</tr>
<tr>
<td>To receive &amp; adopt</td>
<td>Resources</td>
<td>2 September 2008</td>
<td>200-211</td>
<td>Gold</td>
</tr>
<tr>
<td>To receive &amp; adopt</td>
<td>Development</td>
<td>3 September 2008</td>
<td>212-217</td>
<td>Green</td>
</tr>
<tr>
<td>To receive &amp; adopt</td>
<td>Partnerships Review</td>
<td>8 September 2008</td>
<td>218-219</td>
<td>Grey</td>
</tr>
</tbody>
</table>

9. Members’ questions, motions if any:

10. Correspondence, communications and other business brought forward by the direction of the Mayor or of the Chairman of the meeting.

Dated this eleventh day of September 2008

Chief Executive

For further information about this Agenda please contact Carol Mundy on 01933 231521 cmundy@wellingborough.gov.uk
REPORT OF NOTABLE ACTIVITIES, EVENTS AND ISSUES ARISING SINCE LAST COUNCIL MEETING

This and the following report are presented as a monthly update on a range of detailed financial and performance data, and of notable activities that have taken place or are planned. Members will wish to consider that whilst some verbal responses may be able to be given to queries raised without notice at the Council meeting, it is in the nature of much of the information presented that a detailed verbal response will only be possible if reasonable notice of an enquiry is given. Any such enquiry should be directed to the Performance and Democratic Services Manager in the first instance. All reasonable effort will then be made to provide information that will inform a response at the meeting. Should this not be possible, a written reply to the Member making the enquiry will be made as soon as possible afterwards.

Improving your patch awards

Sponsored by the Environment Agency and Scott Bader and supported by BBC Radio Northampton, the Borough Council of Wellingborough, Daventry District Council and Northamptonshire County Council, these awards aim to raise awareness of action being taken throughout the county to improve the quality of life, to get communities to think about what they can do collectively and to celebrate good practice. At a ceremony on 15 August the award winners for Wellingborough were named as the Queensway Youth Group and Alliance for Black Children (ABC), and the Wellingborough Museum. The work of these groups provide inspiration to all and are making a real difference to Wellingborough and particularly to the community living in Brickhill and Queensway wards.

Hemmingwell PRIDE

The Hemmingwell Residents’ Association has signed up to the National ‘Big Tidy Up’ campaign in their efforts through community action to make Hemmingwell estate a place to be proud of. With the support of the Council’s Neighbourhood Development team, a group has been formed and named as Hemmingwell PRIDE. So far it has undertaken 2 litter picks and these events have been supported by the Council with the provision of litter picks, extra bags, and the collection of rubbish at the end of each session. This activity resulted from residents wanting a clean environment in which to live. It is hoped that other areas and wards will be inspired to plan their own tidy up campaigns.

HOPE week

During August the HOPE Project ran ‘environment’-themed events to explore different environmental aspects through the arts and community action. The event had been threatened with cancellation, as the Project’s funding bid had been unsuccessful. However the Hemmingwell Partnership, in which the Council is a partner, provided support and funding to ensure it went ahead. The Hemmingwell Partnership co-ordinates support for so many families on the estate during the holiday period and early indications show that during HOPE week there was a 65% down-turn in anti-social behaviour.
Mela and Community Festival

On the afternoon of 31 August the Mayor opened the Borough’s first Mela and Community Festival in Castlefields park. The event was sponsored by borough and county ward councillors for Castle ward through their ward support monies and time. Other key partner organisations involved included the Victoria Centre, the Association for Black Children, the Wellingborough Afro-Caribbean Association, the Crown and Anchor pub (who provided a licensed bar) and JN promotions who with Dave Smith of Beck Studios organised the music and live entertainment on stage. The event showcased a variety of Indian dance performances from classical to modern in celebration of the strong a vibrant heritage of local Asian communities. Despite almost continuous rain throughout the event, it is estimated that approximately 2000 people attended the festival and showed their appreciation of the entertainment, food and exhibitions on offer. The Council’s trailer was also present, staffed by volunteers providing advice and information about services and giving away various promotional materials to promote the PRIDE priorities.

Federation of Small Businesses 'Keep Trade Local Awards' 2008

The Borough Council of Wellingborough was named, on 9 September, as the winner in the best local authority category of the Federation of Small Businesses (FSB) ‘Keep Trade Local Awards’ 2008. The award recognised the Council's Partners in Business programme, with the judging panel being particularly impressed with the fact that members were taking time to visit local businesses. The FSB noted:

“When it came to deciding how to differentiate between these diverse authorities, we decided that, in keeping with the lobbying themes of the Keep Trade Local campaign, we would focus on the way the elected members were getting engaged in the problems of letting local business prosper. The FSB believes that there is more to helping business than funding, schemes and initiatives. We were therefore particularly taken with the approach of Wellingborough elected members going out to hear it from the horses mouth. When we put that together with the particularly difficult economic adjustments they have had to make, driven by the demise of the shoe trade, we’ve decided to give Wellingborough the nod’.

First interment in new mausoleum at Doddington Rd cemetery

On 2 September 2008 the first interment was carried out in the new mausoleum at Doddington Road cemetery. Whilst this was a sombre and sad occasion it highlighted the Council’s commitment to provide services for a diverse community. The remaining plots in the mausoleum have all been purchased, mainly by the Italian community.

New street cleansing schedule revealed

The introduction of new street cleansing schedules that will provide improved cleansing methods, regular cleansing regimes and enhanced supervisory systems were launched at a meeting with the employees on 10 September 2008 at Trafalgar House. The schedules have been created by the Amenity Services team and will be trialled for 4-6 weeks then reviewed following feedback from the crews.

Imaginative signage for new refuse collection vehicles.
New signage for the new fleet of refuse collection vehicles will provide a visibly striking message to all residents and visitors to the borough. Based on the popular children’s movie ‘The Invincibles’, the colourful signage will both attract attention and provide clear information regarding our recycling system.

Veterans Presentation Evening

The Borough Council of Wellingborough was proud to honour veterans from across the Borough at a presentation evening held in the Council Chamber on Friday 12 September. The Mayor and Chief Executive presented 129 HM Armed Forces Veterans badges, 2 Merchant Seafarers badges and 11 Women’s Land Army badges. Recipients were also invited to attend a reception where they had a very enjoyable evening discussing their memories of service life with each other and their guests. The Ministry of Defence had asked local Councils to hold a presentation evening in honour of local veterans and had provided funding of £2,000 towards the staging of the event. Wellingborough is the first Council in Northamptonshire to honour its veterans in this way.
BOROUGH COUNCIL OF WELLINGBOROUGH
COUNCIL MEETING
REPORT OF THE HEAD OF FINANCIAL SERVICES
PERFORMANCE INDICATORS REPORT TO 31st AUGUST 2008
## Performance Information

<table>
<thead>
<tr>
<th></th>
<th>Total Last Year</th>
<th>Target This Year</th>
<th>Last Year to 31st August</th>
<th>This Year to 31st August</th>
<th>Exceed or Below Target</th>
<th>Direction of Travel</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DEVELOPMENT CONTROL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percentage of planning applications determined in line with Government targets: -</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) major commercial within 13 weeks</td>
<td>42.00%</td>
<td>60.00%</td>
<td>50.00%</td>
<td>79.00%</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td>(ii) minor commercial within 8 weeks</td>
<td>80.00%</td>
<td>65.00%</td>
<td>77.00%</td>
<td>85.00%</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td>(iii) all other applications within 8 weeks</td>
<td>92.00%</td>
<td>80.00%</td>
<td>92.00%</td>
<td>91.00%</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td>Average time to determine all applications - in weeks</td>
<td>8.53</td>
<td>8.00</td>
<td>7.75</td>
<td>7.00</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td><strong>WASTE MANAGEMENT &amp; RECYCLING</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percentage of household waste</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(a) recycled</td>
<td>20.22%</td>
<td>21.00%</td>
<td>18.08%</td>
<td>18.59%</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td>(b) composted</td>
<td>14.62%</td>
<td>16.00%</td>
<td>19.54%</td>
<td>21.97%</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td>Number of missed bins</td>
<td>1,866</td>
<td>1,700</td>
<td>935</td>
<td>644</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td>Bulky collection response times - in days</td>
<td>11.76</td>
<td>10.00</td>
<td>13.70</td>
<td>6.74</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td><strong>ENVIRONMENTAL CLEANSING</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of fixed penalty notices issued</td>
<td>27</td>
<td>80</td>
<td>4</td>
<td>7</td>
<td>X</td>
<td>↑</td>
</tr>
<tr>
<td>Amount of litter/fly-tipping collected in tonnes</td>
<td>894</td>
<td>850</td>
<td>396</td>
<td>355</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td><strong>BUSINESS SUPPORT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of internal and external website hits</td>
<td>5,080,581</td>
<td>3,960,000</td>
<td>1,845,464</td>
<td>2,987,989</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td><strong>FINANCIAL SERVICES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percentage of invoices paid within 30 days</td>
<td>94.09%</td>
<td>98.00%</td>
<td>93.26%</td>
<td>94.37%</td>
<td>X</td>
<td>↑</td>
</tr>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percentage of council tax collected</td>
<td>98.10%</td>
<td>98.60%</td>
<td>49.14%</td>
<td>49.42%</td>
<td>✓</td>
<td>—</td>
</tr>
<tr>
<td>Percentage of NDR collected</td>
<td>99.83%</td>
<td>99.40%</td>
<td>48.35%</td>
<td>50.28%</td>
<td>✓</td>
<td>—</td>
</tr>
<tr>
<td><strong>BENEFITS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Processing new benefit claim from receipt date - days</td>
<td>27</td>
<td>30</td>
<td>27</td>
<td>26</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td>Processing completed new benefit claim - days</td>
<td>8</td>
<td>8</td>
<td>7</td>
<td>9</td>
<td>X</td>
<td>↑</td>
</tr>
<tr>
<td><strong>CUSTOMER SERVICES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percentage of calls answered by Customer Services in 30 seconds</td>
<td>71.80%</td>
<td>80.00%</td>
<td>83.20%</td>
<td>86.20%</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td>Percentage of calls answered by Customer Services</td>
<td>89.40%</td>
<td>95.00%</td>
<td>92.94%</td>
<td>92.70%</td>
<td>X</td>
<td>↑</td>
</tr>
<tr>
<td><strong>HOUSING NEEDS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average length of stay in B &amp; B accommodation - in weeks</td>
<td>4.07</td>
<td>2.70</td>
<td>2.75</td>
<td>1.77</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td>Number of homelessness applications outstanding</td>
<td>25.83</td>
<td>20.00</td>
<td>22.20</td>
<td>31.00</td>
<td>X</td>
<td>↑</td>
</tr>
<tr>
<td>Homelessness turnaround times - in days</td>
<td>21.96</td>
<td>33.00</td>
<td>22.64</td>
<td>19.67</td>
<td>✓</td>
<td>↑</td>
</tr>
<tr>
<td><strong>PERSONNEL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percentage of employees from minority ethnic communities</td>
<td>6.29%</td>
<td>9.00%</td>
<td>5.70%</td>
<td>6.28%</td>
<td>X</td>
<td>↓</td>
</tr>
<tr>
<td>Number of working days lost to sickness per employee</td>
<td>10.88</td>
<td>8.48</td>
<td>2.94 ¹</td>
<td>3.26 ¹</td>
<td>X</td>
<td>↓</td>
</tr>
</tbody>
</table>

1. Excluding those employees who are off sick for 3 days or less.
## Comment on Performance

<table>
<thead>
<tr>
<th>Service</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Development Control</strong></td>
<td>Results continue to be good relative to the steadily growing complexity of the development control process and the perpetuation of service support staff problems.</td>
</tr>
<tr>
<td><strong>Waste Management &amp; Recycling</strong></td>
<td>Because of changes to how tonnages of material collected are now verified between authorities and external agencies, the figures shown must be taken as provisional.</td>
</tr>
<tr>
<td><strong>Environmental Cleansing</strong></td>
<td>Although the number of Fixed Penalty Notices has increased compared to the same period last year, the number is below that anticipated for the period to date. The Service is trying to identify the reason for this to ensure the Wardens are targeting the areas where they can be most effective. It is perceived that the visible presence of the Wardens is having a positive effect on public behaviour.</td>
</tr>
<tr>
<td><strong>Business Support</strong></td>
<td>The number of web pages accessed has increased significantly this year. In 2009/10 targets will need to be reviewed.</td>
</tr>
<tr>
<td><strong>Financial Services</strong></td>
<td>The target relates to top quartile which will not be achieved. Actual figures continue to improve, albeit marginally, and service managers will be reminded to monitor their sections performance, especially in relation to disputed invoices.</td>
</tr>
<tr>
<td><strong>Revenues</strong></td>
<td>Local taxation collection has remained stable over the summer months and has met targets, although the effects of the economic down turn are already becoming apparent.</td>
</tr>
<tr>
<td><strong>Benefits</strong></td>
<td>The overall processing of Benefits claims has improved slightly to 26 days, which is on target for the year. Determination of the completed claims remains at 9 days, a day below target as previously reported.</td>
</tr>
<tr>
<td><strong>Customer Services</strong></td>
<td>The Customer Service team have significantly exceeded their target of answering 80% of calls within 30 seconds. The number of calls answered has risen steadily through the year. Taking the month of August alone, 96.6% of calls were answered. In 2009/10 targets will need to be reviewed.</td>
</tr>
<tr>
<td><strong>Housing Needs</strong></td>
<td>The number of applications outstanding has increased due to a rise in the number of persons approaching the local authority.</td>
</tr>
<tr>
<td><strong>Personnel</strong></td>
<td>There has been a small reduction in the number of ethnic minority employees which reflects the usual process of resignation and recruitment which occurs from time to time. The level of sickness remains above target level. A significant proportion of sickness is attributable to a relatively small number of long term sickness cases.</td>
</tr>
</tbody>
</table>
## Revenue Outturn

<table>
<thead>
<tr>
<th></th>
<th>Actual 2007/08</th>
<th>Original Estimate 2008/09</th>
<th>Budget Variations 2008/09</th>
<th>Current Budget 2008/09</th>
<th>Current Budget to 31 Aug 08</th>
<th>Actual to 31 Aug 08</th>
<th>Comms To 31 Aug 08</th>
<th>Variance to 31 Aug 08</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Chief Executive and Directors</strong></td>
<td>896,336</td>
<td>989,350</td>
<td>(288,400)</td>
<td>700,950</td>
<td>319,854</td>
<td>293,961</td>
<td>9,919</td>
<td>(15,974)</td>
</tr>
<tr>
<td><strong>Development</strong></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Built Environment</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Control</td>
<td>195,558</td>
<td>210,000</td>
<td>11,100</td>
<td>221,100</td>
<td>104,618</td>
<td>(79,305)</td>
<td>47,966</td>
<td>(135,957)</td>
</tr>
<tr>
<td>Building Control</td>
<td>56,993</td>
<td>56,950</td>
<td>2,000</td>
<td>58,950</td>
<td>13,403</td>
<td>10,099</td>
<td>762</td>
<td>(1,542)</td>
</tr>
<tr>
<td>Growth &amp; Development</td>
<td>459,041</td>
<td>789,950</td>
<td>790</td>
<td>790,700</td>
<td>214,506</td>
<td>186,590</td>
<td>5,152</td>
<td>(22,763)</td>
</tr>
<tr>
<td>Planning &amp; Housing Strategy</td>
<td>786,547</td>
<td>1,015,900</td>
<td>14,350</td>
<td>1,030,250</td>
<td>530,742</td>
<td>460,771</td>
<td>48,773</td>
<td>(21,196)</td>
</tr>
<tr>
<td>Performance &amp; Development</td>
<td>84,741</td>
<td>77,100</td>
<td>20,000</td>
<td>97,100</td>
<td>41,983</td>
<td>35,044</td>
<td>495</td>
<td>(6,444)</td>
</tr>
<tr>
<td>Environmental Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waste Management &amp; Depot</td>
<td>1,249,215</td>
<td>1,581,900</td>
<td>6,650</td>
<td>1,588,550</td>
<td>768,083</td>
<td>707,247</td>
<td>59,410</td>
<td>(1,426)</td>
</tr>
<tr>
<td>Cleansing &amp; Green Environment</td>
<td>1,345,878</td>
<td>1,374,550</td>
<td>12,850</td>
<td>1,387,400</td>
<td>679,756</td>
<td>607,269</td>
<td>84,488</td>
<td>11,981</td>
</tr>
<tr>
<td>Amenities Management</td>
<td>444,300</td>
<td>488,500</td>
<td>83,250</td>
<td>571,750</td>
<td>258,252</td>
<td>247,211</td>
<td>8,766</td>
<td>(2,255)</td>
</tr>
<tr>
<td>Environmental Health</td>
<td>595,200</td>
<td>710,950</td>
<td>4,500</td>
<td>715,450</td>
<td>281,691</td>
<td>228,625</td>
<td>7,926</td>
<td>(45,140)</td>
</tr>
<tr>
<td><strong>Resources</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performance</td>
<td>732,993</td>
<td>912,900</td>
<td>(53,700)</td>
<td>859,200</td>
<td>379,026</td>
<td>273,243</td>
<td>37,745</td>
<td>(68,038)</td>
</tr>
<tr>
<td>Financial Services</td>
<td>826,988</td>
<td>853,000</td>
<td>32,550</td>
<td>885,550</td>
<td>328,359</td>
<td>351,487</td>
<td>28,861</td>
<td>51,989</td>
</tr>
<tr>
<td>Revenues and Benefits</td>
<td>869,417</td>
<td>718,500</td>
<td>4,800</td>
<td>723,300</td>
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<td>(1,812,750)</td>
<td>1,000</td>
<td>(1,811,750)</td>
<td>(822,323)</td>
<td>(846,215)</td>
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<td>1,089,900</td>
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<td>667,416</td>
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<td>169,313</td>
<td>153,002</td>
<td>2,401</td>
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<td>Community Services</td>
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<td>576,500</td>
<td>250,463</td>
<td>192,005</td>
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<td>209,237</td>
<td>197,934</td>
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<td>Neighbourhood Development</td>
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<td>1,137,500</td>
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<td>Personnel</td>
<td>265,856</td>
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<td>344,500</td>
<td>105,626</td>
<td>75,253</td>
<td>19,600</td>
<td>(10,773)</td>
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<td>730,700</td>
<td>305,560</td>
<td>260,656</td>
<td>13,222</td>
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<td></td>
<td></td>
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<tr>
<td>Housing Revenue Account</td>
<td>(1,895,509)</td>
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<td>0</td>
<td>611,700</td>
<td>4,125</td>
<td>(39,838)</td>
<td>0</td>
<td>(43,963)</td>
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<td>Interest and Investment Income</td>
<td>(2,283,636)</td>
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<td>0</td>
<td>(2,564,200)</td>
<td>(1,081,200)</td>
<td>(1,129,595)</td>
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<td>(48,395)</td>
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<td>(52,150)</td>
<td>299,350</td>
<td>0</td>
<td>0</td>
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<td>Non Distributed Costs</td>
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<td>76,650</td>
<td>0</td>
<td>76,650</td>
<td>31,941</td>
<td>9,469</td>
<td>0</td>
<td>(22,482)</td>
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<td>0</td>
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<td>Asset Management Revenue Acct.</td>
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<td>0</td>
<td>291,250</td>
<td>5,000</td>
<td>3,427</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Audit Fee and Bank Charges</td>
<td>175,084</td>
<td>182,000</td>
<td>0</td>
<td>182,000</td>
<td>163,355</td>
<td>43,849</td>
<td>138,023</td>
<td>18,537</td>
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<tr>
<td>LA Business Growth Incentive</td>
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<td>0</td>
<td>0</td>
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<td>0</td>
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<tr>
<td><strong>Direct Costs</strong></td>
<td>7,347,384</td>
<td>12,447,450</td>
<td>42,800</td>
<td>12,490,250</td>
<td>7,713,498</td>
<td>5,838,129</td>
<td>983,230</td>
<td>(892,139)</td>
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</table>
## Comment on Revenue Outturn

<table>
<thead>
<tr>
<th>Service</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>General</td>
<td>The pay award from April has still to be settled which is causing a distortion in the staffing spend against budget. A contingency allowance was made for staff turnover.</td>
</tr>
<tr>
<td>Development Control</td>
<td>Planning Delivery Grant of £215,944 was carried forward, the expenditure against which explains the variance in supplies and services. Income from fees and charges is less than budgeted for.</td>
</tr>
<tr>
<td>Growth and Development</td>
<td>Income from Section 38 agreements is higher than anticipated.</td>
</tr>
<tr>
<td>Planning &amp; Housing Strategy</td>
<td>There are unbudgeted carry forwards of grants awarded for Gypsies and Travellers and the North Northants Housing Project. Local land charges fee income is lower than budgeted for.</td>
</tr>
<tr>
<td>Cleansing &amp; Green Environment</td>
<td>The variance relates to employee costs, which are as a result of higher than expected agency costs within Street Sweeping together with Grounds Maintenance costs which need to be recharged to Wellingborough Homes for the grass cutting service provided. Other variances relate to timing of expenditure particularly with tree maintenance and horticultural supplies.</td>
</tr>
<tr>
<td>Environmental Health</td>
<td>The variance relates to a staff vacancy. There is also a timing of expenditure within supplies and services some of which relates to external funding accounts and the timing of insurance and computer support.</td>
</tr>
<tr>
<td>Performance</td>
<td>The variance relates mainly to IT Services and invoices awaited for IT support.</td>
</tr>
<tr>
<td>Financial Services</td>
<td>The variation relates to ongoing commitments for agency staff to cover vacancies and workload pressures.</td>
</tr>
<tr>
<td>Revenues &amp; Benefits</td>
<td>There are timing differences between benefits expenditure and grant receipts.</td>
</tr>
<tr>
<td>Property</td>
<td>The Employee variance is caused by staff vacancies. Changes to business rates from April 2008 means the commercial estate is now charged for vacant premises. Market income is lower than anticipated, and property vacancies in the commercial estate have lead to a reduction in income.</td>
</tr>
<tr>
<td>Facilities</td>
<td>The variance relates to a current underspend on repairs and maintenance, although this is not expected to continue.</td>
</tr>
<tr>
<td>Community Services</td>
<td>Savings in customer services costs is due to the timing of payments in respect of I. T. support and software maintenance. There are also currently some savings in employee costs in relation to retained housing services. There are also savings in spending on bed and breakfast costs in respect of homeless cases. However, as a result of this reduced housing benefit is receivable by the Council. But this in turn produces further savings in respect of subsidy loss. In addition rental income is awaited from Wellingborough Homes in respect of their management of leased accommodation, used to house homeless families.</td>
</tr>
<tr>
<td>Neighbourhood Development</td>
<td>The variance relates to staff vacancies together with the Ward Support Fund which has very little expenditure or commitment against budget.</td>
</tr>
<tr>
<td>Personnel</td>
<td>The variance is mainly due to the timing of training expenditure, for both staff and members. The corporate training budget can be realigned to reflect training which is scheduled for later in the year.</td>
</tr>
</tbody>
</table>
## Comment on Revenue Outturn

<table>
<thead>
<tr>
<th>Member and Committee Support</th>
<th>The variance relates to staff vacancies and the realignment of staff budgets due to the restructure of the service.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Revenue Account</td>
<td>The variance is mainly caused by the Council currently receiving some elements of housing subsidy notwithstanding that the stock has been transferred. This will be corrected by the Government later in the year. In addition, the Council is also receiving small amounts of rent from former tenants. Furthermore, there are currently unspent provisions made for residual housing costs, mainly in respect of transferred sheltered accommodation. The HRA will close at the end of this financial year.</td>
</tr>
<tr>
<td>Interest and Investment Income</td>
<td>Income is running slightly ahead of budget as a result of the unexpected repayment of a debenture by the Local Government Association in which the council invested around twenty years ago.</td>
</tr>
<tr>
<td>Audit Fee and Bank Charges</td>
<td>The audit and inspection fee is higher than expected as a result of the recent CPA re-inspection.</td>
</tr>
<tr>
<td>Description</td>
<td>2007/08</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>---------</td>
</tr>
<tr>
<td></td>
<td>£</td>
</tr>
<tr>
<td>Development Control</td>
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<tr>
<td>PLANNING DELIVERY GRANT - CAPITAL</td>
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<tr>
<td>CAPITAL GRANT-PLANNING DEVELOPMENT</td>
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<td>Planning &amp; Housing Strategy</td>
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<td>RENOVATION GRANT-DISCRETIONARY</td>
<td>118,548</td>
</tr>
<tr>
<td>DISABLED FACILITIES GRANT- MANDATORY PO</td>
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<td>DISABLED FACILITIES GRANT- DISCMAND LA</td>
<td>191,363</td>
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<td>RETENTION-DISCRETIONARY HOME REPAIR ASST</td>
<td>85,211</td>
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<td>DECENT HOMES GRANTS - PRIVATE SECTOR</td>
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<td>CONT TO AFF HSG - ADDITIONALITY</td>
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</tr>
<tr>
<td>CONT TO AFF HSG - HAROLD ROAD BOZEA</td>
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</tr>
<tr>
<td>CONT TO AFF HSG - ESKDALE CLOSE</td>
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<tr>
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<td>1,169,375</td>
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<tr>
<td>DEPARTERS CONTRIB TO AFFORDABLE HSG</td>
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<tr>
<td>Growth &amp; Development</td>
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<td>PUBLIC OPEN SPACES</td>
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<td>ISE VALLEY CENTRE</td>
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<td>TOWN CENTRE MASTERPLANNING PHASE 2</td>
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<td>TOWN CENTRE SITE ASSEMBLY</td>
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<td>HIGH STREET DEVELOPMENT SITE</td>
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<td>Amenities</td>
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<td>VEHICLE REPLACEMENT</td>
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<td>GREEN WASTE RECYCLING BINS</td>
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<td>DODDINGTON ROAD CEMETARY WORKS</td>
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<td>HIGHWAYS LITTER BINS REPLACEMENT</td>
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## Capital Outturn

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<th>Actual 2007/08</th>
<th>Original Estimate 2008/09</th>
<th>Budget Variations 2008/09</th>
<th>Revised Estimate 2008/09</th>
<th>Current Budget to 31-Aug-08</th>
<th>Actual inc to 31-Aug-08</th>
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<td><strong>Finance - Housing</strong></td>
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<td><strong>Property</strong></td>
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<td>Council Chamber Sound System</td>
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<tr>
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<tr>
<td>Town Centre Street Furniture</td>
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<td>Cycle Network</td>
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<td>Cycle Track Nest Farm CRES - Finedon RD</td>
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<td>Rural Cycleways Network</td>
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<td>Redhill Farm-Roads &amp; Sewers Phase 3</td>
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<td>208,000</td>
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<td>Redhill Grange - Completion Works</td>
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<td>PFS - Completion Works PH5</td>
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<td><strong>Total</strong></td>
<td>2,962,411</td>
<td>3,426,000</td>
<td>107,500</td>
<td>3,533,500</td>
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## Capital Outturn

<table>
<thead>
<tr>
<th>Description</th>
<th>Actual 2007/08</th>
<th>Original Estimate 2008/09</th>
<th>Revised Estimate 2008/09</th>
<th>Current Budget to 31-Aug-08</th>
<th>Actual inc Commitment 31-Aug-08</th>
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<tr>
<td>Sale of land-eastfield road</td>
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<td>Sale of burrow bush site</td>
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<td>Capital grant patterson rd</td>
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<td>Sale of land - eskdale close</td>
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<td>Sale of land - broad street earls barton</td>
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<td>80,000</td>
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<td>80,000</td>
<td>33,300</td>
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</table>

| Total Expenditure                                                | 11,215,756     | 7,183,000                 | 3,744,500                 | 10,928,000                   | 3,926,900                       | 3,165,835                       |
| Total Receipts/Grants/Capital Contributions                      | -13,348,964    | -10,522,000               | -1,700,000                | -12,222,000                  | -3,561,300                      | -356,820                       |
| Net Total                                                        | -2,133,208     | -3,339,000                | 2,044,500                 | -1,294,000                   | 365,600                         | 2,809,015                       |
## Comment on Capital Outturn

| Service                        | General Comment                                                                                                                                                                                                                                                                                                                                 | Development Control                                                                                     | Planning and Housing Strategy                                                                                                          | Growth and Development                                                                 | Amenities Management                                                                                                                                                                                                                   | Finance                                                                 | Housing Schemes                                                                                       | Property                                                                                                                                                                                                                             | Community Development                                                                                       | Leisure and Arts                                                                                                                                                                                                                   | Communications and IT                                                                                           |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | The Council’s 2008/09 capital programme will be regularly updated with carry forward requests and secondary revisions, arising from new information being received or schemes being deferred. **Note 1** - No amendments regarding brought forwards have been incorporated within this report to date, some outturns re expenditure therefore appear to be high when compared with the current estimate. The brought forwards will be included in the Rolling 5 Year Capital Programme report submitted to the September Resources Committee. **Note 2** - A number of schemes are either new schemes or a new phase of an existing scheme. The expenditure on these schemes is programmed later in of the year. **Note 3** – A number of schemes will be the subject of a reprioring/variation which will also be presented to the September Resources Committee. | Planning Delivery Grant will be subject to note 1 above.                                                                                                   | Expenditure is generally below target. Regarding the schemes that relate to Contributions to Affordable Housing please see note 3 above.                                                                 | The High Street Development Site is an ongoing scheme, and will also be subject to note 1 above.                                                                                     | With regard to Vehicle Replacement, Recycling Bins, New Depot, Doddington Road Cemetery and Swanspool Gardens – Car Parking please see Note 1 above. Furthermore there are also a number of schemes within this section to which note 2 applies.                                                                 | Full year grants have been received with regard to Disabled Facilities Grants and Decent Homes Grant.                                                                                                                 | A number of these schemes have a credit balance. This is due to Sundry Creditors set up in 2007/08 being reversed in 2008/09, and to date, no payment has been paid to cancel them out.                                                                                      | **Disability Discrimination Act** – Works now substantially complete. Will be the subject of a report to Committee by November re completion works and possible reallocation of remaining budgets. **Earls Barton Sports Ground** – this is a grant to an external organisation and outside the direct control of this Council. **Industrial Investment Property** – The majority of the remaining budget on this scheme relates to 28 Church Street which has yet to commence. **Patterson Road** – this budget will be subject to a variation as this scheme was now largely grant funded in 2007/08. **General** – The schemes marked with an asterisk are subject to note 3. A number of the remaining projects are subject to note 2 above. **Capital Receipts** – Subject to market conditions Capital Receipts will be mainly in the second half of the year. They will also be subject of a further report to be presented to the September Resources Committee regarding possible rescheduling. | CCTV will be subject to note 2 above, Playgrounds will be subject to note 1. John Lea – Community facilities, Parish Council schemes and Kingsway Centre Development are outside the direct control of the Borough Council.                                                                 | The Redwell Leisure Equipment will be the subject of a virement between this scheme and the Leisure Complex/Swimming Pool. The expenditure relates to equipment purchased as part of the agreement with D C Leisure.                                                                                     | As the Replacement/Upgrade Computer Hardware/Software is a rolling Programme a number of the schemes are front loaded to the first half of the year. This scheme will also be the subject of a brought forward revision. |
Colin Allebone (known as Phil) started work with the Council in 1983. Initially he was employed as part of the sewer gang, then on the highway gang. In 1987 he became a refuse collector and still continues to work in this role.

Phil has seen a lot of changes in the authority over the last 25 years. For example, when he first started working for the council he was based at the Depot in Cannon Street, Wellingborough. He is now based at Trafalgar House, Finedon Road Industrial Estate, Wellingborough. Phil thinks this was a much needed change for the better as Trafalgar House has far more modern facilities.

LENGTH OF SERVICE: 25 YEARS

GIFT: LCD 40 INCH DIGITAL TV & CHARACTER WATER FOUNTAIN

PHIL WILL BE ATTENDING THE MEETING
Shobhna, known as Sophie to her colleagues, joined the Council on 1 August 1983 as a Clerical Assistant in the Environmental Health Department, based at 20 Sheep Street. In 1988 Sophie’s role changed and she became a Typist within the same service. The year 2000 saw part of the service, including Sophie, relocated to Croyland Abbey, where Sophie is still based.

Following a service restructure in 2003, Sophie became a dedicated Service Support Officer for the ‘Health Protection – Commercial’ and ‘Environmental Protection’ sections (still under the umbrella of Environmental Health).

Finally, in early 2007, Sophie’s role became part of the newly formed Business Support Unit (BSU) where she continues to provide essential and good quality service for the Environmental Health services, as well as providing corporate support.

Sophie’s dedication and commitment to her work is commendable and she is a caring and valued employee.

During her time here, undoubtedly the most significant change experienced by Sophie was the transition from manual to electronic typewriter, and finally the introduction of computers! The days of correcting minor mistakes with bottles of Tippex are long gone! In her spare time Sophie enjoys spending time with family and friends. She is married to Peter and has a married son, and a daughter (both who still fondly remember mum’s work/Unison Christmas parties at Swanspool Gardens!). She is an enthusiastic member of various organisations, enjoys travelling, walking, gardening, cooking, and participates in voluntary work for the local community.

LENGTH OF SERVICE: 25 YEARS

GIFT: JEWELLERY

SHOBHNA WILL BE ATTENDING THE MEETING
David’s career as an Environmental Health Officer for the Council commenced in 1983, some two years after obtaining his degree in Environmental Health and subsequently working for Corby Borough Council.

Initially he was employed at Wellingborough as a District Environmental Health Officer carrying out a wide range of duties that involved him in the inspection of premises for poor housing conditions, food hygiene, health and safety, statutory nuisances, public health and meat inspection at the local abattoir. An officer committed to improving local environmental conditions and raising public health standards, David specialised some years ago within the field of Environmental Protection. Appointed to the position of Environmental Protection Manager within the Environmental Health Service he now manages a team of officers responsible for dealing with issues concerning public health, contaminated land, statutory nuisance, environmental air quality, the dog warden service and the pest control service.

David’s interests include gardening, beekeeping, wood turning and carving and supporting the Saints and Northants CCC.

**LENGTH OF SERVICE:** 25 YEARS

**GIFT:** GRINDING MACHINE AND ACCESSORIES

**DAVID WILL NOT BE ATTENDING THE MEETING**
COUNCIL MEETING – 23rd SEPTEMBER 2008

REPORT OF THE PLANNING COMMITTEE

23rd July 2008

Present: Councillor Morrall (Chairman), Councillor Ward (Vice-Chairman), Councillors Bass, Beirne, P Bell, Griffiths, Maguire, Patel, Payne and Waters.

J Hubbard (Deputy Chief Executive) (Committee Manager), M Kilpin (Principal Development Control Officer), B Stewart (Legal Services Manager) and J Wilson (Corporate Director).

1. APOLOGY FOR ABSENCE

RESOLVED to note that an apology for absence was received from Councillor Dean.

2. DECLARATIONS OF INTEREST

RESOLVED to note that in accordance with the Local Government Act 2000, the Code of Local Government Conduct and the Council’s Constitution, the under-mentioned Councillor declared an interest in the following item:

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute No</th>
<th>Item</th>
<th>Description of Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payne</td>
<td>9</td>
<td>Planning Application</td>
<td>Personal and prejudicial – partner owned the property; she was an employee of the company; and she would be speaking on behalf of the applicant.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>WP/2008/0256F</td>
<td></td>
</tr>
</tbody>
</table>

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 25/6/2008, be confirmed and signed.

4. REPORT OF THE DEPUTY CHIEF EXECUTIVE

RESOLVED that the annexed circulated report of the Deputy Chief Executive, on the applications for planning permission, listed building consent and building regulation approval, be received.

5. PLANNING APPLICATION WP/2007/0563FM – BELLWIN HOUSE, 1 QUEEN STREET, WELLINGBOROUGH

The annexed circulated report of the Deputy Chief Executive was received, including late correspondence from English Heritage and a third party, on planning application WP/2007/0563FM, for the conversion of an existing
vacant 3-storey office building into 24 one and two bedroom residential apartments with off-street parking provision, addition of new floor and change of use to Class C3 at Bellwin House, 1 Queen Street, Wellingborough for Woodman's Limited.

The application had been deferred at the meeting on 12/12/2007 to enable discussions to take place with the applicant to ascertain their willingness to facilitate redevelopment of the site in order to incorporate a new strategic north to south cycle/pedestrian route into the scheme.

Amended plans were received on 1/5/2008 which included the following changes:

- provision of a 3m wide pedestrian and cycle link through the site;
- increase in the off-road car parking provision from 12 to 17;
- two equipped cycle stores.

The applicant had also supplied the following supporting information:

- reference to car parking issues and the town centre being well served by public transport;
- belief that there was a market for developments with a reduced amount of parking;
- reference to on-street parking availability and comments made by the adjacent doctors surgery;
- offer to the Council of the link between Queen Street and Salem Lane to become a new public right of way which would be well overlooked;
- the request for affordable housing within the development would render the scheme financially unviable.

The report set out details of the outcome of further consultations on the amended scheme.

The report submitted to the meeting on 12/12/2007 was attached.

The Site Viewing Group had visited the site on 22/7/2008, and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from the applicant’s representative.

The Chairman allowed the person to speak for a maximum of 3 minutes. After the speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer’s report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Waters and seconded by Councillor P Bell that the granting of planning permission be delegated to the Corporate Director subject to the receipt of a satisfactory Planning Obligation containing agreed heads of terms as set out in the report dated 12/12/2007; the conditions set
out in the report; and additional conditions relating to: the use of renewable energy sources; and safeguarding the Church wall and existing screening on the south western boundary adjacent to the proposed pedestrian/cycle link.

On being put to the vote, the motion was carried unanimously.

RESOLVED that the granting of planning permission be delegated to the Corporate Director subject to:

(i) the receipt of a satisfactory Planning Obligation containing agreed heads of terms as set out in the report dated 12/12/2007;

(ii) the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the plans deposited with the local planning authority on 1/5/2008.
3. Representative samples of all external facing and roofing materials shall be submitted to, and approved in writing by, the local planning authority before the development is commenced and the development shall be carried out using the approved materials.
4. Before the development is commenced, a landscape scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented concurrently with the development and shall be completed not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed by the local planning authority.
5. Before development commences, a scheme for screen fencing/walling shall be submitted to the local planning authority and agreed in writing. The agreed scheme shall be implemented to the satisfaction of the local planning authority before the hereby approved development is first occupied.
6. Before development commences, the elevational details of the bins stores and cycle stores shall be submitted to the local planning authority and approved in writing. The development shall be carried out in accord with the approved details and the stores shall be brought into use when the development is first occupied.
7. Before development commences, the finished floor level of the ground floor of the hereby approved development in relation to the surrounding site shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accord with the approved levels.
8. Before development commences, a scheme for renewable energy supply for the building shall be submitted to the local planning authority and approved in writing. The approved scheme shall be implemented before the development is first occupied.
9. Before development commences, a scheme for the protection of the Church wall on the south western boundary shall be submitted to the
local planning authority and approved in writing. The approved scheme shall be implemented at the start of the development.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the development is carried out in accordance with the agreed amendments.
3. In the interests of visual amenity.
4. In the interests of visual amenity.
5. In the interests of visual amenity and privacy.
6. In the interests of visual amenity.
7. In the interests of visual amenity.
8. To encourage the use of renewable energy sources.
9. To protect the Church wall.

6. PLANNING APPLICATION WP/2008/0145OM – LAND REAR OF HOMESTEAD FARM, 1 CHURCH LANE, BOZEAT

The annexed circulated report of the Deputy Chief Executive was received on outline planning application WP/2008/0145OM, for 14 units on land to the rear of Homestead Farm, 1 Church Lane, Bozeat for Mr T Line.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that outline planning permission be granted subject to the conditions set out in the report.

The Site Viewing Group had visited the site on 22/7/2008, and a record of the visit was set out in the circulated notes.

Councillors were of the opinion that 14 units represented an overdevelopment of the site and the number should be reduced to 12 units. Additionally provision should be made in any detailed planning application to enable existing properties, without parking, which bordered the northern boundary of the site, to have rear access for parking purposes.

It was moved by Councillor Waters and seconded by Councillor Ward that outline planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried unanimously.

RESOLVED that outline planning permission be granted subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of three years from the date of this permission; or
(b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. Before any development is commenced, detailed plans, drawings and particulars of the layout, scale, external appearance and the means of access thereto, together with landscaping and screen walls/fences shall be submitted to and approved by the local planning authority and the development shall be carried out in accordance therewith.

3. Before the development hereby permitted commences, a scheme shall be submitted to, and approved in writing by, the local planning authority defining the means by which affordable housing provision will be secured in perpetuity at the site. Thereafter the development shall not be undertaken other than in accordance with the approved scheme.

Reasons:

1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
2. To secure satisfactorily planned development.
3. In order to ensure the adequate provision of affordable housing on the site.

7. **PLANNING APPLICATION WP/2008/0211F – 23 AND LAND BETWEEN 23 AND 25 LONDON ROAD, BOZEAT**

The annexed circulated report of the Deputy Chief Executive was received on planning application WP/2008/0211F, for the conversion of a former bake house to 2 dwellings and the erection of 2 two-storey dwellings at 23 and land between 23 and 25 London Road, Bozeat for Midas Property Services.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that planning permission be refused for the reasons set out in the report.

The Site Viewing Group had visited the site on 22/7/2008, and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from the applicant’s representative.

The Chairman allowed the person to speak for a maximum of 3 minutes. After the speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer’s report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Ward and seconded by Councillor Waters that planning permission be refused for the reasons set out in the report.
On being put to the vote, the motion was carried by 8 votes to 1 vote.

**RESOLVED** that planning permission be refused for the following reasons:

1. Due to the proposed layout, proximity and orientation to neighbouring dwellings the development would result in an unacceptable loss of privacy and visual intrusion. Whilst also representing overdevelopment and not enhancing or preserving the character and appearance of the area and therefore contrary to The North Northamptonshire Core Spatial Strategy Policy: 13 and County Structure Plan Policy GS5. The proposal is also considered to be inconsistent with the advice in PPS 3.

2. Due to the application not being accompanied by a bat survey assessment and recommendations, there is considered to be a reasonable likelihood of a protected species being affected by this proposal. The development is therefore contrary to PPS9 - Biodiversity and Geological Conservation.

8. **PLANNING APPLICATION WP/2008/0224F – LAND TO THE REAR OF 30A HARROWDEN ROAD, WELLINGBOROUGH**

The annexed circulated report of the Deputy Chief Executive was received, including late correspondence from a third party, on planning application WP/2008/0224F, for the erection of 5 dwellings and associated access road on land to the rear of 30a Harrowden Road, Wellingborough for Blenheim Realty Limited.

The Committee at its meeting on 25/6/2008 had deferred further consideration of the application to enable the Site Viewing Group to visit the site.

The Site Viewing Group had visited the site on 22/7/2008, and a record of the visit was set out in the circulated notes.

The report submitted to the meeting on 25/6/2008 was attached.

Requests to address the meeting had been received from an objector and the applicant’s representative.

The Chairman allowed each person to speak for a maximum of 3 minutes. After each speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer’s report, the Chairman invited the Committee to determine the application.

Councillors expressed concern regarding plot 5 and its proximity to the adjoining industrial site. It was considered that it should be altered to increase the distance between the dwelling house and the industrial site.

It was moved by Councillor Waters and seconded by Councillor Ward that the granting of planning permission be delegated to the Corporate Director subject to the satisfactory outcome of consultations in respect of the handing of plot 5; and to the conditions set out in the report.
On being put to the vote, the motion was carried.

**RESOLVED** that the granting of planning permission be delegated to the Corporate Director subject to:

(i) the satisfactory outcome of consultations in respect of the handing of plot 5;

(ii) the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Representative samples of all external facing and roofing materials shall be submitted to, and approved in writing by, the local planning authority before the development is commenced and the development shall be carried out using the approved materials.
3. Before development is commenced, a landscape scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented concurrently with the development and shall be completed not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed.
4. Before development commences, details of the existing and proposed ground levels of the site together with the finished floor levels of the dwelling houses shall be submitted to the local planning authority and approved in writing. The development shall be carried out in accord with the approved details.
5. Before development commences, a scheme for screen fencing/walling shall be submitted to the local planning authority and approved in writing. The approved scheme shall be implemented to the satisfaction of the local planning authority before the houses are first occupied.
6. The shared private driveway shall have a width of 4.5m and shall be hard surfaced to the satisfaction of the local planning authority.
7. The highway visibility splays shall be maintained to the satisfaction of the local planning authority.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of visual amenity.
3. In the interests of visual amenity.
4. In the interests of privacy and adequately controlling the development on the site.
5. In the interests of amenity and privacy.
6. In the interests of highway safety.
7. In the interests of highway safety.
9. **PLANNING APPLICATION WP/2008/0256F – MINERAL STAR HOLDINGS, 30 HARROWICK LANE, EARLS BARTON**

(Note: Councillor Payne, having declared a personal and prejudicial interest in this item, left the meeting prior to its consideration. She returned to address the meeting, as the applicant’s representative, (maximum of 3 minutes), after speaking the Committee was given the opportunity to ask questions of clarification. Councillor Payne then left the meeting and did not return until after the determination of the application.)

The annexed circulated report of the Deputy Chief Executive was received, including late correspondence from the applicant, Northamptonshire Police, third parties and Northamptonshire County Council, on planning application WP/2008/0256F, for the removal of front offices and re-roofing, removing part flat and part pitched roof and replacing it all with a pitched roof at Mineral Star Holdings, 30 Harrowick Lane, Earls Barton for Mineral Star Construction Limited.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that the application be approved subject to the condition set out in the report.

The Site Viewing Group had visited the site on 22/7/2008, and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from 5 objectors and the applicant's representative.

The Chairman allowed each person to speak for a maximum of 3 minutes. After each speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer’s report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Waters and seconded by Councillor Ward that planning permission be refused as the proposal was an unacceptable intensification of a commercial use in a residential area and would result in an unacceptably detrimental effect on residential amenity and highway safety.

On being put to the vote, the motion was carried by 8 votes to 0 votes with 1 abstention.

**RESOLVED** that planning permission be refused for the following reasons:

1. The proposal represents an unacceptable intensification of a commercial use in a residential area and would result in an unacceptably detrimental effect on residential amenity and highway safety.
2. The proposal is considered to be contrary to Policy 14 of the Adopted North Northamptonshire Core Spatial Strategy.

(Note: Councillor Payne returned to the meeting prior to the consideration of the next item.)

10. PLANNING APPLICATION WP/2008/0268F – 327 GRENDON ROAD, EARLS BARTON

The annexed circulated report of the Deputy Chief Executive was received on planning application WP/2008/0268F, for change of use of land from travelling showmen’s winter quarters to gypsy/traveller site at 327 Grendon Road, Earls Barton for Mr J Fuller.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that planning permission be granted.

The Site Viewing Group had visited the site on 22/7/2008, and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from the applicant however prior to the meeting he had indicated he no longer wished to speak.

It was moved by Councillor Waters and seconded by Councillor Ward that planning permission be granted.

On being put to the vote, the motion was carried unanimously.

RESOLVED that planning permission be granted.

11. PLANNING APPLICATION WP/2008/0269F – 17 PYTCHLEY ROAD, ORLINGBURY

The annexed circulated report of the Deputy Chief Executive was received on planning application WP/2008/0269F, for the demolition of an existing house and the construction of a new dwelling house, detached garage and related site development works at 17 Pytchley Road, Orlingbury.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that planning permission be granted subject to the conditions set out in the report.

The Site Viewing Group had visited the site on 22/7/2008, and a record of the visit was set out in the circulated notes.
A request to address the meeting had been received from the applicant’s representative.

The Chairman allowed the person to speak for a maximum of 3 minutes. After the speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer’s report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Ward and seconded by Councillor Waters that planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried unanimously.

**RESOLVED** that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 or of the Town and Country Planning (General Permitted Development) Order, 1995, (or any Order revoking and re-enacting that Order with or without modification) no additional window openings, or any other openings, shall be fitted in the flank elevations of the building above ground floor level without the prior permission of the local planning authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C and E of Schedule 2, Part 1 to this Order shall be taken without prior approval from the local planning authority.
4. The existing accesses shall be permanently closed to the satisfaction of the local planning authority and the Highway Authority as soon as the new one is brought into use.
5. The new access shall be constructed in accordance with the specifications of Northamptonshire County Council.
6. All hard and soft landscape works shall be carried out in accordance with details approved on drawing no. 82/119/03/Rev E. The works shall be carried out prior to the occupation of the development and retained thereafter.

**Reasons:**

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To protect the amenities of neighbouring properties.
3. To allow the local authority to have control over development in the interest of residential amenities.
4. In the interests of highway and pedestrian safety and to ensure satisfactory development.
5. In the interests of highway and pedestrian safety.
6. To safeguard the visual amenities of the surrounding area.

12. **PLANNING APPLICATION WP/2008/0214FM – LAND ADJACENT TO 97 GILLITTS ROAD, WELLINGBOROUGH**

The annexed circulated report of the Deputy Chief Executive was received on planning application WP/2008/0214FM, for one sheltered housing apartment block with a total of ten apartments on land adjacent to 97 Gillitts Road, Wellingborough for LHA-ASRA Group Limited.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that planning permission be granted subject to the conditions set out in the report.

It was moved by Councillor P Bell and seconded by Councillor Bass that planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried unanimously.

**RESOLVED** that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Representative samples of all external facing and roofing materials shall be submitted to, and approved in writing by, the local planning authority before the development is commenced and the development shall be carried out using the approved materials.
3. Before development commences, a landscape scheme shall be submitted to the local planning authority and approved in writing. The scheme shall be implemented concurrently with the development and shall be completed not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed by the local planning authority.
4. Before development commences, a tree protection scheme shall be submitted to the local planning authority and approved in writing. The approved scheme shall be implemented before the development commences and shall be retained to the satisfaction of the local planning authority until the development is complete.
5. Before development commences, a scheme for screen fencing/walling shall be submitted to the local planning authority and approved in writing. The approved scheme shall be implemented to the satisfaction of the local planning authority before the development is first occupied.
Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of visual amenity.
3. In the interest of visual amenity.
4. In order to protect trees on the site that have visual amenity.
5. In the interests of visual amenity and privacy.

13. PLANNING APPLICATION WP/2008/0222OM – SHELTON’S FACTORY, 97 EASTFIELD ROAD, WOLLASTON

The annexed circulated report of the Deputy Chief Executive was received on outline planning application WP/2008/0222OM, for residential development of the former Shelton’s Factory, 97 Eastfield Road, Wollaston for Mr A Lawson, Wilby Homes Limited.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that outline planning permission be refused for the reasons set out in the report.

It was moved by Councillor Beirne and seconded by Councillor P Bell that outline planning permission be refused for the reasons set out in the report.

On being put to the vote, the motion was carried unanimously.

RESOLVED that outline planning permission be refused for the following reasons:

1. If permitted, the proposal would represent an unacceptable risk to future occupiers of the residential units given its proximity to an area that has been granted Hazardous Substances Consent and is used currently by Scott Bader Limited to store potentially unstable although not inherently dangerous materials. However the nature of the Hazardous Substance Consent granted also potentially allows for the storage of a range of materials such as some kinds of explosives that are much more dangerous than those materials in current storage. Therefore whilst there is negligible harm arising from the existing materials stored on the site, if the precautionary principle is applied in respect of the potential for much more dangerous substances to be theoretically or potentially stored in the sensitive area, then a significant risk to the health and safety of the potential occupiers of the proposed residential units arises. As such therefore, the proposal, if permitted, would be contrary to Policy 13 of the Adopted North Northamptonshire Core Spatial Strategy.

2. The layout of the proposed development is unsatisfactory and not in keeping with the pattern of the surrounding development, contrary to Policy 13 of the Adopted North Northamptonshire Core Spatial Strategy.
14. **PLANNING APPLICATION WP/2008/0251F – 23 OXFORD STREET, WELLINGBOROUGH**

The annexed circulated report of the Deputy Chief Executive was received on planning application WP/2008/0251F, for a change of use from A2 (Financial and Professional Services) to A5 (Hot Food Takeaway) at 23 Oxford Street, Wellingborough for Mr M Peters.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that planning permission be granted subject to the conditions set out in the report.

It was moved by Councillor P Bell and seconded by Councillor Waters that further consideration of the application be deferred to enable the Site Viewing Group to visit the site.

On being put to the vote, the motion was carried.

**RESOLVED** that further consideration of the application be deferred to enable the Site Viewing Group to visit the site.

15. **PLANNING APPLICATION WP/2008/0265F – LAND TO THE REAR OF 7 KETTERING ROAD, ISHAM**

The annexed circulated report of the Deputy Chief Executive was received, including late correspondence from the Parish Council, on planning application WP/2008/0265F, for a new 1½ storey house on land being part of the rear garden of 7 Kettering Road, Isham for Mr G Rait and Mr and Mrs D Salisbury.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that planning permission be granted subject to the conditions set out in the report.

It was moved by Councillor Waters and seconded by Councillor Patel that planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried.

**RESOLVED** that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Representative samples of all external facing and roofing materials shall be submitted to, and approved in writing by, the local planning authority before the development is commenced.
3. No development shall take place until there has been submitted to, and approved in writing by, the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details and include a fence of at least 1.8m in height on the southern boundary.

4. The windows above ground floor level in the south side gable elevation shall be glazed with obscure glass in perpetuity unless otherwise agreed in writing by the local planning authority.

5. No development shall take place until plans showing existing ground levels and proposed ground floor slab levels of the proposed dwelling in relation to the level of the neighbouring property have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any other Order revoking or re-enacting this Order) no buildings, extensions, or alterations permitted by Classes B and C of Part 1 of Schedule 2 to the 1995 Order shall be carried out without the prior written consent of the local planning authority.

7. Footpath TM 4, registered on the Definitive Map (2005), must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way. There must be no interference or damage to the surface of the right of way as a result of the development and any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by this office.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of amenity.
3. In the interests of amenity and a neighbours privacy.
4. In the interests of neighbours privacy.
5. In the interests of amenity.
6. To allow the local planning authority the opportunity to control future development having regard to the nature of the site.
7. In the interests of a public right of way.

16. PLANNING APPLICATION WP/2008/0307OM – LAND TO THE REAR OF 74 AND 79 FULMAR LANE, WELLINGBOROUGH

The annexed circulated report of the Deputy Chief Executive was received on outline planning application WP/2008/0307OM, for the development of new residential units comprising 7 two-bedroom terrace properties, 2-storey with pitched roofs; 1 building, fronting Nest Farm Road, comprising 4-6 two-bed self contained flats; central car park area for new dwellings; with an area to be designated for bin storage on land to the rear of 74 to 79 Fulmar Lane, Wellingborough for Mr H Bilkhu, Leagate Associates Limited.
The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that outline planning permission be granted subject to the conditions set out in the report.

It was moved by Councillor Patel and seconded by Councillor Maguire that outline planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried.

RESOLVED that outline planning permission be granted subject to the following conditions:

1. Application for approval of reserved matters shall be made not later than the expiration of 3 years beginning with the date of this permission and the development shall be begun not later than whichever is the later of the following dates:
   (a) the expiration of 3 years from the date of this permission; or
   (b) the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. Before any development is commenced, detailed plans, drawings and particulars of the access arrangement/design, layout, scale, external appearance, together with landscaping and screen walls/fences shall be submitted to, and approved by, the local planning authority and the development shall be carried out in accordance therewith.

3. Notwithstanding the provisions of sections 94, 98 and 106 of the Water Industry Act 1991, no development shall commence until details of a scheme, including phasing, for the provision of mains foul water drainage on and off site has been submitted to, and approved in writing by, the local planning authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.

4. An Environmental Risk Assessment (ERA) to identify potential arsenic contamination of the site shall be submitted to the local planning authority prior to the commencement of the development. Should the ERA identify any contamination, it shall contain measures for its remediation that shall be approved in writing by the local planning authority. The site shall be remediated to the satisfaction of the local planning authority prior to the occupation of the development.

5. Prior to the commencement of the development, a scheme shall be submitted to, and approved in writing by, the local planning authority identifying the means by which the cumulative effect of the development on the following will be mitigated: local and strategic highway network; and health provision. The development shall not be implemented other than in accordance with the approved scheme.

6. Prior to the commencement of the development, a scheme shall be submitted to, and approved in writing by, the local planning authority identifying the means by which the nearby open space will be
enhanced. The development shall not be implemented other than in accordance with the approved scheme.

Reasons:

1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
2. To secure a satisfactorily planned development.
3. To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.
4. In the interest of health and safety of the occupiers of the development.
5. In order to mitigate the effect of the development on the highway network and health provision.
6. In order to mitigate the effect of the development on the nearby open space and in order to enhance it.

17. COUNTY MATTERS

1. WP/2008/0320C

The annexed circulated report of the Deputy Chief Executive was received, including late correspondence from the Council’s Environmental Protection Service, on planning application WP/2008/0320C, for the erection of a new industrial building and installation of 3MW biomass gasification plant to generate electricity from reclaimed timber at Larner Pallets, 32–50 Rixon Road, Wellingborough for Mr J Berry, Climate Corporate Advisory Services LLP.

The Deputy Chief Executive recommended that no objection be raised to the application subject to the receipt of a satisfactory noise assessment.

RESOLVED that no objection be raised to the application subject to the receipt of a satisfactory noise assessment.

2. WP/2007/0625C

The annexed circulated report of the Deputy Chief Executive was received on planning application WP/2007/0625C, for sand and gravel extraction with restoration to flood plain habitats and agriculture at Earls Barton Quarry, Grendon Road, Earls Barton.

RESOLVED to note that the County Council had granted planning permission on 20/3/2008 subject to the conditions set out in the report.

3. WP/2008/0276C

The annexed circulated report of the Deputy Chief Executive was received on planning application WP/2008/0276C, for an extension of existing planning permission to allow recycling of waste toner (dry intv), plastic, metals and powder coating at Unit 1, 50-54 Bradfield Road, Wellingborough for David Clingo, Rotational Plastic Solutions (GB) Limited.
RESOLVED to note that the County Council had granted planning permission on 10/6/2008 subject to the conditions set out in the report.

18. APPLICATIONS FOR PLANNING PERMISSION, LISTED BUILDING CONSENT AND BUILDING REGULATIONS APPROVAL

RESOLVED that the decisions on applications for planning permission, listed building consent and building regulation approval determined by the Deputy Chief Executive in accordance with delegated powers and set out in the report of the Deputy Chief Executive (Minute 4), be noted.

19. PLANNING APPEALS – DECISIONS

The annexed circulated 3 appeal decisions from the Planning Inspectorate were received.

RESOLVED to note the decision dated:

(i) 16/6/2008, in respect of the appeal against the refusal of planning permission for a change of use from A1 to A2 at 3 Market Street, Wellingborough which was dismissed;
(ii) 16/6/2008, in respect of the appeal against the refusal of planning permission for the demolition of an existing bungalow and garage and the erection of 6 new dwelling units together with car parking at 7 Victoria Road, Finedon which was dismissed;
(iii) 9/7/2008, in respect of the appeal against the refusal of outline planning permission for a detached 2-bedroom bungalow at 45a Cedar Way, Wellingborough which was dismissed.

20. SITE VIEWING GROUP ROTA

The annexed circulated Site Viewing Group rota for the period January to May 2009, was received.

RESOLVED that the Site Viewing Group rota for the period January to May 2009, be approved.

Chairman
The meeting commenced at 9.30am.

Present: Mr J Wrigley, (Independent Member), Councillor Dean (Vice-Chairman), Councillors Bass, Callnon, Graves, Patel and Ward.

Mr D Seabrooke (Monitoring Officer).

1. **APPOINTMENT OF CHAIRMAN FOR THE THE MUNICIPAL YEAR 2008/09**
   
   RESOLVED that Mr J Wrigley be appointed Chairman for the Municipal Year 2008/09.

2. **APOLOGIES FOR ABSENCE**
   
   RESOLVED to note that apologies for absence were received from Councillors P Bell, Harrington and Morrall.

3. **DECLARATIONS OF INTEREST**
   
   RESOLVED to note that there were no formal declarations of interest.

4. **CONFIRMATION OF MINUTES**
   
   RESOLVED that the minutes of the meeting held on 22/1/2008, be confirmed and signed.

5. **JOINT REVIEW COMMITTEE AND REFERRALS CRITERIA**

   The annexed circulated report of the Monitoring Officer was received on a proposal to establish referrals criteria, guidance on informal settlements and consider a proposal to establish a joint approach with other authorities on dealing with Referral appeals.

   With effect from 8/5/2008, the Standards Board for England handed over to local authorities the responsibility of dealing with all complaints relating to members of the Borough Council or any of the parishes within the Borough.

   The Local Government and Public Involvement in Health Act 2007 required that all such complaints must be made to the Standards Committee of the Authority, and a sub-committee of the Council’s Standards Committee would decide whether or not the complaint should be investigated, using referrals criteria.

   The Act prohibited any Member from sitting on both the Referrals Sub-Committee and the Review Sub-Committee in respect of the same matter. There was however no similar statutory prohibition of a Member sitting on the Hearings Panel when that Member was previously on either the Referrals Sub-Committee or the Review Sub-Committee in respect of the same matter.

   The Act also provided for authorities to appoint Joint Committees to discharge all or any of their Standards functions.
The Regulations which brought the provision into force had not yet been made, however a general power already existed under the Local Government Act 1972, for local authorities to discharge all or any of their functions by means of a joint committee.

Discussions had taken place with Kettering and Corby Borough Councils, on the possibility of discharging any Review by a sub-committee of a Joint Committee established under Section 101(5) of the Local Government Act 1972, comprising all the Members of the Standards Committees across the participating authorities. A Referrals Appeals sub-committee could be drawn from any of the Joint Committee’s Members, who would hear cases from the participating authorities within the 3 month time limit.

The administration of Reviews would be handled by the Monitoring Officer of the originating authority.

Upon the receipt of a complaint, the Member who was the subject of the complaint would be notified promptly of the complaint and the complainant. Only in exceptional cases would the Monitoring Officer defer taking such action, for example in cases where there was a real danger of interference with witnesses etc. and only after consultation with the Chairman of the Standards Committee.

There was no formal process for local resolution of complaints defined in the 2007 Act, although the Regulations may enable the Referrals Sub-Committee to propose conciliation or some other course as an alternative to a formal investigation.

Where however the Member concerned had acknowledged that their conduct was at fault and apologised, and particularly where the complainant had accepted that, in the light of that apology, they were content for the complaint not to proceed to formal investigation, the Referrals Sub-Committee may determine that the matter should not proceed to investigation.

Accordingly, there would be cases in which informal mediation by the Monitoring Officer, before reporting to the Referrals Sub-Committee, may avoid the need for a local investigation and/or hearing.

North Northamptonshire Monitoring Officers had worked together to produce a consistent set of referrals criteria, based on Standards Board guidance.

In view of the new responsibilities handed to local authorities for the complaint referrals and referrals appeals process a means of joint working on the referrals appeals stage had been discussed. If agreed, it would assist the management of any cases that progressed through the referrals, referrals appeals and determination processes where ideally a separate set of Members would be required at each stage.

Attached to the report were the following appendices:

1. Terms of the Referrals Sub-committee.
2. Proposed terms of Reference of the Review Joint Committee.
3. Member/Monitoring Officer Protocol.
4. Referrals Criteria.

Members agreed that the report required detailed discussion and being mindful that interviews for the Independent Members were due to commence at 10am further consideration should be deferred.
RESOLVED that further consideration of the report be deferred until the conclusion of the interviews or, if more appropriate, a future meeting.

6. APPOINTMENT OF INDEPENDENT MEMBERS

The annexed circulated report of the Monitoring Officer was received on the selection of independent members for co-option on to the Committee.

The Council had now provided for a total of four independent/appointed members of the Committee. Therefore the Committee needed to appoint three such members.

Four applications had been received for the positions as independent members, details of which were contained in the circulated exempt papers for agenda item 8, together with a schedule of interview times and suggested question format.

A copy of the selection criteria, as provided to the applicants was attached as Appendix A to the report.

RESOLVED that the report and appendix be agreed.

7. EXEMPT MATTER

RESOLVED that the public be excluded from the meeting during consideration of the following minute in accordance with Section 100A(4) of the Local Government Act 1972, on the grounds that it would involve the likely disclosure of exempt information of the description shown in Schedule 12A to the Act:-

<table>
<thead>
<tr>
<th>Minute No.</th>
<th>Subject</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>8</td>
<td>Interviews for Independent Members</td>
<td>E1</td>
</tr>
</tbody>
</table>

8. INTERVIEWS FOR INDEPENDENT MEMBERS

It was agreed that the meeting would, if necessary, continue beyond the three hour limit set by Standing Orders.

The exempt circulated information, compiled by the Monitoring Officer, was received in respect of the four applicants for the three positions as independent members.

Contained in the information was:

- a schedule of interview times;
- suggested question format (tabled at the meeting);
- a copy of the selection criteria, as provided to the applicants;
- a copy of each of the four applications.

The Committee interviewed each candidate individually.

It was noted that an item had been placed on the agenda for the Council meeting on 29/7/2008 to enable the Council to receive the Committee’s recommendation regarding
the appointments ahead of the rest of the Committee’s formal report.

**R1 RECOMMENDED** that appointments as Independent Members on the Standards Committee be offered, subject to references, to Mr N Clarke, Mr R Poolman and Mr R Lymn on a four year term, reviewable annually.

9. **JOINT REVIEW COMMITTEE AND REFERRALS CRITERIA**

The Committee continued the consideration of this matter and discussed certain concerns regarding the proposed Joint Referral Review Sub-Committees.

The Committee agreed that the Council should only enter into such an arrangement on the basis that:

(a) the review hearing process should be, so far as practicable, overseen by the subject Member’s own authority;
(b) there must be a Member of the subject Member’s own authority’s Standards Committee on the Joint Review Panel.

**R2 RECOMMENDED** that:

(i) the terms of reference, set out in appendix 1 of the report, for the Referrals Sub-Committee be approved;
(ii) the Referrals Assessment Criteria, set out in appendix 4 of the report, be approved;
(iii) the delegation of the referrals review function to the proposed Joint Review Committee be authorised, as set out in appendix 2 of the report, subject to the amendments set out in (a) and (b) above;
(iv) the Council’s Member/Officer Protocol be amended to include, in appendix 3 of the report, the local resolution of complaints.

The meeting concluded at 12.40pm.

Chairman

1. **PRAYERS**

   Prayers were said by the Mayor’s Chaplain, Reverend A Morton.

2. **APOLOGIES FOR ABSENCE**

   Apologies for absence were received from Councillors Beirne, Morrall and Payne.

3. **DECLARATIONS OF INTEREST**

   The following Councillors declared an interest, in accordance with the Council’s Constitution.

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Committee date and Minute number</th>
<th>Reason for Declaration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allebone</td>
<td>Audit and Performance 26/6/2008, Min 4 - Annual Statement of Accounts.</td>
<td>Personal - he and his wife were both members of The Castle Board.</td>
</tr>
<tr>
<td></td>
<td>Audit and Performance 15/7/2008, Min 5 Internal Audit Update Report 2008/09.</td>
<td>Personal - he and his wife were both members of The Castle Board.</td>
</tr>
<tr>
<td>P Bell</td>
<td>Resources 1/7/2008, Min 17 - Growth Area Funding.</td>
<td>Personal - he lives near to the town centre.</td>
</tr>
<tr>
<td>R Bell</td>
<td>Resources 1/7/2008, Min 17 - Growth Area Funding.</td>
<td>Personal - she lives near to the town centre.</td>
</tr>
<tr>
<td>Blackwell</td>
<td>Community 30/6/2008, Min 4 - Wellingborough Homes.</td>
<td>Personal - Board Member, Wellingborough Homes.</td>
</tr>
</tbody>
</table>
Dean  
Community 30/6/2008, Min 4 - Wellingborough Homes.  
Personal - Board Member, Wellingborough Homes.

Dholakia  
Personal - life member of WDHA.

Higgins  
Community 30/6/2008: Min 4 - Wellingborough Homes.  
Min 8 - Revised Rules and Regulations for the Cemeteries.  
Resources 1/7/2008, Min 6 - Wellingborough Creative Workspaces.  
Audit and Performance 15/7/2008, Min 5 - Internal Audit Update 2008-09.  
Personal - Chairman, Wellingborough Homes.  
Personal - family connection.  
Personal - family plot.

L Lawman  
Development 2/7/2008: Min 6 - Planning Contributions Guide for Local Infrastructure.  
Min 7 - Sustainable Design Supplementary Planning Document Consultation Draft.  
Personal - representative on the NNJPU.

Partridge-Underwood  
Resources 1/7/2008, Min 6 - Wellingborough Creative Workspaces.  
Audit and Performance 15/7/2008, Min 6 - Internal Audit Update Report 2008-09.  
Personal - Member of The Castle Board.

Patel  
Community 30/6/2008: Min 4 - Wellingborough Homes.  
Min 7 - Member Visit to Hindu Temple, Neasden.  
Personal - Board Member, Wellingborough Homes.  
Personal - regular devotee.

Raymond  
Community 30/6/2008, Min 8 - Revised Rules and Regulations for the Cemeteries.  
Personal - family plot.

Sharp  
Audit and Performance 26/6/2008, Min 5 - Town Centre Project.  
Personal and prejudicial - Member of Resources Committee and signatory to the ‘call-in’.

Shram  
Personal - Board Member, NREC.
4. **REPORT ON NOTABLE ACTIVITIES, EVENTS AND ISSUES ARISING SINCE THE LAST COUNCIL MEETING**

The annexed circulated report on notable activities, events and issues arising since the last Council Meeting was received.

Members agreed that all the Council employees who had assisted in organising and contributing to the success of the following events should be congratulated:

Cinderella's Ball; Wellingborough Carnival and Party in the Park; Northamptonshire Youth Games; and Northamptonshire Home Energy Efficiency Partnership.

**RESOLVED** to note the report on notable activities, events and issues arising since the last Council meeting.

5. **LONG SERVICE AWARD – MR R LAWRENCE**

The Mayor referred to a long service award of framed certificate and classic car accessories to Mr R Lawrence for 25 years service to the Council.

6. **APPOINTMENT OF INDEPENDENT MEMBERS TO THE STANDARDS COMMITTEE**

The circulated report of the Monitoring Officer was received on a recommendation from the Standards Committee in respect of the appointment of 3 Independent Members.

It was moved by Councillor Dean and seconded by Councillor Harrington that the recommendation be approved.

On being put to the vote, the motion was carried.

**RESOLVED** that appointments as Independent Members on the Standards Committee be offered, subject to references, to Mr N Clarke, Mr R Poolman and Mr R Lymn on a four year term, reviewable annually.

7. **COUNCIL MEETING 24th JUNE 2008**

**RESOLVED** that the minutes of the Council meeting held on 24th June 2008, be confirmed and signed.

8. **PLANNING COMMITTEE 25th JUNE 2008**

**RESOLVED** that the minutes of the Planning Committee of 25th June 2008 be noted.

9. **PROCEEDINGS OF COMMITTEES**

Audit and Performance                  26th June 2008
RESOLVED to adopt the minutes of the above mentioned Committees.

10. COMMUNITY COMMITTEE 30th JUNE 2008

The report of the proceedings of the Community Committee held on 30/6/2008 was received, subject to an amendment in Minute 2, Declarations of Interest, in respect of a declaration by Councillor Patel, concerning minute 7, which should read “Regular Devotee”.

RESOLVED that the report of the Community Committee held on 30/6/2008, as amended, be adopted.

11. RESOURCES COMMITTEE 1st JULY 2008

The report of the proceedings of the Resources Committee held on 1/7/2008 was received, subject to it being noted that Councillor Allebone attended the meeting.

RESOLVED that the report of the Resources Committee held on 1/7/2008, as amended, be adopted.

12. CORRESPONDENCE, COMMUNICATIONS AND OTHER BUSINESS BROUGHT FORWARD BY THE DIRECTION OF THE MAYOR OR CHAIRMAN OF THE MEETING.

The annexed circulated report of the Head of Organisational Development was received on a request from Kettering General Hospital NHS Trust to nominate a Councillor to serve on its Council of Members.

It was moved by Councillor Bailey and seconded by Councillor P Bell that Councillor Ainge be appointed as the Council’s representative to serve on the Kettering General Hospital NHS Trust Council of Members.

On being put to the vote, the motion was carried.

RESOLVED that Councillor Ainge be appointed as the Council’s representative to serve on the Kettering General Hospital NHS Trust Council of Members.

MAYOR..................................................
18th August 2008

(The hearing commenced at 2.00pm.)

Present: Councillors Timms (Chairman), Dean and Payne.

Mr G Hollands (Solicitor) and Mr P Townson (Licensing Manager).

1. **EXEMPT MATTER**

   RESOLVED that the public be excluded from the meeting during the consideration of the following minute in accordance with Section 100 (A)(4) of the Local Government Act 1972 on the grounds that it would involve the likely disclosure of exempt information of the description shown in Schedule 12A to the Act:

<table>
<thead>
<tr>
<th>Minute Number</th>
<th>Subject</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Private Hire Driver’s Licence – Mr AB</td>
<td>E1 and 2</td>
</tr>
</tbody>
</table>

2. **PRIVATE HIRE DRIVER’S LICENCE – MR AB**

   The circulated exempt report of the Licensing Manager was received on an application to revoke the Private Hire Driver’s Licence held by Mr AB since 12/9/2006 until 31/8/2008, and to refuse the application for renewal.

   The report contained the following appendix:

   1. the Council’s Policies on private hire licensing which included criteria to be used when determining whether or not to grant, renew, suspend or revoke a private hire driver’s licence.

   The Licensing Manager circulated, and made reference to, the enhanced CRB disclosure which gave details of Mr AB’s convictions since the licence was granted in 2006; and to the Council’s policy on the relationship of time, or on the nature of the convictions, as stated in the adopted criteria (appendix 1).

   The Rules of Procedure when considering licensing matters other than those relating to the Licensing Act 2003, were adopted by the Licensing Committee on 24/2/2005, and were applied in this case. A copy was attached to the report.

   Mr AB attended the meeting and presented his case for retaining and renewing his licence.
The Sub-Committee retired at 2.15pm to consider the matter, the submissions and the evidence.

The Sub-Committee reconvened at 2.55pm.

The Chairman announced that the Sub-Committee had:

**RESOLVED** to:

(i) permit the existing private hire driver's licence granted to Mr AB to continue until expiry on 31/8/2008;

(ii) grant a new private hire driver's licence to Mr AB for a period of 1 year from that date;

(iii) delegate to officers the power to grant a further licence for 1 year at the expiry of the licence in the event of the applicant having no further convictions.

The reasons for the decision were:

1. there was insufficient evidence to show that the applicant was not a fit and proper person to hold a licence;

2. nevertheless, the history of failure to disclose convictions and the nature of the convictions were the cause of concern. Accordingly a new licence would be granted for the reduced period of 1 year.

Mr AB was advised of his right of appeal to the Magistrates' Court.

(The hearing concluded at 3.01pm.)

Chairman
COUNCIL MEETING – 23rd SEPTEMBER 2008

REPORT OF THE PLANNING COMMITTEE

20th August 2008

Present: Councillor Morrall (Chairman), Councillor Ward (Vice-Chairman), Councillors P Bell, Dean, Griffiths, Maguire, Patel and Waters.

A Chapman (Development Control and Section 106 Officer), V Jessop (Housing Strategy Manager), M Kilpin (Principal Development Control Officer), J Nyakatawa (Development Control Officer), B Stewart (Legal Services Manager), P Thompson (Sustainable Infrastructure Manager), Mrs F Webber (Landscape Officer), J Wilson (Corporate Director) and S Wood (Head of Built Environment).

Councillors Callnon, Crofts, G Lawman and Pursglove attended the meeting.

1. **APOLOGIES FOR ABSENCE**

   **RESOLVED** to note that apologies for absence were received from Councillors Bass, Beirne and Payne.

2. **DECLARATIONS OF INTEREST**

   **RESOLVED** to note that there were no declarations of interest.

3. **CONFIRMATION OF MINUTES**

   **RESOLVED** that the minutes of the meeting held on 23/7/2008, be confirmed and signed.

4. **REPORT OF THE DEPUTY CHIEF EXECUTIVE**

   **RESOLVED** that the annexed circulated report of the Deputy Chief Executive, on the applications for planning permission, listed building consent and building regulation approval, be received.

5. **PLANNING APPLICATION WP/2008/0251F – 23 OXFORD STREET, WELLINGBOROUGH**

   The annexed circulated report of the Deputy Chief Executive was received on planning application WP/2008/0251F, for a change of use from A2 (Financial and Professional Services) to A5 (Hot Food Takeaway) at 23 Oxford Street, Wellingborough for Mr M Peters.

   Consideration of the application was deferred at the meeting on 23/7/2008, to enable the Site Viewing Group to visit the site.

   The Site Viewing Group had visited the site on 19/8/2008, and a record of the visit was set out in the circulated notes.

   The report submitted to the meeting on 23/7/2008 was attached.
Requests to address the meeting had been received from an objector and the applicant’s agent. The objector did not attend the meeting.

The Chairman allowed the applicant’s agent to speak for a maximum of 3 minutes. After the speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer’s report, the Chairman invited the Committee to determine the application.

Members noted concerns about noise nuisance however the proposed closing time of 10pm should limit any nuisance to nearby residents; there was also a concern expressed about parking however it was noted that the Highway Authority had no objection to the proposal. It was considered that there were no sustainable planning reasons to refuse the application.

It was moved by Councillor Ward and seconded by Councillor Waters that planning permission be granted subject to the conditions set out in the report dated 23/7/2008.

An amendment was moved by Councillor P Bell and seconded by Councillor Griffiths that planning permission be refused as the proposal would be detrimental to the amenities of the area; detrimental to the resident’s environment; would result in the loss of an A2 use; and there was insufficient parking in the vicinity.

On being put to the vote the amendment was lost by 2 votes to 5 votes.

The motion to grant planning permission was put to the vote and carried by 5 votes to 2 votes.

(Note: Councillor P Bell requested that his vote against the motion be recorded.)

RESOLVED that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The facility to which this permission relates shall not operate outside the hours of 1000 – 2200 Monday to Sundays, including public holidays.
3. Notwithstanding the submitted drawings, a scheme for the extraction, collection, treatment and dispersal of cooking smells and fumes shall be submitted to, and approved by, the local planning authority and the approved scheme shall have been implemented before the premises are used for the purpose permitted, and thereafter maintained.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of the amenities of the occupiers of the nearby properties.
3. In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

6. **PLANNING APPLICATION WP/2008/0313(O) – 10 HILLSIDE ROAD, WELLSINGBOROUGH**

The annexed circulated report of the Deputy Chief Executive was received on outline planning application WP/2008/0313(O), to demolish the existing buildings and erect a building containing 6 self-contained flats with parking provision and landscaping at 10 Hillside Road, Wellingborough for Mr D McLaren.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that outline planning permission be granted subject to the conditions set out in the report.

The Site Viewing Group had visited the site on 19/8/2008, and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from Councillor G Lawman, Ward Councillor.

The Chairman allowed Councillor Lawman to speak for a maximum of 5 minutes. Councillor G Lawman referred to the loss of an employment site which would be detrimental to the sustainability of the area and also if the site was to be redeveloped then the current proposal for flats was out of character with the area which was predominantly houses.

After the speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer’s report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Ward and seconded by Councillor Waters that outline planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried by 6 votes to 0 votes.

**RESOLVED** that outline planning permission be granted subject to the following conditions:

1. Application for approval of reserved matters shall be made not later than the expiration of 3 years beginning with the date of this permission and the development shall be begun not later than whichever is the later of the following dates:
   (a) the expiration of 3 years from the date of this permission; or
(b) the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. Before any development is commenced, detailed plans, drawings and particulars of the design, layout, external appearance, together with landscaping and screen walls/fences shall be submitted to, and approved by, the local planning authority and the development shall be carried out in accordance therewith.

3. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval, in writing, of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval, in writing, of the local planning authority. The report of the findings must include:
   (i) a survey of the extent, scale and nature of contamination;
   (ii) an assessment of the potential risks to:
       - human health,
       - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
       - adjoining land,
       - groundwaters and surface waters,
       - ecological systems,
       - archaeological sites and ancient monuments;
   (iii) an appraisal of remedial options, and proposal of the preferred option(s).
   This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.

4. Vehicle to vehicle visibility of 2m x 43m and pedestrian to vehicle visibility of 2m x 2m shall be provided and maintained on both sides of the access point.

5. No windows or other openings shall be formed on the flank elevation of the proposed building facing no. 6 Hillside Road without the prior written consent of the local planning authority.

Reasons:

1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
2. To secure a satisfactorily planned development.
3. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
4. In the interests of pedestrian and highway safety.
5. To safeguard the amenities of neighbouring occupiers.
7. **PLANNING APPLICATION WP/2008/0321F – 27 FAIRFIELD ROAD, ISHAM**

The annexed circulated report of the Deputy Chief Executive was received on planning application WP/2008/0321F, to convert and extend the existing double garage into a 2-bed detached bungalow at 27 Fairfield Road, Isham for Mr D Bradshaw.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that planning permission be granted subject to the conditions set out in the report.

The Site Viewing Group had visited the site on 19/8/2008, and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from the applicant’s architect.

The Chairman allowed the person to speak for a maximum of 3 minutes. After the speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer’s report, the Chairman invited the Committee to determine the application.

It was moved by Councillor Waters and seconded by Councillor Dean that further consideration of the application be deferred to enable the officers to negotiate with the applicant to reduce the overbearing impact of the garage extension on no. 21 Fairfield Road.

On being put to the vote, the motion was carried.

**RESOLVED** that further consideration of the application be deferred to enable the officers to negotiate with the applicant to reduce the overbearing impact of the garage extension on no. 21 Fairfield Road.

8. **PLANNING APPLICATION WP/2008/0345F – 21A ALLEN ROAD, FINEDON**

**RESOLVED** to note that the application had been withdrawn.

9. **PLANNING APPLICATION WP/2008/0347F – LAND AT THE REAR OF 15 HICKMIRE, WOLLASTON**

The annexed circulated report of the Deputy Chief Executive was received, including late correspondence from the applicant’s agent, on planning application WP/2008/0347F, for a new dwelling, including part demolition of a wall, on land at the rear of 15 Hickmire, Wollaston for Mr G Datsopoulous.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.
The Deputy Chief Executive recommended that planning permission be refused for the reasons set out in the report.

The Principal Development Control Officer advised that revised plans had been received which corrected the distance between the rear wall of the neighbouring property and its rear boundary wall.

The Site Viewing Group had visited the site on 19/8/2008, and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from an objector’s representative and the applicant.

The Chairman allowed each person to speak for a maximum of 3 minutes. After each speaker the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer’s report, the Chairman invited the Committee to determine the application.

The Landscape Officer clarified the situation in respect of the trees at the rear of the site which were protected by a Tree Preservation Order.

It was moved by Councillor Ward and seconded by Councillor Waters that planning permission be refused for the reasons set out in the report.

On being put to the vote, the motion was carried unanimously.

**RESOLVED** that planning permission be refused for the following reasons:

1. By reason of the restricted width of the proposed driveway and its siting in relation to facing windows of nos. 15 and 17 Hickmire which serve habitable rooms, the properties would suffer a significant loss of amenities as a result of increased noise, car fumes and general disturbance associated with proposed development. This would be contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy.
2. By virtue of the orientation of the proposed dwellinghouse and the relationship of the principal windows with the protected trees, the proposed development would suffer significant overshadowing and loss of outlook which would be detrimental to the living conditions of the future occupiers of the property, contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy.
3. The proposed dwelling house would be too close to the protected trees and would place the future of these trees at serious risk by virtue of future occupiers requesting works to the trees to alleviate concerns regarding safety and amenity. This would be contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy and Supplementary Planning Guidance 1: Trees on Development Sites.
10. CONSERVATION AREA APPLICATION WP/2008/0350CA – LAND AT THE REAR OF 15 HICKMIRE, WOLLASTON

The annexed circulated report of the Deputy Chief Executive was received on conservation area application WP/2008/0350CA, for a new dwelling, including part demolition of a wall, on land at the rear of 15 Hickmire, Wollaston for Mr G Datsoploulos.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that conservation area consent be granted subject to the conditions set out in the report.

The Site Viewing Group had visited the site on 19/8/2008, and a record of the visit was set out in the circulated notes.

It was moved by Councillor Ward and seconded by Councillor Waters that conservation area consent be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried.

RESOLVED that conservation area consent be granted subject to the following conditions:

1. The works to which this consent relates must be begun not later than the expiration of five years from the date of this consent.
2. A full working specification of the works to rebuild the wall shall be submitted for the written approval of the local planning authority. Details should include foundation design, reuse of existing fabric, height, thickness, coursing, capping and pointing/mortar mix.
3. Details and samples of any additional stone required to complete the rebuild shall be submitted for the written agreement of the local planning authority.

Reasons:

1. In order to comply with Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. To protect the character and appearance of the conservation area.
3. To protect the character and appearance of the conservation area.

11. PLANNING APPLICATION WP/2004/0362(O) – LAND OFF BOURTON WAY, WELLINGBOROUGH

The annexed circulated report of the Deputy Chief Executive was received, including late correspondence from the Highways Agency, on outline planning application WP/2004/0362(O), for residential and ancillary development, including roads, sewers and all associated works on land off Bourton Way, Wellingborough for Hampton Brook Limited.
The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

A resolution to grant planning permission had been agreed by the Regulatory Committee on 1/2/2006, subject to conditions and the signing of a legal agreement under Section 106 of the Town and Country Planning Act, 1990. The agreement had not yet been signed as concerns had been raised in relation to the planning application by the 'Residents Association Wilby Way Estate' (RAWWE). Consequently additional work had been commissioned to address those matters.

The report submitted to the meeting on 1/2/2006 was attached.

The Deputy Chief Executive recommended that outline planning permission be granted subject to: the prior signing of a legal agreement under Section 106 of the Town and Country Planning Act, 1990, relating to highway maintenance, affordable housing and health care; the conditions set out in the report.

The officers referred to the following issues:

- the late letter from the Highways Agency which contained 2 conditions to be attached to any planning permission granted. The letter did however contain some points which required clarification with the Highways Agency;

- the reference in the legal agreement under Section 106 of the Town and Country Planning Act, 1990, relating to highway maintenance should be amended to read “highway improvements”;

- the applicant had requested that, due to the elapse of time in connection with the application, the period of time set out in the second line of condition 1 be extended from 5 years to 7 years.

It was moved by Councillor Griffiths that further consideration of the application should be deferred until all the issues had been resolved and reported back to the Committee.

The motion did not find a seconder.

It was moved by Councillor Waters and seconded by Councillor Ward that the recommendation, as amended, be approved.

On being put to the vote, the motion was carried by 6 votes to 1 vote.

(Note: Councillor Griffiths requested that his vote against the motion be recorded.)

**RESOLVED** that approval of the application be delegated to the Proper Officer subject to:
(i) the prior signing of a legal agreement under Section 106 of the Town and Country Planning Act 1990 relating to highway improvements; affordable housing; and health care;

(ii) clarification of the conditions, required by the Highway Agency, to be attached to the outline planning permission;

(iii) the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 7 years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
   (a) the expiration of 3 years from the date of this permission; or
   (b) the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. Before any development is commenced, detailed plans, drawings and particulars of the layout, scale, external appearance, together with landscaping and screen walls/fences, shall be submitted to, and approved by, the local planning authority and the development shall be carried out in accordance therewith.

3. The site shall be landscaped and planted with trees and shrubs in accordance with a comprehensive scheme which shall be submitted to, and approved by, the local planning authority before the development is commenced. The scheme shall be implemented concurrently with the development and shall be completed not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed.

4. The floor level of dwellings shall be submitted and agreed before the commencement of construction.

5. No part of the development shall be occupied until the infrastructure improvements cited at clause 1.1 of the Second Schedule of the appended Section 106 agreement have been completed.

6. No part of the development shall be occupied until a bus turning facility has been provided in the development south of the x–y line shown on Plan Ref WP/2004/0362/0D16 and to a specification agreed by the local planning authority.

7. Prior to the commencement of any development, a detailed flood risk assessment shall be carried out incorporating, if required, a scheme for the design, provision, implementation and maintenance of flood risk protection, fully in accordance with the requirements of the approved preliminary flood risk assessment, and Planning Policy Statement (PPS) 25. The detailed flood risk assessment, incorporating the scheme and suitable agreements relating to the long-term maintenance of the scheme, shall be submitted to, and approved by, the local planning authority and be implemented in accordance therewith.

8. Prior to the commencement of any development, a detailed surface water drainage strategy for the design, provision, implementation and long term maintenance of surface water drainage, fully in accordance with the requirements of the approved flood risk assessment and Planning Policy Statement (PPS) 25 shall be submitted to, and
approved by, the local planning authority and be implemented in accordance therewith.

9. Before the start of development, a scheme for mitigation of any harmful effects on archaeological remains shall be agreed with the local planning authority. The approved scheme shall be implemented prior to the occupation of any dwellings.

10. A LEAP type play area shall be provided within the site.

11. Prior to the commencement of development, a Road Noise Study shall be submitted to, and approved in writing by, the local planning authority. The Study shall include details of acoustic mitigation measures where necessary and such measures shall be implemented in accordance with the subsequently approved details prior to the first occupation of the plot(s) identified in the Study as requiring noise mitigation. The approved scheme shall be implemented prior to the occupation of any dwellings.

Reasons:

1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. To secure a satisfactorily planned development.

3. In the interests of visual amenity.

4. In the interests of amenity.

5. These conditions are directed in the interests of highway safety and to maintain the free flow of traffic on the trunk road.

6. In the interests of highway safety and to maintain the free flow of traffic on the trunk road.

7. To prevent the increased risk of flooding.

8. To prevent the increase in flood risk.

9. To ensure protection of archaeologically important remains.

10. To ensure adequate play provision in the vicinity.

11. To mitigate against the effects of road noise on residents.

12. **PLANNING APPLICATION WP/2008/0050(OEIA) – LAND TO THE EAST OF EASTFIELD ROAD, WELLINGBOROUGH (PHASE 1)**

The annexed circulated report of the Deputy Chief Executive was received, including late correspondence from the Council's Environmental Protection Manager, the Council's Housing Strategy Manager and the Commission for Architecture and the Built Environment, on planning application WP/2008/0050(OEIA), for a mixed use development, predominantly residential, interspersed with small scale, retail, cafés, bars, employment and live/work studios, creché and green classroom on land to the east of Eastfield Road, Wellingborough (phase 1) for Bee Bee Developments.

In accordance with the provisions in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, an environmental impact assessment had been submitted with the application.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.
The Deputy Chief Executive recommended that planning permission be granted subject to: the prior signing of a legal agreement under Section 106 of the Town and Country Planning Act, 1990, to secure the following planning obligations:

1. provision of at least 10% affordable housing on site with an increase of up to 20% provision if grant funding is available and the registered social landlord is able to offer higher values for the affordable housing than those assessed as part of the feasibility study. The assessment is based on £154 per sq ft (75% of open market value of £200 per sq ft). If values increase to £175 per sq ft 20% affordable housing will be provided. Between these two values the affordable housing will be based on a pro rata calculation. Provision has also been offered if values increase after the start of development, for a 30% average payment to the Council for values above £250 per sq ft.;

2. the provision of: local highway and junction improvements; traffic management; pedestrian facility movements; public transport; home zone/traffic calming; and Travel Plan measures as set out in the report under Highway Authority response;

3. detailed design and management plan for areas of public open space, SUDS and ecological protection and enhancement;

4. a comprehensive ecological management plan to protect and enhance habitats of important invertebrate species;

5. a long term management programme for the maintenance of the proposed sustainable drainage system, including means of controlling invasive spaces and means of delivery;

6. detailed design and management plan for the green classroom/café if required as part of the proposed development;

7. the developer to be responsible for the maintenance of areas of open space and parkland or to pay a commuted sum to the local authority if maintenance by the authority is proposed;

the conditions set out in the report.

A request to address the meeting had been received from Councillor Crofts, Ward Councillor.

The Chairman allowed Councillor Crofts to speak for a maximum of 5 minutes. Councillor Crofts supported the development of the area but expressed concerns about the low percentage of affordable housing to be provided. Additionally the development would have traffic implications for the area and a comprehensive traffic management solution was required rather than the relatively minor improvements proposed.

After the speaker the Committee was given the opportunity to ask questions of clarification.
Having heard the views of the speaker and taking account of the officer’s report, the Chairman invited the Committee to determine the application.

The Housing Strategy Manager advised the Committee on the issue of affordable housing in connection with the proposed development.

The Corporate Director advised the Committee on the issue of transport infrastructure improvements.

The Committee agreed that in item 2 of the proposed planning obligation the words “…which shall be implemented before the occupation of any dwellings…” should be inserted.

It was moved by Councillor Waters and seconded by Councillor P Bell that the issue of planning permission be delegated to the Proper Officer subject to the prior signing of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the planning obligations, as amended, set out in the report; and to the conditions set out in the report.

On being put to the vote, the motion was carried unanimously.

RESOLVED that the issue of planning permission be delegated to the Proper Officer subject to:

(i) the prior signing of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following planning obligations:

1. Provision of at least 10% affordable housing on site with an increase of up to 20% provision if grant funding is available and the registered social landlord is able to offer higher values for the affordable housing than those assessed as part of the feasibility study. The assessment is based on £154 per sq ft (75% of open market value of £200 per sq ft). If values increase to £175 per sq ft 20% affordable housing will be provided. Between these two values the affordable housing will be based on a pro rata calculation. Provision has also been offered if values increase after the start of development, for a 30% average payment to the Council for values above £250 per sq ft.

2. The provision of: local highway and junction improvements, which shall be implemented before the occupation of any dwellings; traffic management; pedestrian facility movements; public transport; home zone/traffic calming; and Travel Plan measures as set out in the report under Highway Authority response.

3. Detailed design and management plan for areas of public open space, SUDS and ecological protection and enhancement.

4. A comprehensive ecological management plan to protect and enhance habitats of important invertebrate species.
5. A long term management programme for the maintenance of the proposed sustainable drainage system, including means of controlling invasive spaces and means of delivery.

6. Detailed design and management plan for the green classroom/café if required as part of the proposed development.

7. The Developer to be responsible for the maintenance of areas of open space and parkland or to pay a commuted sum to the local authority if maintenance by the authority is proposed.

(ii) the following conditions:

1. a. Details of the design, external appearance of the buildings and the landscaping of the site (hereinafter called “the reserved matters”) shall be submitted to, and approved in writing by, the local planning authority before any development begins, and the development shall be carried out as approved.
   b. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

2. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

4. Development shall not begin until details of the following have been submitted and approved in writing by the local planning authority, and shall be carried out in accordance with the approved details before the buildings are occupied, and the relevant works shall be retained hereafter:
   a. boundary enclosures (to include retention and adaption of the existing front boundary walls and renovation/reinstatement of the gates);
   b. windows, including materials, method of opening and detailed drawings and including measures to protect the dwellings from rail traffic noise;
   c. means of surface water drainage, including measures to delay and control the surface water discharged from the site and to prevent pollution of groundwater and/or surface waters, in accordance with the principles of sustainable drainage systems;
   d. means of disposal of sewerage including means of connecting to the local sewerage system;
   e. arrangements for storage of refuse and recyclable materials;
   f. drainpipe specification;
   g. cycle parking comprising secure, covered storage facilities;
h. car parking layout including means of access and circulation. Parking areas to be designed to Safer Parking Award standard;

i. CCTV and ANPR systems to monitor routes into the development and be linked to the Wellingborough Council system.

j. external lighting within the site;
k. details of public art and street furniture;
l. the proposed slab levels of the buildings and the existing site levels;
m. a scheme of energy efficiency measures and the generation of renewable energy

n. 5% of dwellings capable of occupation by wheelchair users and (XX5) dwellings designed as "lifetime homes";
o. measures to minimise the risk of crime and meet the specific security needs of the development having regard to "Secured by Design".
p. the location and type of play equipment.

5. No building shall be occupied until the car parking spaces designed to serve the needs of the occupants and visitors of the building have been laid out in accordance with details to be submitted to, and approved in writing by, the local planning authority and such space shall not thereafter be used for any purpose other than the parking and manoeuvring of vehicles.

6. Details of long-term landscape and conservation management plan shall be submitted to, and approved in writing by, the local planning authority before the development is commenced.

7. No demolition works shall take place until a further survey has been carried out to determine the presence of bats within the existing buildings where evidence of bats has previously been recorded. Full details of the findings of these surveys, along with a working design, methods statement and timetable of works to mitigate any undue effects to any bats found on the site shall be submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details and within 12 months of the surveys being carried out.

8. Before development commences a working design, methods statement and timetable of works to mitigate any undue adverse effects to reptiles (as outlined in the Chapter 2 of the submitted Ecological Surveys Report, dated August 2006) shall be submitted to, and agreed in writing by, the local planning authority and shall be carried out as part of the development.

9. An implementation strategy for the provision of the landscaped park and community facilities shall be submitted to, and approved in writing by, the local planning authority prior to the implementation of the development.

10. a. Prior to commencement of development, a plan shall be submitted to, and approved in writing by, the local planning authority showing the location and extent of the affordable housing units and the said units shall be constructed in accordance with the approved plan (subject to such variations as the local planning authority may approve).

b. The affordable housing will comprise at least 10% of the total number of the units with the mix being predominantly 1 and 2 bedroom type (32% and 62% respectively).
Additional affordable units should be of 3 and 4 bedrooms, or other such mix as the local planning authority may approve.

c. No more than 50% of the non-affordable housing units shall be occupied until:
   (i) the developer has entered into a binding contract with a registered social landlord for the transfer of the freehold or the grant of one or more long leases of the affordable housing units at a peppercorn rent for a term of at least 125 years; and
   (ii) the affordable housing units have been built to practical completion.

11. Notwithstanding the plans submitted, all roads, footpaths, cycleways and verges shall be designed and constructed in accordance with details to be submitted to, and approved in writing by, both the local planning authority and the Highway Authority. Details shall accord with the standards contained within the Northamptonshire County Council document "Design Guide for Residential Roads" and "Manual for Streets" published by the Department for Transport.

12. Provision shall be made to accommodate all site operative's, visitors and construction vehicles, loading, off loading, parking and turning within the site during the construction period, in accordance with details to be submitted to, and agreed in writing by, the local planning authority.

13. Adequate precaution shall be taken during the construction period to prevent the deposit of mud and other similar debris on the adjacent public highways in accordance with details to be submitted to, and approved in writing by, the local planning authority prior to the commencement of development.

14. No development shall take place until a Travel Plan has been submitted to, and agreed in writing by, the Highways Agency acting on behalf of the Secretary of State. Such a Travel Plan shall operate in accordance with delivery mechanisms approved by the local planning authority in consultation with the Highways Agency.

15. Notwithstanding the provisions of Sections 94, 98, and 106 of the Water Industry Act 1991, no development shall commence until details of a scheme, including phasing, for the provision of mains foul water drainage on and off site has been submitted to, and approved in writing by, the local planning authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.

16. Prior to the commencement of development, a surface water drainage scheme for the site shall be submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The surface water drainage scheme shall include the following information:-
   a) sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
   b) details of the management and long term maintenance and/or adoption of every component of the proposed drainage scheme after completion;
   c) details of the absolute necessity of a pumped surface water drainage discharge system, including reasoning for a gravity-fed system not being feasible. If sufficient reasoning cannot be provided, it
will be expected that a pumped surface water drainage discharge system will not be implemented; and

d) confirmation is required of the permeability of the base of the proposed retention basin/balancing pond which will be produced from the enlargement of the existing Brickpit Lake. Clarification is required on whether this feature will have an impermeable base, naturally or through the introduction of a liner or it is proposed that water will drain through the base of the feature, as well as to the outfalls to the surface water sewer.

17. Validation sampling shall be undertaken in the base of the Brickpit Lake and for any areas where underground or above ground storage tanks have been removed. The results of the sampling shall be submitted to, and approved in writing by, the local planning authority.

18. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the local planning authority), the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to, and approved in writing by, the local planning authority:

a. a preliminary risk assessment which has identified:
   - all previous uses;
   - potential contaminants associated with those uses;
   - a conceptual model of the site indicating sources, pathways and receptors;
   - potentially unacceptable risks arising from contamination at the site;

b. a site investigation scheme, based on (a) to provide information for a detailed assessment of a risk to all receptors that may be affected, including those off site.

c. The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d. a verification plan provision details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

19. A Waste Audit and Waste Management Facilities Strategy shall be submitted to, and approved in writing by, the local planning authority prior to the implementation of the proposed development.

20. Notwithstanding the provisions of Sections 94, 98 and 106 of the Water Industry Act 1991, no development shall commence until details of a scheme, including phasing, for the satisfactory provision of sufficient capacity within the public sewerage system to meet the needs of the approved development has been submitted to, and approved in writing by, the local planning authority. No dwellings shall be occupied until all the works have been carried out in accordance with the scheme so approved unless otherwise approved in writing by the local planning authority.
21. The developer must provide a suitable trespass proof fence adjacent to Network Rail's boundary (minimum approx 1.8m high) and make provision for its future maintenance and renewal. Network Rail's existing fencing/wall must not be removed or damaged.

22. Prior to the development of the site a scheme of noise insulation measures for the dwellings to be constructed adjacent to the railway shall be submitted to, and adopted in writing by, the local planning authority. The agreed scheme shall be implemented to the approval of the local planning authority prior to the occupation of any of the dwellings.

23. No development shall take place unless a construction management plan has been submitted to, and approved in writing by, the local planning authority. The construction management plan shall include provisions to address the following:
   a) no unauthorised vehicular traffic shall enter the designated potential Wildlife Site area (as referenced by the Wildlife Trust as site number 986);
   b) no deposit or storage of materials shall take place on the designated potential Wildlife Site area (as referenced by The Wildlife Trust as site number 986);
   c) no release of pollutants or contaminants including soil run off, shall occur on to the designated potential Wildlife Site (as referenced by The Wildlife Trust as site number 986).

Reasons:

1. In accordance with the Planning and Compulsory Purchase Act 2004.
2. In accordance with the Planning and Compulsory Purchase Act 2004.
3. In the interests of visual amenity.
4. a. In the interests of the security, safety and convenience of the occupants of the properties.
   b. In the interests of visual amenity.
   c. In the interests of environmental sustainability.
   d. In the interests of public health.
   e. In the interests of environmental sustainability.
   f. In the interests of visual amenity.
   g. In the interests of security.
   h. In the interest of highway safety and the convenience of the users of the car park.
   i. In the interests of security.
   j. In the interest of amenity and security.
   k. In the interests of visual amenity.
   l. In the interests of visual amenity.
   m. In the interests of environmental sustainability.
   n. In the interests of providing access to all.
   o. In the interest of security.
   p. In the interest of play equipment provision.
5. In the interests of highway safety and the convenience of the occupiers of the building.
6. In the interests of visual amenity and to ensure biodiversity of the site is protected and enhanced in perpetuity.
7. To protect wildlife and assist the long term protection and enhancement of the CWS.
8. To protect wildlife and assist the long term protection and enhancement of the CWS.
9. To ensure implementation of the park and community facilities which form part of the proposed development.
10. To assist in meeting the housing needs of the local planning authority.
11. In the interests of highway safety.
12. To safeguard the free and safe flow of traffic on the adjoining highway.
13. In the interests of amenity and highway safety.
14. To ensure that the A45 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road from traffic entering and emerging from the application site and in the interests of road safety.
15. To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.
16. To prevent the increased risk of flooding to the site and sites surrounding this.
17. To protect controlled waters.
   Informative: The Environment Agency request to be consulted on any information submitted to discharge the condition.
18. To protect controlled waters.
19. In the interest of environmental sustainability.
20. To prevent environmental and amenity problems arising from flooding.
21. To protect the security of the railway.
22. To ensure adequate domestic acoustic insulation.
23. To ensure adequate protection of the designated potential Wildlife Site (as referenced by the Wildlife Trust as site number 986).

13. PLANNING APPLICATION WP/2008/0189F – 2 GEORGE STREET, WELLINGBOROUGH

The annexed circulated report of the Deputy Chief Executive was received on planning application WP/2008/0189F, for a 2-storey extension and conversion of a house into 4 flats at 2 George Street, Wellingborough for Mr M Rajani.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that planning permission be granted subject to the conditions set out in the report.

It was moved by Councillor Waters and seconded by Councillor Patel that planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried.

RESOLVED that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
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.

3. Prior to the commencement of the development, full details, including plans for refuse bin storage, shall be submitted to, and approved in writing by, the local planning authority.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of amenity.
3. In the interests of amenity.


The annexed circulated report of the Deputy Chief Executive was received on planning application WP/2008/0257FM, for the erection of two rows of small industrial units, comprising 11 in total for use classes B1 or B2 or B8 at 7/9 Mallard Close, Earls Barton for Mantrek Limited.

The Committee, at its meeting on 25/6/2008, considered the application for the erection of two rows of small industrial units, comprising 11 in total for use classes B1 or B2 or B8 on the site and resolved to grant planning permission subject to the conditions recommended in the report, with a proviso that condition 6 be modified as follows:

“The B2 and B8 uses together with all activities within the open curtilage of the site including servicing, loading and unloading associated with the B1, B2 and B8 uses in respect of units 4, 5, 6 and 7 shall not take place outside the hours of 08:00 to 18:00 hours Monday to Friday and in respect of units 1, 2, 3, 8, 9, 10, and 11 shall not take place outside the hours of 08:00 to 20:00 hours Monday to Friday and for all the units 08:00 to 13:00 hours on Saturdays. There shall be no B2 and B8 activities and all outside operations on Sundays and Bank Holidays.”

The applicant had queried the wording of the condition and had made the following comments:

- in particular, it was considered that since B1 activities, by definition, were compatible with residential use, they should be exempt from the restrictions in terms of the hours and days of operation;

- it should be borne in mind that they were small industrial units and any unit that was occupied for B1 purposes would be unlikely to generate disturbance and nuisance to the detriment of the nearby residential amenity. Furthermore, the additional condition that had been imposed in respect of an acoustic barrier would offer additional safeguards to the neighbouring residential amenities. It was considered that this condition insofar as it included a B1 element was unnecessarily restrictive and would most certainly affect the marketability of the units;
• it did not meet the tests set out in Circular 11/95 and in the circumstances it was requested that the condition be amended as follows:

“The B2 and B8 uses and their associated activities within the open curtilage of the site including servicing, loading and unloading within units 4, 5, 6 and 7 shall not take place outside the hours of 08:00 to 18:00 hours Monday to Friday and in respect of units 1, 2, 3, 8, 9, 10, and 11 (if occupied for B2 and B8 purposes) shall not take place outside the hours of 08:00 to 20:00 hours Monday to Friday and for all the units occupied for B2 and B8 purposes, 08:00 to 13:00 hours on Saturdays. There shall be no B2 and B8 activities and associated outside operations on Sundays and Bank Holidays.”

The report submitted to the meeting on 25/6/2008 was attached.

It was moved by Councillor P Bell and seconded by Councillor Waters that condition 6, agreed at the meeting on 25/6/2008, remain unchanged in the interests of the amenities of the neighbouring residential occupiers.

On being put to the vote, the motion was carried unanimously.

RESOLVED that condition 6, agreed at the meeting on 25/6/2008, remain unchanged in the interests of the amenities of the neighbouring residential occupiers.

15. PLANNING APPLICATION WP/2008/0348F – 1 HARDWATER ROAD, GREAT DODDINGTON

The annexed circulated report of the Deputy Chief Executive was received, including a late letter of objection from a third party, on planning application WP/2008/0348F, for the demolition of an existing dwelling and erection of four dwellings and garages and widening of existing vehicular access at 1 Hardwater Road, Great Doddington for CP Property Developments.

The report set out details of the proposal, a description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Deputy Chief Executive recommended that planning permission be refused for the reason set out in the report.

It was moved by Councillor P Bell and seconded by Councillor Waters that planning permission be refused for the reason set out in the report.

On being put to the vote, the motion was carried unanimously.

RESOLVED that planning permission be refused for the following reason:

1. Due to the proposed layout, scale, location, proximity and orientation of the proposal the development is not considered to respect or enhance the special character of its surroundings and the adjacent open-countryside and would therefore represent overdevelopment. Contrary
16. COUNTY MATTER

1. WP/2008/0180C

The annexed circulated report of the Deputy Chief Executive was received on planning application WP/2008/0180C, for an improvement to access track at the Recycling Centre, White Plant, 301 Grendon Road, Earls Barton for Alibone Recycling Limited.

RESOLVED to note that the County Council had granted planning permission on 20/6/2008, subject to the conditions set out in the report.

17. APPLICATIONS FOR PLANNING PERMISSION, LISTED BUILDING CONSENT AND BUILDING REGULATIONS APPROVAL

RESOLVED that the decisions on applications for planning permission, listed building consent and building regulation approval determined by the Deputy Chief Executive in accordance with delegated powers and set out in the report of the Deputy Chief Executive (Minute 4), be noted.

Chairman
Present: Councillor Morrall (Chairman), Councillor Ward (Vice-Chairman), Councillors P Bell, Beirne, Dean, Griffiths, Maguire, Patel and Waters.

B Stewart (Legal Services Manager) and Mrs F Webber (Landscape Officer).

Councillor Pursglove attended the meeting.

Four supporters of the Tree Preservation Order attended the meeting.

The landowner and the consultant had been informed of the meeting but they did not attend.

1. APOLOGIES FOR ABSENCE

   RESOLVED to note that apologies for absence were received from Councillors Bass and Payne.

2. DECLARATIONS OF INTEREST

   RESOLVED to note that there were no declarations of interest.

3. BOROUGH OF WELLINGBOROUGH (FURNACE LANE COTTAGES, LITTLE HARROWDEN) TREE PRESERVATION ORDER 2008

   The annexed circulated report of the Deputy Chief Executive was received, including late correspondence from 11 residents of Furnace Lane Cottages expressing support for the Tree Preservation Order, in respect of an objection to the Order submitted on behalf of the owner of the land.

   The Order, made on 28/2/2008, related to one walnut tree and one foxglove tree situated on garden land to the rear of Furnace Lane Cottages. The reason for making the Order was that the trees were considered to be of outstanding amenity value.

   Attached to the report were the following appendices:

   A. plan and Schedule from the Tree Preservation Order;
   B. correspondence between the Council and the landowner’s consultant;
   C. correspondence between the Council and a resident;
   D. photographs.

   In support of the Order, the Landscape Officer advised the Committee of the following facts:

   - a planning application to build two houses on the garden land to the rear of Furnace Lane Cottages was submitted in February 2008. A
letter was received from a local resident pointing out that the application plan failed to identify the presence of any trees. The planning application form stated that no trees were to be removed. The application was withdrawn;

- on 4/2/2008, the Landscape Officer went to the site having been informed that there was a possibility that the trees might be removed. An inspection of the site revealed that there was a walnut tree and a foxglove tree which were considered to fulfil the criteria for making a tree preservation order. They were of amenity value to the residents of Furnace Cottages and they formed part of the boundary between the cottages and the open countryside as viewed from the Midland Mainline railway and the surrounding roads;

- following the making of the Order, a letter of support from a local resident; and a report on the trees which constituted an objection from the consultant employed by the developer, were received;

- in the ensuing correspondence between the Landscape Officer and the consultant the objection was maintained;

- a second planning application was submitted which acknowledged that there were trees to be respected and it attempted to retain them. Again the application was withdrawn;

- the presence of the trees represented a constraint which could be overcome, however the site was outside the Village Policy Line;

- the main objection to the Tree Preservation Order set out in the consultant’s report and the ensuing correspondence was that the trees were not sufficiently visible from a public place, and that called into question their amenity value;

- local planning authorities could make a tree preservation order if it appeared to be:

  ‘expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area’;

  although ‘amenity’ was not defined as a term it should be possible to demonstrate that the loss of trees would have an impact on the local environment and its enjoyment by the public;

- the Tree Preservation Order had been made because the trees were perceived to under threat and Government guidance stated that Orders may be made in such cases in the interests of expediency;

- in assessing whether a tree is worthy of an Order the amenity value had to be considered in relation to the following extracts from ‘Tree Preservation Orders – A Guide to the Law and Good Practice’:
“(1) **visibility:** the extent to which the trees can be seen by the general public will inform the local planning authority’s assessment of whether its impact on the local environment is significant. If they cannot be seen or are just barely visible from a public place, an Order might only be justified in exceptional circumstances”:

the trees were in the rear garden land and they could struggle to fulfil this criterion when viewed from Furnace Lane. Indeed if the garden land was within a residential area it would be difficult to justify protection, but they were on the edge of the open countryside. They were visible from Station Road and the A509. They were certainly visible from the railway line which was heavily used by the public. The late correspondence supported the view that the many residents who had the right to use the track between the cottages, for the last 100 years, considered that the trees were of high amenity value;

the trees were a short distance from the row of Lombardy poplars which were protected by an Order some years ago.

(2) **individual impact:** the mere fact that a tree was publicly visible would not in itself be sufficient to warrant an Order. The local planning authority should also assess the tree’s particular importance by reference to its size and form, its future potential as an amenity, taking into account any special factors such as its rarity, value as a screen or contribution to the character or appearance of a conservation area”:

the 10 metre high walnut tree was not yet full grown. It was already a fine specimen and had the potential to become a really outstanding tree over twice its present height. The apple trees were not included in the Order, and if, as anticipated, they were to be removed the walnut tree would be the only remnant of the ‘orchard’. There were no walnut trees in the vicinity, but there were some very fine examples in the Borough as a whole;

the 8 metre high foxglove tree was, as observed by the arboricultural consultant, not of good form. He described the form as being ‘very eccentric’ growing from what appeared to be a coppice stool. It was the beauty of the tree, especially in flower, and its comparative rarity within the Borough which led to its inclusion in the Order. ‘Eccentric form’ did not preclude a tree from inclusion in an Order, although it was acknowledged that it was unlikely to reach its full potential height;

the consultant argued that screening was not a special factor but a baseline factor, but this was not the Landscape Officer’s understanding of what the guidance stated.

(3) **wider impact:** the significance of the trees in their local surroundings should also be assessed, taking into account how
suitable they were to their particular setting, as well as the presence of other trees in the vicinity:

the trees did not in themselves screen the cottages but they contributed to the softening of the edge of the existing residential development in this rather remote rural setting. The beech trees which also contributed, constituted an overgrown hedge and as such would not be suitable for inclusion in the Order. The future management which might be anticipated would make the trees, which were included in the Order, even more significant. Other trees of note included a willow and an oak nearer to the cottages and a young birch on the field boundary. The conifer had been reduced and was of less amenity value.

Three of the supporters requested to address the meeting.

Mrs S Lawrence-Harris – resident of Furnace Lane Cottages and Parish Councillor;
Mr M Lawrence- Harris – Furnace Lane Action Group;
Mr R Coles – Parish Tree Warden.

In supporting the application they made reference to the following issues:

- the cottages had been in existence since the 1880’s and the gardens to the rear where the trees were situated were communal;
- the trees were visible from the access track adjacent to the gardens;
- the walnut tree which was in excess of 50 years old was not yet full grown but was already a prime specimen;
- the foxglove tree, native of China, was a notable specimen especially when in flower and rare in this Country;
- like the adjacent Lombardy Poplar trees, which were protected, these two trees had amenity value;
- the site was in the open countryside and therefore it was unlikely that planning permission for development would be granted therefore it did not seem justified to remove the trees for no good reason;
- if the trees were removed there would be a loss of screening and wildlife habitat;
- the removal of the trees could increase the risk of flooding in the area due to the large uptake of water by the trees;
- the trees were visible from the adjacent byways and roads which had been well used by the public for over 50 years (i.e. walkers, dog walkers and horse riders);
- the Parish of Little Harrowden had suffered badly from tree and hedgerow loss in the years since 1945 and despite a tree planting initiative in the 1980’s the unnecessary loss of trees was to be discouraged.

Having heard the views of the speakers and taking account of the officer’s report, the Chairman invited the Committee to determine the objection to the Tree Preservation Order.
It was moved by Councillor P Bell and seconded by Councillor Maguire that the objection be dismissed and the Borough of Wellingborough (Furnace Lane Cottages, Little Harrowden) Tree Preservation Order 2008 be confirmed.

On being put to the vote, the motion was carried unanimously.

RESOLVED that the objection be dismissed and the Borough of Wellingborough (Furnace Lane Cottages, Little Harrowden) Tree Preservation Order 2008 be confirmed.

Chairman
MINUTES of a meeting of the Community Committee held at Swanspool House, Wellingborough on Monday, 1 September 2008 commencing 7.00p.m. and concluded at 8.35p.m.

Present: Councillors Waters (Chairman), Councillor Patel (Vice-Chairman Councillors Blackwell, Dean, Graves, Griffiths, Higgins, Raymond and Shram.

Also present: Councillor Bass and G Lawman.

1. APOLOGIES

RESOLVED to note that apologies were received from Councillors Ainge and Perkins.

2. DECLARATIONS OF INTEREST

RESOLVED to note that in accordance with the Local Government Act 2000, the Code of Local Government Conduct and the Council’s Constitution, the under-mentioned Councillors declared an interest in the following items:

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<thead>
<tr>
<th>Councillor</th>
<th>Minute No</th>
<th>Item</th>
<th>Description of interest</th>
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<tr>
<td>Cllr Blackwell</td>
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<td>Homelessness Review and Strategy 2008-11</td>
<td>Personal – Board Member, Wellingborough Homes</td>
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<td></td>
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<td>Housing Strategy 2009-12</td>
<td>Personal – Board Member, Wellingborough Homes</td>
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<td></td>
<td>7</td>
<td>Update on Review of the Housing Allocations Policy</td>
<td>Personal – Board Member, Wellingborough Homes</td>
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<td>10</td>
<td>Disabled Swimming Coaching</td>
<td>Personal and Prejudicial – 15 year old granddaughter with Downs Syndrome</td>
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<td>Cllr Dean</td>
<td>4</td>
<td>Homelessness Review and Strategy 2008-11</td>
<td>Personal – Board Member, Wellingborough Homes</td>
</tr>
</tbody>
</table>
3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 30 June 2008 be confirmed and signed.

4. HOMELESSNESS REVIEW AND STRATEGY 2008-11

The Committee received a report from the Corporate Director requesting approval of the Homelessness Review and Strategy 2008-11, which were appended to the report.

Beth Coyne, Innovations Project Officer, Homeless Link attended and gave a presentation on the Homelessness Review and Strategy. Copies of the presentation were tabled at the meeting.

The Homelessness Act 2002 granted new provisions and powers for local authorities work on homelessness and prevention. It required local authorities to publish a review of homelessness in their area and a strategy for the future, outlining how the Council and its partners would work to prevent homelessness and ensure accommodation and support for those who were homeless or at risk of homelessness.


It was noted that a 12 week consultation period would be carried out on the Homelessness Review and Strategy 2008-11 and in partnership with the agencies represented at the Homelessness Forum, an Action Plan would be formulated and brought back to Committee for approval in 2009.
Members raised a number of questions, which were answered by Beth Coyne and Vicki Jessop, Housing Strategy Manager.

Members suggested that with the current economic climate a Preventative Forum should be established alongside the Homelessness Forum to assist those in financial difficulties.

Members noted that details of the Affordable Housing Programme Delivery in the Borough, which were currently reported as Members’ Briefing Notes, would be reported to the Committee on a regular basis.

**RESOLVED** that the Wellingborough Homelessness Review and Homelessness Strategy 2008-11 be adopted.

5. **HOUSING STRATEGY 2009-12**

The Committee received a report from the Corporate Director requesting approval to submit the Council's draft Housing Strategy 2009-12 to the Government Office for the East Midlands following consultation.

The Council had a statutory duty to prepare and publish a local Housing Strategy. The 2005-08 Housing Strategy was awarded 'Fit for Purpose' by the Regional Government and was awarded a 2006 assessment score of 26 out of 30.

A three year local Housing Strategy 2009-12 has been prepared following the criteria as defined by Government, which was outlined in the report. It was noted that the results of the Government Office assessment of the Housing Strategy would influence the Council’s awards for Comprehensive Area Assessment.

The report indicated that a 12 week consultation period from October to December 2008 would be undertaken and subject to the nature and any significant major changes being required, the Housing Strategy 2009-12 would be amended and published. Any major changes would be brought back to Committee.

Members suggested that an Older Persons Strategy/Forum for the Borough should be established and it was agreed that a report would be presented to the next Committee meeting.

**RESOLVED** that the submission of the Housing Strategy 2009-12 be adopted.

6. **EMPTY PROPERTY**

The Committee received a report from the Corporate Director outlining the recent activity in addressing the problem of empty property, the current position within the Borough and proposals for further action.
Following the success of reducing the longest term empty properties by over a half, implementation of Empty Dwelling Management Orders (EMDOs) were proposed to bring further empty properties back into use. The proposal would transform properties that have become targets for anti-social behaviour, improve the local streetscape and provide additional accommodation for people in housing need.

Appendix A to the report detailed the proposed third letter and questionnaire which would be sent to the owners of residential properties that have been empty for over two years, which was designed to systematically address the issues that may prevent a property from being occupied.

The report indicated that EDMOs could be administered through the Council’s Private Sector Leasing arrangements with Wellingborough Homes. The renovation costs could initially be met out of the 2008/09 Renovation Grant budget, which would be protected by a local land charge on the property and then reclaimed out of the stream of rental income.

It was agreed that the Housing Renewal Manager would provide Members with a summary of the powers available to the Council to address the problems presented by empty properties in the Borough.

**RESOLVED** that:-

(i) the preparation of proposals for a pilot of up to three management orders to be administered through the Council’s private sector leasing arrangements with Wellingborough Homes be agreed;

(ii) up to £60,000 of the Renovation Grant budget for 2008/09 be made available to pay for renovation of properties subject to management orders in preparation for tenants;

(iii) any final decision in respect of the implementation of the Empty Dwelling Management Orders is taken by Committee.

7. **UPDATE ON THE REVIEW OF THE HOUSING ALLOCATIONS POLICY**

The Committee received a report from the Housing Needs Manager providing an update on the effectiveness of the change to the Housing Allocations Policy approved at Committee on 4 September 2006, which was to increase the level of points awarded to applicants who had No Legal Tenancy (living with friends/relatives) from 50 to 300.

The key issues for consideration within the report were the merits in adopting the pilot scheme for increasing the points award for No Legal Tenancy from 50 to 300 and increasing the points awarded to homeless households from 300 to 600 to counter balance the adverse effects this decision had on the authority’s legal duty to give reasonable preference to homeless households.
The report illustrated both the positive and negative results of the 12 month pilot scheme from January to December 2007.

Members previously considered the report on 2 June 2008 and it was agreed that a working group would be formed to explore local homelessness and allocations issues in greater detail and allow Members to become more actively involved in the production of the new Homelessness Strategy and resulting Action Plan for the following 3 year period. Following a meeting of the working group, it was agreed that the allocations team would carry out more rigorous checks into whether the applicant was entitled to no legal tenancy points, which would involve home visits and more comprehensive investigations into whether the applicant lost their last settled accommodation by their own actions.

**RESOLVED** that:-

(i) the pilot be extended for a further 6 month period until the end of March 2009;

(ii) priority points to homeless households be increased to 600 for a period of 6 months until the end of March 2009.


The Committee received a report from the Head of Environmental Services seeking Members’ approval for revisions to waste collection arrangements, including changes required for waste collection services for Christmas 2008 and New Year 2009.

With the greater flexibility awarded to the Council with improvements in the delivery arrangements for recyclable material to the sorting facility, consideration had been given to try to simplify the waste collection schedules for the householder, operational team and customer services.

Appendix 1 to the report revealed that only negligible amounts of garden waste were collected during the winter months of December/January and February. As a consequence, it was proposed that the garden waste collections (brown bin) be suspended from 2 December 2008 until 30 January 2009.

It was also proposed that real Christmas trees be collected on weeks commencing Tuesday 13 January 2009 and Tuesday 20 January 2009 as well as any other brown bins on request from the householder.

Appendix 2 to the report detailed the current schedule of collection rounds, which was based on a ‘split’ of collection rounds over the two week period.
Paragraph 5.8 of the report outlined the proposed changes to the household waste and recycling collections, which would be implemented prior to the revised Christmas and New Year changes. It was noted that all changes would be publicized through the autumn edition of the Link and on the Council website.

**RESOLVED** that:-

(i) the changes to the general collection arrangements as outlined in the report be approved;

(ii) the Christmas and New Year arrangements for the Waste Collection Services be undertaken as shown in paragraph 5.8.

9. **PROPOSAL TO INTRODUCE THE BARTEC CUSTOMER MONITORING SYSTEM TO IMPROVE THE QUALITY OF CUSTOMER SERVICE**

The Committee received a report from the Head of Environmental Services informing Members of the proposal to purchase a single unified communication system, which introduced immediate two-way messaging between the Waste and Recycling crews and the Customer Service centre. This would enable complaints and enquiries about the Waste and Recycling services to be managed quickly with prompt and accurate management information enabling good positive communication with the customer.

Appendix 1 to the report provided full details of the Bartec ‘Waste Collector Live Track’ system.

Appendix 2 to the report outlined the funding options available for the introduction of Bartec Systems Waste Collector Live Track to the Councils fleet of waste collection vehicles.

The report suggested that because of the proposal to replace the Customer Services information technology system in June 2009, the Bartec system be introduced in 2 phases with initially a stand alone system in use in the customer service team. Once the new CRM system had been chosen, consideration as to how the systems would interact would be established and Phase 2 would be to fully integrate the software.

It was noted that the Council had received a grant over the last 2 years amounting to £62,673 from the Department for Environment Food and Rural Affairs (DEFRA) as a capital grant for the purpose of supporting new and more efficient ways to deliver waste reduction and increase recycling and diversion from landfill.

**R1 RECOMMENDED** that:-

(i) exemption be granted from Standing Orders (October 2006) under clause (4.6.5 (c) i) for the purchase of the Bartec Systems ‘Waste Collector Live Track’ for 10 vehicles from the DEFRA grant;
(ii) when considering the replacement of the Customer Services System due consideration be given to the integration of ‘Waste Collector Live Track’;

(iii) consideration be given to the need for current operational policies within the service to be clarified and, where necessary, appropriate alterations to existing policies and introduction of new policies be brought to future Committee.

10. DISABLED SWIMMING COACHING

(Note. Cllr Blackwell declared a personal and prejudicial interest in this item and left the meeting during the discussion thereon and did not return).

The Committee received a report from the Corporate Director updating Members on the investigation into the feasibility of providing a programme of competitive swimming training exclusively for disabled people at the Waendel Leisure Centre.

The report indicated that a limited provision for disabled swimming had been made through the Council’s swimming pool for many years. Over recent months informal discussions have been held with representatives of the Wellingborough Amateur Swimming Club, the management of Waendel Leisure Centre and a local resident about the possibility of extending these services to include dedicated coaching for disabled swimmers. Since an initial report was brought to Committee in June a number of developments have taken place that have brought the possibility of offering a disabled swimming coaching programme closer to fulfilment.

Appendix 1 to the report outlined the facilities available at the Waendel Leisure Centre to support disabled swimmers.

The report detailed the arrangements for a 12 week pilot scheme to enable a series of disabled swimming coaching sessions to be held at the Waendel Leisure Centre following negotiations with Northamptonshire Sport (N-Sport)

It was noted that grant funding was being sought through N-Sport to meet the costs of the 12 week pilot scheme.

RESOLVED that the report be noted.

11 URGENT MATTERS

The Chairman decided that the following matter was urgent within the meaning of Section 100B (4) (b) of the Local Government Act 1972 on the grounds that a decision was required before the next meeting of the committee.
FREE SWIMMING PROGRAMME

The Committee received a report from the Corporate Director outlining the Government’s initiative to introduce Free Swimming Scheme for those aged 60 or over and for those aged 16 or under.

The report described the Government’s initiative to introduce Free Swimming to those aged 60 and over and aged 16 and under and the grants that would be available to help to support this initiative. The report outlined the timescales for responding to the Department for Culture, Media and Sport in order to be eligible for the grants and also discussed the potential extra funding required to cover the ancillary costs of this project.

It was noted that Government grant funding for the Free Swimming scheme would be available for 2009/10 and 2010/11. After this time, any future funding would be subject to the outcome of the Government Spending Review and evidence from the 2 year project would be used to inform any future funding arrangements.

Appendix 1 to the report detailed the estimated calculations of potential reimbursement costs to the Leisure Contractor, D C Leisure, if the Borough Council participated in the Free Swimming Scheme for those aged 60 or over.

RESOLVED that:-

(i) agreement be given to the Borough Council participating in the Government’s Free Swimming Programme initiative – that of free swims to those aged 60 and over and aged 16 and under – for the 2009/10 and 2010/11 financial years;

(ii) the Resources Committee of 2 September 2008 give consideration to the granting of a contingency sum of £20,000 per annum be set aside as a maximum payment (subject to evidencing) to the Leisure Contractor (D C Leisure) for any legitimate costs over and above the grant offered for Free Swimming for those aged 60 and over and those aged 16 and under.

Chairman
COUNCIL MEETING – 23rd SEPTEMBER 2008

RESOURCES COMMITTEE

2nd September 2008

Present: Councillor J Bailey (Chairman), Councillor P Bell (Vice-Chairman), Councillors Dholakia, Hollyman, G Lawman, L Lawman, Partridge-Underwood, Pursglove, Sharp, Timms, Warwick and Waters.

Councillor Bass attended the meeting.

1. APOLOGIES FOR ABSENCE

RESOLVED to note that an apology for absence was received from Councillor Crofts.

2. DECLARATIONS OF INTEREST

RESOLVED to note that in accordance with the Local Government Act 2000, the Code of Local Government Conduct and the Council’s Constitution, the under-mentioned Councillor declared an interest in the following items:

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<th>Subject</th>
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<tr>
<td>Bailey</td>
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<td>Winifred Wharton Trust – Discretionary Grant Request</td>
<td>Personal – Council’s representative on the Dulley’s Baths Management Committee.</td>
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<tr>
<td>Hollyman</td>
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<td>Heartlands Mediation Service</td>
<td>Personal – the speaker was a business associate.</td>
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<tr>
<td>Partridge-Underwood</td>
<td>23</td>
<td>Re-tendering of The Castle Management Contract</td>
<td>Personal and prejudicial – Member of The Castle Board.</td>
</tr>
</tbody>
</table>

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 1/7/2008, be confirmed and signed.
4. CROYLAND ROAD SITE

The annexed circulated report of the Property Manager was received on the result of the public consultation exercise regarding the future of the Croyland Road site and proposals for its future use.

Attached to the report were the following appendices:

1. summary and recommendations of the Working Group;
2. report on the public consultation on the future use of the site undertaken by FGW Communications Partnership;
3. Croyland Road site plan.

The result of the consultation exercise was overwhelming public support for developing the site in a way which benefited the community.

As a result the officers recommended that:

1. a third of the site be allocated for the provision of supported housing for the elderly;
2. a third of the site be allocated for the provision of medical facilities;
3. a third of the site be reserved, pending further investigation into the many matters identified by the project, for the potential provision of community and leisure facilities and other community benefits as described in appendix 1.

Members agreed that the recommendation be amended so that a further report would be submitted to the Committee prior to the disposal of the site.

It was moved by Councillor Partridge-Underwood and seconded by Councillor Waters that the recommendation, as amended, be approved.

On being put to the vote, the motion was carried.

RESOLVED that:

(i) the site be used for medical facilities and supported housing for the elderly in accordance with paragraphs 5.5 and 5.6 of the report;
(ii) a further study be undertaken to bring forward a more detailed proposal in respect of community and leisure usage in accordance with paragraph 5.7 of the report;
(iii) a further report be submitted to the Committee prior to the disposal of the site.

5. ASSET MANAGEMENT ROLLING PROGRAMME VARIATION

The annexed circulated progress report of the Property Manager was received on the current position of the Asset Management Rolling Programme. Authorisation was also sought for variations and other property matters.
Requests to address the meeting had been received from:

- Mrs J Thompson in respect of the Castle Fields Band Stand; and
- Mrs A Toms in respect of 65 St Johns Street, Wellingborough.

The Chairman allowed each person to speak for a maximum of 3 minutes.

Mrs Thompson spoke in support of retaining and refurbishing the Band Stand to bring it back into community use.

Mrs Toms spoke in support of retaining and refurbishing 65 St Johns Street.

After each speaker the Committee was given the opportunity to ask questions of clarification.

**RESOLVED** that:

(i) the Asset Management Rolling Programme be varied by adding the following projects:

(a) Leighton Coach House – repairs;
(b) Tithe Barn Offices – boiler replacement;
(c) 17 Market Street – repair and improvement;
(d) 29-30 Sheep Street – re-roofing;
(e) Castle Fields Band Stand - a study to establish the cost of restoration but excluding the consultation exercise;

(ii) 65 St Johns Street, Wellingborough be demolished;

(iii) 20 Sheep Street, Wellingborough Street be marketed to seek users on a letting basis and that the existing budget of £75,000 be retained for core improvements;

(iv) the land to the rear of 74 – 79 Fulmar Lane, Wellingborough be disposed of subject to the capital proceeds being not less than £300,000;

(v) in respect of the land at Gillitts Road, Wellingborough, sold to the Leicester Housing Association in 1995, the option to repurchase be not exercised and it be permanently waived provided that housing development commenced on site by 1/1/2009.

**R1 RECOMMENDED** that:

(i) in respect of 65 St Johns Street, Wellingborough the sum of £25,000, to include consultancy costs, be added to the Capital Programme (town centre development);

(ii) in respect of 13a Cambridge Street, Wellingborough an additional £82,500 be added to the Capital Programme (town centre redevelopment) for acquisition and costs.

6. **ENERGY PERFORMANCE CERTIFICATES**

The annexed circulated report of the Property Manager was received on the
procurement of Energy Performance Certificates, valid for 10 years, to enable vacant properties to be marketed for letting.

Under an EU Directive, effective from 1/10/2008, it would be necessary to assess the energy performance of a commercial building and make recommendations for improvements and have that information available before it could be marketed. The requirement applied to most of the non-operational commercial premises owned by the Council from which it derived some £2.5m pa revenue.

Current vacant premises were valued at an additional income of £300k pa.

Initial indications given in 2007 were that costs would be in the region of £100 per certification. The figure now being quoted for an individual property was £800 per certificate.

A discount could be obtained for a bulk deal and tenders had been sought for covering the bulk of the let portfolio.

Whilst it would not be possible to have all vacant premises certificated by 1/10/2008, it was understood that marketing could continue provided an order has been placed for the work as the legislation did make provision for exemption from prosecution on grounds of reasonable excuse.

It was proposed to split the exercise over the next 12 months and prioritise the current year on existing vacant premises plus those known to be, or likely to be, arising as vacant. A total of 85 units would be subject to certification which represented all 6 let industrial estates plus two shopping parades. Any others arising would have to be dealt with separately within existing budgets.

The lowest tender received, in the sum of £47,000, was submitted by firm M, whom it was proposed to appoint.

An additional budget of £10,000 was therefore required for the current financial year with £37,000 required for the 2009/10 financial year.

R2  **RECOMMENDED** that an addition be made to the revenue budget of £10,000 for 2008/09 and £37,000 for 2009/10 to enable the procurement of Energy Performance Certificates.

7. **ALIBONE RECYCLING CONTRACT**

The annexed circulated report of the Head of Environmental Services was received on an extension of the existing dry recycling processing contract for a further two years until March 2011, and the need to approve additional resources.

Negotiations had taken place with the contractor, Alibone Recycling, and as a result an agreement had been reached which would fix the ‘gate fee’ for a further 2 years at a level that was 50% below the current national average.
The new facility at Earls Barton would also allow greater flexibility to the collection service.

The extended contract would allow the Council to consider its options for future contracts with a greater understanding of the operation of the long term County Council treatment/disposal contracts currently being developed.

As a separate issue there would be additional costs that would be incurred during the current financial year due to additional payments for the disposal of non-recyclable material over the 10% allowed for in the contract. That, together with additional tonnages, was likely to increase the need for a budgetary provision by up to £30,000.

It was however expected that the amount of recycling credit income would be at least £30,000 more than that allowed for in the current estimates, and it was recommended that the additional income was used to supplement the cost of processing the material.

The Head of Environmental Services would be considering options to try to reduce the amount of contamination currently being experienced, including measures to introduce targeted and sustained engagement, education and assistance to residents in order to encourage active and acceptable participation in the scheme to reduce contamination, encourage waste minimisation and increase recycling.

**RESOLVED** to note that the contract with Alibone Recycling had been extended until March 2011.

**R3 RECOMMENDED** that the anticipated additional budgetary resources be met from expected additional income through a virement from SO41/799 to SO41/427 as set out in paragraph 5.5 of the report.

8. **CONSULTATION ON WEEKEND VOTING**

The annexed circulated report of the Head of Organisational Development was received on a consultation being carried out by the Ministry of Justice on moving the voting day for parliamentary and local elections from Thursday to the weekend.

**RESOLVED** that the Ministry of Justice be advised that in this Council’s opinion there should be no change and Thursday should stay as the voting day for parliamentary and local elections.

9. **DISCRETIONARY NON-DOMESTIC RATE RELIEF – WELLINGBOROUGH YOUTH PROJECT**

The annexed circulated report of the Corporate Director was received on an application for Discretionary Non-Domestic Rate Relief from Wellingborough Youth Project, the Old Tannery, 50 Angel Lane, Wellingborough.
R4 RECOMMENDED that a 20% Discretionary Non-Domestic Rate Relief be awarded to the Wellingborough Youth Project.

10. DISCRETIONARY NON-DOMESTIC RATE RELIEF – SYWELL AVIATION MUSEUM

The annexed circulated report of the Corporate Director was received on an application for Discretionary Non-Domestic Rate Relief from Sywell Aviation Museum, Sywell Aerodrome, Sywell.

R5 RECOMMENDED that a 20% Discretionary Non-Domestic Rate Relief be awarded to Sywell Aviation Museum, Sywell Aerodrome, Sywell.

11. OUTTURN REPORT

The annexed circulated report of the Head of Financial Services was received on financial and performance information for the first three months of the current financial year.

Attached to the report were the following appendices:

A. Revenue Outturn;
B. Capital Expenditure and Receipts;
C. Performance Report.

RESOLVED that the report be approved.

12. MEMBERS’ ALLOWANCES – DEPENDANTS’ CARERS’ ALLOWANCES

The annexed circulated report of the Head of Financial Services was received on a proposal to invite the Independent Remuneration Panel to give consideration to amending the Council’s scheme for the payment of allowances to include payment of dependants’ carers’ allowances.

RESOLVED that the Independent Remuneration Panel be requested to consider an amendment to the Council’s scheme for the payment of allowances to include payment of a dependants’ carers’ allowance and report its recommendations to the Committee.

13. ESTIMATES 2009/10

The annexed circulated report of the Head of Financial Services was received on the estimates timetable for 2009/10 and to establish dates and membership of the Estimates Working Group (EWG).

The membership of the Group for the 2008 budget round was Councillors J Bailey, P Bell, Dholakia and Hollyman.

Attached to the report was an estimates timetable for preparation of the 2009/10 revenue estimates and capital programme. In order for the EWG to
give detailed consideration to the estimates prior to reports to Committee, the following dates and times for meetings of the group were suggested:

16th September 5.00pm – Revenue;
8th October 4.30pm – Capital;
13th November 4.30pm – Revenue;
11th December 4.30pm – Revenue.

RESOLVED that:

(i) the membership of the Group for the 2009 budget round be Councillors J Bailey, P Bell, Dholakia and Hollyman;
(ii) the overall budget timetable, attached to the report, be approved.

14. HEARTLANDS MEDIATION SERVICE – DISCRETIONARY GRANT REQUEST

The annexed circulated report of the Head of Neighbourhood Development was received on a request from Heartlands Mediation Service for a discretionary voluntary sector grant of £6,375 to meet a shortfall in funds due to a change in circumstance.

A request to address the meeting had been received from Mr H Fenton on behalf of the Mediation Service.

The Chairman allowed Mr Fenton to speak for a maximum of 3 minutes.

Mr Fenton spoke in support of the request for a grant and explained the reasons for the shortfall in funds and the circumstances which had brought about the situation.

After the speaker the Committee was given the opportunity to ask questions of clarification.

It was moved by Councillor Sharp and seconded by Councillor Waters that the request by Heartlands Mediation Service for a discretionary voluntary sector grant of £6,375 be refused.

On being put to the vote, the motion was carried by 4 votes to 1 vote.

RESOLVED that the request by Heartlands Mediation Service for a discretionary voluntary sector grant of £6,375 be refused.

15. PROCUREMENT POLICY AND STRATEGY

The annexed circulated progress report of the Corporate Director was received on the Procurement Policy and Strategy.

Attached to the report were the following appendices:
A. Summary of Procurement Policy;
B. Summary of Procurement Strategy and Delivery Plan 2008-09.

RESOLVED that the Procurement Policy and Strategy and related delivery plan be approved.

16. MARKET CHARGES

The annexed circulated progress report of the Corporate Director was received on a proposed revised charging structure for Wellingborough Market.

The following appendices were attached to the report:

A. proposed market charges;
B. occupancy levels and stall bookings for the periods November and December 2006; November and December 2007; and January to July 2008;

The following appendices were circulated at the meeting:

A. current charges;
B. occupancy levels and stall bookings for the periods January to July and November and December 2006; November and December 2007; and January to July 2008. Charts showing market occupancy and traders pre-booking stalls.

It was moved by Councillor Sharp and seconded by Councillor Warwick that no changes be made to the current market charges subject to the addition of note 8 set out in the proposed charges.

On being put to the vote, the motion was carried.

RESOLVED that:

(i) no changes be made to the current market charges;
(ii) note 8, set out in the proposed charges, be added to the current market charges.

17. UPDATING THE CONSTITUTION

The annexed circulated report of the Monitoring Officer was received on an updated Constitution which reflected structural changes implemented during 2008 and a number of changes to legislation.

The draft Constitution accompanied the report.

The Council had approved a restructuring of the policy committees with new terms of reference and the de-merging of Scrutiny Committee into
Partnerships Review and Audit & Performance Committees.

The updated Constitution reflected those changes and the terms of reference which were now in place.

Recruitment to a re-structure of the officer side was ongoing and the Constitution ensured that suitable delegations to the Chief Officers (top five officer posts) and Statutory Officers was in place. A new officer structure diagram was included in Part 7.

The Constitution included reference to new officer and committee structures and to new powers given to the Standards Committee to determine, through sub-committees, whether new complaints should be investigated.

Other key points included:

- powers for housing management were deleted, other than for homelessness, allocations (nominations) and housing strategy;
- inclusion of the new Mission Statement and mention of the Motto;
- the period of notice for motions to Council was increased from three to seven days, with a new provision for urgent motions and confirmation that the mover of a motion at Council could speak at the committee to which their motion was referred to;
- the inclusion of the Code of Recommended Practice on Local Authority publicity;
- the inclusion of the May 2007 Code of Conduct and the Monitoring Officer protocol approved by the Standards Committee;
- the addition of guidance on the operation of Working Parties.

R6  **RECOMMENDED** that the updated Constitution be approved and published.

18. **URGENT MATTER**

The Chairman decided that the following matter was urgent within the meaning of Section 100B (4) (b) of the Local Government Act, 1972, for the reason set out:

<table>
<thead>
<tr>
<th>Minute No.</th>
<th>Subject</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>Free Swimming Programme</td>
<td>To enable a decision to be made by 15/9/2008.</td>
</tr>
</tbody>
</table>

19. **FREE SWIMMING PROGRAMME**

The circulated report of the Corporate Director was received.

The report outlined the Government initiative to introduce free swimming to those aged 60 and over and aged 16 and under and the grants that would be available to help to support the scheme.
Community Committee on 1/9/2008 had agreed a policy for the provision of a free swimming programme.

In order to be eligible for the grants a response to the Department for Culture, Media and Sport had to be made by 15/9/2008. The report also considered the potential extra funding required to cover the ancillary costs of the scheme.

Funding for the scheme would be of a temporary nature, commencing in the financial year 2009/10 and would not continue beyond the financial year 2010/11. After that time any future funding would be subject to the outcome of the Spending Review and evidence from the 2 year project would be used to inform any future funding arrangements.

For the 60 and over scheme, a total of £15 million per annum would be provided for 2 years on a formula based on the size of the local 60 or over population. For the Borough this amounted to £21,979 per annum.

As yet, local figures for the 16 and under scheme had not been released, although a total fund of £25 million had been set aside. From the submissions of interest, the Government aimed to provide details of the prospective allocations for the 16 and under scheme by 30/9/2008.

Discussions had taken place with the leisure contractor, D C Leisure, on the costs that were likely to be incurred and the re-imbursements required should the Council agree to take part in the scheme. D C Leisure had formulated a calculation as a ‘best estimate’. The calculation, based on estimated current usage, was attached at Appendix 1 to the report. It referred only to the 60 and over scheme, with figures for the 16 and under scheme shortly to be worked up.

Looking at the factors that needed to be considered when calculating the potential cost of the scheme, the estimated potential loss of income, and therefore re-imbursement claim, stood at £21,323, based on the current charge of £1.45 per session. It did not take into account any inflationary increase that would be due for 2009/10 and beyond.

If, ultimately, there was a short fall D C Leisure would require a commitment from the Council to fund the gap in order that the scheme did not run at a loss.

The report suggested that a sum of £10,000 be made available within the 2009/10 and 2010/11 budgets in order to secure the Council’s participation in the free swimming scheme for those 60 and over. D C Leisure would then need to evidence their claim for up to this amount at the end of each financial year.

The potential funding gap to the scheme for 16 and under would be investigated further once the allocations were made public, but in the interim it was suggested that up to £10,000 be allocated for that part of the scheme.
It was moved by councillor Waters and seconded by Councillor Hollyman that the recommendation set out in the report be approved. On being put to the vote, the motion was carried.

RESOLVED that:

(i) the sum of £10,000 per annum be set aside as a maximum payment, subject to evidencing, to D C Leisur e for any legitimate costs over and above the grant offered for free swimming for those aged 60 and over;

(ii) the sum of £10,000 per annum be set aside as a maximum payment, subject to evidencing, to D C Leisur e for any legitimate costs over and above the grant offered for free swimming for those aged 16 and under.

20. EXCLUSION OF PRESS AND PUBLIC

RESOLVED that the press and public be excluded from the meeting during consideration of the following items in accordance with Section 100A (4) of the Local Government Act 1972 on the grounds that they would involve the likely disclosure of exempt information of the description shown in schedule 12A to the Act:

<table>
<thead>
<tr>
<th>Minute No.</th>
<th>Item</th>
<th>Paragraph of Schedule 12A</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>Irrecoverable Council Tax and Non-Domestic Rates</td>
<td>3</td>
</tr>
<tr>
<td>22</td>
<td>Winifred Wharton Trust – Discretionary Grant Request</td>
<td>3</td>
</tr>
<tr>
<td>23</td>
<td>Re-tendering of The Castle Management Contract</td>
<td>3</td>
</tr>
</tbody>
</table>

21. IRRECOVERABLE COUNCIL TAX AND NON-DOMESTIC RATES

The circulated exempt report of the Corporate Director was received on the write-off of Irrecoverable Council Tax and Non-domestic Rates.

RESOLVED that approval be given to the write-off of irrecoverable debts amounting to £22,380.82.

22. WINIFRED WHARTON TRUST – DISCRETIONARY GRANT REQUEST

The circulated exempt report of the Head of Neighbourhood Development was received on a request from the Winifred Wharton Trust for the Council to meet the increased costs in granting the lease for the extra land at Dulley’s Baths.

RESOLVED that a discretionary grant of £5,421 be made to the Winifred Wharton Trust to offset the increased costs of the lease transfer.
23. **RE-TENDERING OF THE CASTLE MANAGEMENT CONTRACT**

(Note: Councillor Partridge-Underwood, having declared a personal and prejudicial interest in this item, left the meeting prior to its consideration and voting thereon. He did not return to the meeting at the conclusion of the item.)

The circulated exempt report of the Corporate Director was received on the re-tendering of the management contract in respect of The Castle.

The report set out details of the re-tendering process and alternative options to re-tendering.

The Legal Services Manager advised the Committee on the legal aspects of the re-tendering process and the alternative options.

The Committee then discussed in detail all the options available and their implications.

It was moved by Councillor Waters and seconded by Councillor Hollyman that the recommendation set out in the report be approved.

On being put to the vote, the motion was carried by 2 votes to 1 vote.

**RESOLVED** that:

(i) a procurement exercise be undertaken to select a supplier to manage The Castle on expiry of the current management contract;

(ii) additional funding of £100,000 be made available to the Neighbourhood Development service to secure the required legal and other technical advice to undertake the procurement exercise.

Chairman
MINUTES of a meeting of the Development Committee held at Swanspool House, Wellingborough on Wednesday 3 September 2008, commencing at 7 p.m. and concluded at 10.05 p.m.

Present: Councillor L Lawman (Chairman), Councillor Warwick (Vice Chairman) Councillors Bass, Hollyman, G Lawman, Payne, Pursglove, Timms and Ward

1 APOLOGIES FOR ABSENCE

RESOLVED to note apologies from Councillors Heckstall-Smith, Maguire and Saxby

2 DECLARATIONS OF INTEREST

RESOLVED to note that the following Councillors declared their interest in the Agenda items specified in accordance with the Code of Conduct:-

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute No</th>
<th>Subject</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warwick</td>
<td>4</td>
<td>Upper Redhill – Sustainable Urban Extension</td>
<td>Personal and prejudicial – Lives on Redhill Grange</td>
</tr>
<tr>
<td>G Lawman</td>
<td>4</td>
<td>Upper Redhill – Sustainable Urban Extension</td>
<td>Personal – Acquaintance of person who has made a written submission</td>
</tr>
<tr>
<td>L Lawman</td>
<td>4</td>
<td>Upper Redhill – Sustainable Urban Extension</td>
<td>Personal – Acquaintance of person who has made a written submission</td>
</tr>
<tr>
<td>L Lawman</td>
<td>5 (taken as item 6)</td>
<td>North Northamptonshire Joint Local Development Scheme</td>
<td>Personal – representative for the Borough Council on the NNJPU</td>
</tr>
<tr>
<td>L Lawman</td>
<td>8</td>
<td>East Midlands Regional Plan – Secretary of State’s proposed changes</td>
<td>Personal – representative for the Borough Council on the NNJPU</td>
</tr>
</tbody>
</table>
3 CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 2 July 2008 be confirmed and signed as a correct record.

4. UPPER REDHILL – SUSTAINABLE URBAN EXTENSION

Councillor Warwick declared a prejudicial interest in this item and withdrew from the meeting during its consideration.

There were six speakers for this item and the Chairman allowed each one 3 minutes to speak.

Mr R Lovett spoke to the Committee. He stated that Redhill Grange had been a settlement for over 35 years and should be given the same consideration as Great and Little Harrowden. The facilities for Redhill Grange, he felt, are well established and the existing development does not need to be better integrated within the town of Wellingborough.

Mr Frail then spoke to the Committee. He pointed out that there are various protected species of animals and birds within the proposed development area whose habitats would be at risk from the development.

Mr Chislett then spoke to the Committee. He stated that the title of the report should not be Upper Redhill but Wellingborough North. He expressed concern regarding the site boundary and considered that Redhill Grange should be protected in a similar way that it is proposed to protect the setting of Great Harrowden.

Mr Kipling then spoke to the Committee. He expressed concern about the outlook from Redhill Grange. The green space between the A509 and Redhill Grange, which contains habitat for bats and woodpeckers, must be retained.

Sarah Lamming then spoke to the Committee. She moved from London to live in Wellingborough and expressed the view that sites and buildings within the existing town should be redeveloped or converted before development takes place on the periphery of the town. She believed that numerous shops were closing in the town centre and even the free parking does not attract people to shop there.

Susan Suttle then spoke to the Committee. She informed the Committee that a petition signed by residents of Redhill Grange against the loss of the
countryside was to be sent to the Government. She had concerns over potential vandalism and crime if the development went ahead.

Mr Mower then spoke to the Committee. He expressed concern that if three major developments (Stanton Cross, the town centre and Land to the North West) were to be progressed at the same time this would lead to extended construction times. He suggested that the Stanton Cross development should start first. Having three major developments at the same time, in his opinion, was unsustainable.

The Chairman explained that she had received the following legal advice:

“It is likely that the planning application will come forward to the Council or Planning Committee in due course. We all need to be clear that approving the interim planning guidance is a separate decision to determining the planning application and therefore any comment made in this Committee is without any prejudice to the actual application or reserved matters”.

The Committee received a report from the Corporate Director setting out key interim planning guidance relating to the proposed Sustainable Urban Extension to the north-west of Wellingborough in advance of the preparation of the Site Specific Proposals Development Plan Document (SSPDPD). The guidance supported policies in the Development Plan and was intended to contribute towards the Council’s objective of delivering high quality growth.

The SSPDPD would build on policies in the North Northamptonshire Core Spatial Strategy and would include site specific principles for the development of the Sustainable Urban Extensions (SUE) to the town. In the interim, an outline planning application had been submitted for the SUE at Upper Redhill (NW Wellingborough). In the event that the application was determined prior to the submission or adoption of the SSPDPD it was essential that relevant background work undertaken in preparation of the SSPDPD was taken into account. Proposed guidance was included as an Appendix to the report.

The Officers went through the Planning Guidance for Upper Redhill (NW Wellingborough) Sustainable Urban Extension section by section and Members were encouraged to ask questions after each section. The sections discussed were as follows:-

- Development Boundary
- Phasing
- Market Housing
- Affordable Housing
- Employment Provision
- Finedon Road Industrial Estate
- Green Infrastructure
- Biodiversity
- Open Space, Sport and Recreation
- Transport
- Public Transport
All the above were discussed and various amendments were suggested. Most Members felt that development must be infrastructure led.

It was proposed by Councillor G Lawman and seconded by Councillor Bass that updated guidance, taking account of the views expressed at the Committee, should be approved by the Chairman and a senior member of the committee before it goes to Full Council on 23 September. This was voted on and carried.

It was also proposed by Councillor G Lawman and seconded that another recommendation be added as 3.3. namely:

“A site visit would take place at a time to be arranged within the next 2 months”.

This was voted on and carried.

R1 **RECOMMENDED** that:

(i) the guidance set out in the appendix to the report and in conjunction with the amendments recommended by the Committee be used to support policies in the Development Plan pending receipt and consideration of a further report on the Site Specific Proposals Development Plan document.

(ii) the revised document be approved by the Chairman and a senior member of the Committee before it goes to Full Council on 23 September.

(iii) a site visit to take place at a time to be arranged within the next 2 months to allow members to appraise themselves with the proposed development

At 9 pm and as the above agenda item was very lengthy, the Chairman asked the committee for their support that the report on parking at Swanspool Gardens would be heard next, as a number of people had attended the meeting for this item.

Councillor Warwick returned to the meeting. Councillors Payne and Timms left the meeting and did not return.

5. **PARKING – SWANPOOL GARDENS**

The Committee received a report from the Corporate Director setting out the current position and asking the committee to make recommendations regarding the provision of car parking in Swanspool Gardens.
Following the March committee meeting consideration had been given to the provision of car parking to the rear of the Swanspool Pavilion.

A proposal had been prepared that would create 27 parking spaces, four of which would be ‘disabled’ spaces. The estimated cost of the scheme would be £123,000. A plan of the proposal was appended to the report.

As part of the proposal vehicles would be prevented from accessing the area in front of the pavilion, except for Council maintenance vehicles and vehicles servicing the pavilion. It was intended that the car park would be closed in line with the opening times of the park.

Due to differences to levels additional support and protection works were required to maintain the integrity of the existing walls. Four new garages would need to be constructed to enable continued use by the Council’s Amenity Services. A meeting was held between Members and Officers who considered this proposal with variations which reduced the number of available spaces to 21 but saved £12k by reducing the requirement for some of the wall protection works, but after discussion it was felt that in terms of the overall cost of the scheme it would be beneficial to retain the 6 spaces.

A consultation on the proposal was being carried out with the Pavilion and park users and some letters were tabled at the meeting showing them all to be in favour of the scheme.

The Chairman asked the Officer presenting the report, whether subject to funding being available and planning approval being given, when the car park would be ready for use. The Officer stated that he hoped it would be ready by April 2009 in time for the Bowls summer season.

Two Members were concerned with the cost of the car park and felt it to be disproportionate.

The Chairman put the recommendation to the vote. Five were in favour and two against, therefore the recommendation was carried. Councillor Pursglove wished it to be noted that he voted against the recommendation.

R2 RECOMMENDED that the car park in Swanspool Gardens would proceed as detailed on the attached drawing No 665/13/A subject to funding being made available and planning approval being given.

6. NORTH NORTHAMPTONSHIRE JOINT LOCAL DEVELOPMENT SCHEME

The Committee received a report from the Corporate Director to review the remit of the North Northamptonshire Joint Planning Committee. Implementation of the recommendations would help to strengthen the Council’s objective of delivering high quality growth through the promotion of a common approach, where appropriate, towards the implementation of the Core Spatial Strategy and delivery of infrastructure across North
Northamptonshire.

The current Local Development Scheme (LDS) agreed by the Environment Committee in September 2006 provided for Supplementary Planning Documents for the whole of North Northamptonshire relating to Sustainable Development and Developer Contributions to be agreed by the Joint Committee.

Recently in reviewing the joint LDS it had come to light that this was outside the remit of the Joint Committee set out in the Joint Planning Committee Order and currently those documents needed to be formally adopted by the individual districts/boroughs. There was concern that this could give rise to an inconsistent approach in the consideration of development proposals across the sub-region. To reduce that possibility and provide for common and consistent Local Development Documents (LDDs), where appropriate, the Joint Planning Committee should be the local planning authority for any documents included in the joint LDS or any subsequent updates of that document. LDDs which are not of a sub-regional nature would continue to be adopted by the district/borough responsible for the preparation of the document.

At this point the Chairman asked the Members if they were in agreement to suspend standing orders as it was 10 p.m. This was agreed.

It was felt by some Members that there was no reason why Members should lose this control therefore this report should be rejected.

The recommendation was put to the vote. One was in favour and four against, therefore the recommendation was lost.

The Chairman decided with agreement of the remaining committee, that the two agenda items remaining would be deferred to the 1 October meeting as it was past 10 pm. This was agreed. The two reports were as follows:-

- On-street Parking Regulations – Residential Schemes
- East Midlands Regional Plan (Regional Spatial Strategy) Secretary of State’s proposed changes

7 URGENT ITEMS

The Chairman asked the committee for agreement to a presentation by East Midlands Rail at the October meeting. This was agreed.

The Chairman also asked the committee for agreement for a report to the next Development Committee on The Market Policies following discussions at the Resources Committee. This was also agreed.

Chairman