

**MINUTES OF THE MEETING OF  
THE BOROUGH COUNCIL OF WELLINGBOROUGH  
HELD AT SWANSPOOL HOUSE, WELLINGBOROUGH  
ON TUESDAY 15 APRIL 2014**

**Present:** The Mayor (Councillor G Lawman) and Councillors Allebone, Bailey, Bass, Beirne, Bell, Blackwell, Carr, Elliott, Emerson, Gough, Graves, Harrington, Hawkes, Henley, Higgins, Hollyman, L Lawman, Maguire, Morrall, Partridge-Underwood, B Patel, M Patel, Pursglove, Raymond, Scarborough, Simmons, Timms, Ward, Warwick, M Waters and Watts.

**Officers present:** Mr J T Campbell, Chief Executive, Mrs L Elliott, Head of Finance, Mrs B Lawrence, Head of Resources, Miss J Thomas, Interim Head of Planning and Local Development, Miss S Lyons, Solicitor, District Law, Mr G Betts, Mayor's Sergeant and Mrs C A Mundy, Democratic Services Officer.

**1. APOLOGIES FOR ABSENCE**

**RESOLVED** to note that apologies for absence were received from Councillors Ainge, Dholakia, Griffiths, and V Waters.

**2. DECLARATIONS OF INTEREST**

Councillor L Lawman made a declaration on the Planning Committee minutes of 19 February 2014, WP/2013/0590 (OM) as some of the objectors to the application may have been acquaintances of hers.

**3. MINUTES OF THE PREVIOUS COUNCIL MEETING – 25 FEBRUARY 2014**

**RESOLVED** that the minutes of the council meeting held on 25 February 2014 be confirmed and signed.

**4. QUESTIONS, PETITIONS AND REQUESTS TO ADDRESS THE MEETING**

**RESOLVED** to note that no questions or petitions had been received from the public. A request to address the meeting had been received from Mr Banks which would be discussed under the Resources Committee minutes of 19 March 2014.

**5. PLANNING COMMITTEE – 19 FEBRUARY 2014**

**RESOLVED** that the minutes of the Planning Committee of 19 February 2014 be noted.

**6. LICENSING SUB-COMMITTEE – 11 MARCH 2014**

**RESOLVED** that the minutes of the Licensing Sub-Committee of 11 March 2014 be noted.

**7. PLANNING COMMITTEE – 26 MARCH 2014**

**RESOLVED** that the minutes of the Planning Committee of 26 March 2014 be noted.

**8. STANDARDS ASSESSMENT SUB-COMMITTEE – 1 APRIL 2014**

Reference was made to minute 5 and to the appointment of an independent person to consider standards allegations. Miss Lyons, Head of District Law, confirmed that there was a requirement for an independent person to be appointed and this was progressing. A question was also asked about whether, when a Standards Committee was dealing with a parish council issue, a parish councillor should be on the committee. Miss Lyons confirmed that there was no requirement in the legislation for this.

**RESOLVED** that the minutes of the Standards Assessment Sub-Committee of 1 April 2014 be noted.

**9. COMMUNITY COMMITTEE – 17 MARCH 2014**

The minutes of the Community Committee of 17 March 2014 were received.

**RESOLVED** that:

- (i) the food safety enforcement service plan 2014-15 be adopted;
- (ii) the minutes of the Community Committee of 17 March 2014 be adopted.

**10. DEVELOPMENT COMMITTEE – 18 MARCH 2014**

The minutes of the Development Committee of 18 March 2014 were received.

**RESOLVED** that the minutes of the Development Committee of 18 March 2014 be adopted.

**11. RESOURCES COMMITTEE – 19 MARCH 2014**

The minutes of the Resources Committee of 19 March 2014 were received.

Mr Banks addressed the meeting on minute 5 – financial monitoring and position statement for 2013-14. He made reference to the income increase from the planning windfall and his concern over the council tax levy affecting the poorest people of the borough which he considered to be an injustice.

Councillor Scarborough addressed the meeting. He confirmed that he had considered that a reasonable decision had been made when agreeing the budget, but that the decision had made the poorest in the borough poorer. He proposed that this item be referred back, for consideration, now that additional information had been received. Councillor Watts reiterated the concerns that

had been expressed and seconded Councillor Scarborough's proposal to refer this item back.

Other councillors commented that this was not feasible as the budget decision had already been implemented. The Mayor noted that referral back would not affect the budget decision but would merely refer back the monitoring report.

Councillor Bell clarified that an item could not be discussed again for a six month period and that a report would, in any case, be put before the June committee giving an update on finances.

The Mayor put Councillor Scarborough's proposal to refer this item back to committee to the meeting. On being put to the vote the proposal was declared lost.

Reference was then made to minute 8 – Review of governance arrangements. Councillor Bell proposed an amendment to (a) (ii) to read as follows:

(ii) the Overview and Scrutiny Committee be deleted and the scrutiny function in relation to call-in be removed. This was seconded by Councillor Graves.

Following this Councillor Elliott proposed a further amendment as follows:

“that the Council form a working party focusing on health, wellbeing and poverty across the borough.”

He considered that a working group was required to deal with vital issues and that it should complement the work of the County Council's Health and Wellbeing Board, addressing key issues within the borough's remit, including housing, benefits, promotion of a healthy lifestyle to reduce obesity as well as the impact of poverty on the borough. Councillor Emerson seconded this amendment.

Members responded to this proposal explaining that there was already a Health and Wellbeing Forum. The main function was with Northamptonshire County Council who worked with partners from local authorities, the voluntary sector, police, social landlords and others. It was suggested that there was no need for a working party. Councillor Graves sat on the forum and the minutes were on the council website with the next meeting due to be held on 30 April 2014.

Some members commented that they had experienced great difficulty in finding the agendas and minutes of previous meetings on the website.

Councillor Bell responded to the issues raised. He clarified that Councillor Graves did sit on the board and that the minutes were available on the website. He would, however, ask that a link be put on the front page of the website to assist in finding them if members were experiencing difficulties in doing so. He did not feel that there was a need for a working party. It had

previously been tried and it was concluded that the forum had proved to be the best way to engage with partners.

The Mayor put Councillor Elliott's amendment to the meeting. On being put to the vote this was declared lost.

Reference was then made to Councillor Bell's amendment relating to the Overview and Scrutiny function, Members made particular reference to 4.4.17 of the council's constitution and a view was expressed that it was essential that the scrutiny function be maintained to ensure openness and democracy. Members were reminded that items from committee could continue to be debated at full council meetings and that the scrutiny function remained. Members also commented that the changes to governance could have waited until after the elections in 2015, and asked whether constitutional changes would be required. Other members considered that it was wise to make the changes now and that the council would benefit from the new structure.

Councillor Bell responded to the concerns confirming that members would still be able to raise issues at council meetings, the performance function would not disappear as there would be a Partnerships and Performance Committee. The Community and Development Committees would merge to become the Services Committee and, along with Resources Committee, they would have a membership of 15 councillors each. The Constitution Working Party would be meeting to make any required changes to the constitution.

The Chief Executive also clarified that the Constitution Working Party would meet in the near future and with the advice of the Monitoring Officer, would make any necessary changes to the constitution for Council to consider.

The proposed amendment was put to the meeting. On being put to the vote the amendment was declared carried with one vote against.

This amendment then became the substantive motion and on being put to the vote was declared carried.

Councillor Bell also made reference to the proposed calendar of meetings. He confirmed that a further change had been made to the Planning Committee in July, with the approval of the chairman of Planning. He would arrange for this to be circulated to Members in the Friday posting.

**RESOLVED** that:

- (i) the Treasury Management Policy Statement be approved;
- (ii) The Prudential and Treasury Indicators be approved;
- (iii) The Annual Investment Strategy be approved;
- (iv) It be noted that the council had previously formally adopted the clauses from the 2011 CIPFA Treasury Management Code of Practice.
- (v) With effect from the 2014 civic year, which commences with annual council on 29 May 2014, that approval be given to:

- (a) The three existing policy committees being deleted and replaced with two policy committees known as Resources Committee and Services Committee;
  - (b) The Overview and Scrutiny Committee being deleted and that the scrutiny function in relation to call in be removed;
  - (c) A Partnerships and Performance Committee be established;
  - (d) The frequency of the two policy committees be six times per civic year;
  - (e) The frequency of the Partnerships and Performance Committee and Audit Committee be three times each per civic year;
  - (f) Reports to any committee meeting of the council should generally require substantive decisions;
  - (g) Items for members to note or for information should generally be communicated via a members' briefing note;
  - (h) The notables report to council be discontinued.
- (vi) The draft civic timetable for 2014 be approved, to incorporate the changes referred to in the minutes and other changes as agreed by the leader and that this be circulated.
- (vii) The minutes of the Resources Committee of 19 March 2014 be adopted.

## **12. AUDIT COMMITTEE – 25 MARCH 2014**

The minutes of the Audit Committee of 25 March 2014 were received.

Councillor Henley referred to the unqualified opinion which had been issued by the External Auditor; this was a fantastic achievement and was very rare and his congratulations were extended to the Head of Finance and her team. Councillor Bell also reiterated this sentiment.

Councillor Bailey, as Chairman, thanked members for their kind words and expressed his congratulations on this achievement, which was seldom seen, and asked that the comments and thanks of Council be passed to Finance employees.

**RESOLVED** that the minutes of the Audit Committee of 25 March 2014 be adopted.

## **13. NOTABLE ACTIVITIES**

The annexed circulated report of the Chief Executive was received on the notable activities relating to the council's PRIDE objectives. Councillors made reference to the following:

- (i) International Waendel Walk - thanks were extended to the working party that had spent many months preparing for the weekend.
- (ii) Women's World Day of Prayer – The Mayoress extended her thanks to the Mill Road Baptist Church who had presented her with £50 for Help for Heroes.

- (iii) The Young Enterprise Area Finals were commended for giving young people the opportunity to run and set up their own company.
- (iv) The opening of Da Vinci Court was praised as one of the first independent living schemes for adults with disabilities.
- (v) An update was given on the Earls Barton Neighbourhood Plan with a draft due to be submitted shortly.
- (vi) Minerva Way Side waste - thanks were expressed to Wellingborough Norse for the work that was being done to stop excess landfill waste.
- (viii) Mayor's Charity Quiz - the Mayor extended congratulations to Councillors Scarborough and Henley for winning the quiz and thanked Councillor Higgins for arranging the quiz and providing the food.
- (ix) Supersonic 70s Show - the Mayor informed the meeting that the show had been excellent and was thoroughly enjoyed by all who attended.

**RESOLVED** that the report and comments made be noted.

**14. QUESTION FROM COUNCILLOR JOHN BAILEY TO THE CHAIRMAN OF THE PLANNING COMMITTEE**

The annexed circulated question from Councillor Bailey was received in relation to planning application WP/2013/0225/(0) which had been refused and subsequently approved by the Planning Inspectorate. Councillor Bailey wished to know if there was any action that the Council could take to challenge the decision and get it reversed.

Councillor Ward as chairman of planning responded to the question and clarified that consideration had been given to appealing the decision but having taken legal advice, and taking into account the lack of a five year housing supply, and the substantial cost that would be incurred, a letter had been sent expressing grave concern over the decision notice. A response to this was awaited.

Councillor Bailey thanked Councillor Ward for his reply and asked if he had any idea how long before the requirement for a five year supply would be abolished. Councillor Ward was unable to give a response.

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

The Mayor reported that he had received a number of compliments regarding the flower beds in Swanspool Gardens and Croyland Gardens looking exceptionally nice this year and he extended congratulations to Wellingborough Norse.

Mayor

The meeting closed at 8.35pm.

**MINUTES OF AN EXTRAORDINARY MEETING OF  
THE BOROUGH COUNCIL OF WELLINGBOROUGH  
HELD AT SWANSPool HOUSE, WELLINGBOROUGH  
ON TUESDAY 13 MAY 2014 at 7PM.**

**Present:** The Mayor (Councillor G Lawman) and Councillors Bailey, Bass, Beirne, Bell, Blackwell, Carr, Dholakia, Elliott, Emerson, Gough, Graves, Griffiths, Harrington, Hawkes, Higgins, Hollyman, L Lawman, Maguire, Morrall, B Patel, M Patel, Scarborough, Simmons, Timms, Ward, Warwick and Watts.

**Officers present:** Mr J T Campbell, Chief Executive, Mrs L Elliott, Head of Finance, Mrs B Lawrence, Head of Resources, Miss J Thomas, Interim Head of Planning and Local Development, Mr P Burnett, Principal Property and Facilities Manager, Mr G Hollands, Mr S Aley, and Mrs C Taylor of District Law, Mr G Betts, Mayor's Sergeant and Mrs C A Mundy, Democratic Services Officer.

**1. APOLOGIES FOR ABSENCE**

**RESOLVED** to note that apologies for absence were received from Councillors Ainge, Allebone, Partridge-Underwood, Pursglove, Raymond, M Waters and V Waters.

**2. DECLARATIONS OF INTEREST**

**RESOLVED** to note that there were no declarations made.

**3. QUESTIONS, PETITIONS AND REQUESTS TO ADDRESS THE MEETING**

**RESOLVED** to note that no questions or petitions had been received from the public.

**4. EXCLUSION OF PRESS AND PUBLIC**

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

<b>Min. no.</b>	<b>Item</b>	<b>Paragraph of Schedule 12A</b>
6	Castle Theatre	E3

## 5. SUSPENSION OF STANDING ORDERS

The Mayor proposed that standing orders be suspended under 4.1.22 of the constitution to enable members to speak on more than one occasion during the debate and to allow officers to speak. This was seconded by Councillor Bell. On being put to the vote this motion was declared carried.

**RESOLVED** that standing orders be suspended under 4.1.22 of the constitution.

## 6. CASTLE THEATRE

The annexed circulated exempt joint report of the Head of Finance and the Head of Resources was received in relation to a request from The Castle Board to vary specific clauses on the timing of payments in the council's contract with The Castle (Wellingborough) Ltd, and to appoint a new authorised officer for contract management purposes.

The report detailed the current contract with The Castle (Wellingborough) Ltd which commenced on 1 April 2011 and was due to terminate on 31 March 2021.

Since the signing of the contract there had been a number of changes, both at the council and at The Castle (Wellingborough) Ltd which have resulted in a review of previous arrangements. A new authorised officer needed to be appointed by the council to manage the contract. That officer would be empowered to make some limited contractual adjustments to the contract and would review and monitor performance against the contract. It was proposed that the Head of Resources be appointed to this position.

The changes at The Castle had resulted in an improvement programme being put in place. In order to facilitate this, a request for changes to be made to the terms of the contract relating to the timing of payments had been received. This would not result in additional budget pressure as the request was simply to pay the budgeted amount earlier than provided for in the current contractual arrangements.

The motion within the report was proposed by Councillor Bell and seconded by Councillor Graves, both reserving their right to speak.

A lengthy debate ensued with members seeking clarification, or making comment, on the following:

- The current financial position of The Castle (Wellingborough) Ltd.
- Management of cash flow;
- Reserves policy;
- Financial profiling;
- Development of a Vision Statement and Business Plan;
- Contract monitoring;
- The filing of accounts;



- Financial liabilities;
- Attendance figures;

Officers responded to these comments by informing members that it would assist The Castle (Wellingborough) Ltd with its cash flow over the coming year if the council made its payments six monthly in advance, allowing the Castle to implement its improvement plan. There were times of the year that were less profitable than others and bills still needed to be paid. Monitoring was carried out by the Head of Resources, Mrs Lawrence, and monthly meetings were held, along with the Head of Finance. There was a new Director and he was aware that the profile of the acts and shows needed to change to attract a wider audience. Work was underway to produce a vision document in the summer of 2014 to be followed by a full business plan in early autumn and councillors were assured that the business plan would be made available to them. Attendance figures indicated that attendance had increased but that less people were booking tickets in advance. The cinema nights had proved to be very popular and had encouraged new audiences. The venue would be hosting wedding fairs and conferences. There had been advance bookings from schools for the Christmas show, Pinocchio. The Castle was also becoming well known as a comedy and music venue reaching a wider audience with people attending from as far as Peterborough, Leicester and Bedford.

Some members expressed their concern over the proposal asking that, if this was agreed, a report be brought before committee before September 2015 if the Section 151 officer became aware of any cause for concern.

Members were reminded that this item only related to an interim variation of the contract and legal advice was sought as to whether the contract needed amendment or whether a memorandum of agreement could be drawn.

Mr Hollands, the legal adviser, confirmed that the proposition was to seek guidance from members to an interim variation of the contract, and legal officers would need to decide the best way forward to achieve this and a memorandum of agreement could be an option. There would not be a permanent alteration to the contract.

It was proposed that the following words be added to 4.2 of the report:

That officers be authorised to agree an interim variation to Schedule 4, paragraph 1, of the contract with The Castle (Wellingborough) Ltd for 2014-15 and for the first payment of 2015-16 as follows:

“the council shall pay the service provider the contract price for services in accordance with the provision of this contract on a yearly basis (to be paid six monthly in advance by the council until the first payment due in 2015-16) when the contract would then revert to the original terms agreed.

This and the full motion was put to the vote and declared carried.

**RESOLVED** that:

- (i) the Head of Resources be appointed authorised officer in accordance with the requirement of Schedule 2, paragraph 1, of the contract;
- (ii) that officers be authorised to agree an interim variation to Schedule 4, paragraph 1, of the contract with The Castle (Wellingborough) Ltd for 2014-15 and the first payment of 2015-16 as follows:  
“the council shall pay the service provider the contract price for services in accordance with the provision of this contract on a yearly basis (to be paid six monthly in advance by the council until the first payment due in 2015-16) when the contract would then revert to the original terms agreed;
- (iii) It be noted that a further report to Resources Committee will be presented in September 2015 following on from the review of the interim variation recommended above and that further guidance can be given to the authorised officer at that time, if it is needed.

(Councillors Beirne, Hollyman, L Lawman and Simmons asked that their abstention from voting be recorded.)

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

There was none.

Mayor

The meeting closed at 8.00pm.

**MINUTES OF AN EXTRAORDINARY MEETING OF  
THE BOROUGH COUNCIL OF WELLINGBOROUGH  
HELD AT SWANSPool HOUSE, WELLINGBOROUGH  
ON TUESDAY 13 MAY 2014 at 8.05PM.**

**Present:** The Mayor (Councillor G Lawman) and Councillors, Bailey, Bass, Beirne, Bell, Blackwell, Carr, Dholakia, Elliott, Emerson, Gough, Graves, Griffiths, Harrington, Hawkes, Higgins, Hollyman, L Lawman, Maguire, Morrall, B Patel, M Patel, Scarborough, Simmons, Timms, Ward, Warwick and Watts.

**Officers present:** Mr J T Campbell, Chief Executive, Mrs L Elliott, Head of Finance, Mrs B Lawrence, Head of Resources, Miss J Thomas, Interim Head of Planning and Local Development, Mr P Burnett, Principal Property and Facilities Manager, Mr G Hollands, Mr S Aley and Mrs C Taylor of District Law, Mr G Betts, Mayor's Sergeant and Mrs C A Mundy, Democratic Services Officer.

**1. APOLOGIES FOR ABSENCE**

**RESOLVED** to note that apologies for absence were received from Councillors Ainge, Allebone, Partridge-Underwood, Pusglove, Raymond, M Waters and V Waters.

**2. DECLARATIONS OF INTEREST**

Councillor	Item	Reason
L Lawman	6 North Wellingborough – Council-owned land	Aware of acquaintances who are objectors to previous items raised on Wellingborough North.
G Lawman	6 North Wellingborough – Council-owned land	Aware of acquaintances who are objectors to previous items raised on Wellingborough North.

**3. QUESTIONS, PETITIONS AND REQUESTS TO ADDRESS THE MEETING**

**RESOLVED** to note that no questions or petitions had been received from the public. Requests to speak had been received from Mr R Lovett and Mrs S Suttle and the Mayor allowed them to address the meeting.

The speakers both expressed concern that the report was proposed to be heard in private as it was considered that residents of the borough should have been able to listen to the debate. The speakers referred to the proposed sale of this piece of land which would enable the development at Wellingborough North to move forward. The speakers considered that with the development at Wellingborough East (Stanton Cross) commencing there would be severe disruption for the people of the borough due to the lack of suitable infrastructure. Concern was expressed that there was not sufficient demand for the proposed housing. Assurance was also sought that best value for the land was being achieved for the people of the borough

At this point Mr Lovett and Mrs Suttle left the meeting.

#### **4. EXCLUSION OF PRESS AND PUBLIC**

The Mayor proposed that the public be excluded from the meeting during discussion of the following item. Councillor Bell seconded this proposal.

Councillor Hawkes spoke against this proposal as he believed that the exemption of the public was not necessary and that the report should be taken in the open part of the meeting. He believed that this land was a public asset and as such he considered the public had a right to hear the debate and that there should be transparency in the decision making process. Councillors Bailey and Warwick also expressed their support for Councillor Hawkes' comments asking why this was a confidential report.

Mr Hollands, the legal adviser, informed the meeting that it was at the council's discretion whether to exclude the public from the meeting but that as there was a matter under consideration which may affect commercial interests it may be wise to do so.

The Mayor referred to paragraph 6.4 and 6.5 of the report which contained commercial financial information. The Mayor put the proposal to the meeting and it was declared carried with three votes against.

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

<b>Min. no.</b>	<b>Item</b>	<b>Paragraph of Schedule 12A</b>
6	North Wellingborough council-owned land	E3

## **5. SUSPENSION OF STANDING ORDERS**

The Mayor proposed that standing orders be suspended under 4.1.22 of the constitution to enable members to speak on more than one occasion during the debate and to allow officers to speak. This was seconded by Councillor Bell. On being put to the vote this motion was declared carried.

## **6. NORTH WELLINGBOROUGH – COUNCIL-OWNED LAND**

The annexed circulated exempt report of the Head of Resources was received in relation to negotiations which had been taking place in relation to the sale of circa 40 areas of council owned land to the north of Wellingborough (approximately 23 acres of which would be developable in accordance with the existing planning permission), and sought member approval in respect of the negotiated terms of sale.

Attached to the report was a plan of the whole of the Wellingborough North development with area one of the council owned land outlined in blue. The report focused only on the council owned land known as area one, which was within phase one of the whole development.

The report detailed the preparation work that had taken place in regard to the negotiations for the sale of the land, including the appointment of agents to ensure that best consideration was achieved for a land sale of this size. The agent had been negotiating with three developers and Northants LLP had submitted the best offer for the land. This offer was subject to the negotiation of a new Section 106 agreement which took account of the council's preference that phases three of the development be not progressed.

The motion within the report was proposed by Councillor Bell and seconded by Councillor Graves.

The Head of Resources, Mrs Lawrence, explained the work that had been carried out in more detail clarifying that this report only related to area one of the council land. A report regarding the options for area two would be brought at a later date.

(Councillor Griffiths left the room at 8.30pm and did not return.)

A lengthy debate ensued with members commenting or seeking clarification on the following:

- Support was given to the sale of the land to ensure that the five year housing supply was met. This would help the rural community resist further speculative development;
- Questions were asked about the detailed terms of sale. Housing and economic growth were both needed urgently in the borough; more homes and more jobs would bring in people who would spend their money in the town centre, thus improving the economy;

- Concern was expressed that area two was not included in the current sale, and whether a review of its proposed use was necessary or desirable;
- Assurance was sought that the figure quoted in the report was the best consideration achievable for the land;
- Confirmation was sought that agents with appropriate experience had been used to achieve best value;
- Advice was sought about whether this land's value was affected by its position in the overall site.
- A completion date was requested.
- Information about bids from other developers was requested. Questions were raised about infrastructure and clarification was sought about the number of houses that would be built in the first phase?
- Clarification was also sought as to the name of the company involved;
- A number of members gave their support to this land being sold with a view to the development moving forward as quickly as possible; Planning permission had been granted on appeal by the Secretary of State; the sale of the land would start this development and bring much needed money to the borough.

The Head of Resources, Interim Head of Planning and Local Development and Principal Property and Facilities Manager responded to the comments and queries raised as follows:

- A number of agents had been approached and an assessment made in respect of their submission taking into account the experience and expertise of the negotiator; the fee for the sale; and the likely achievable price. Two agents had been shortlisted and the contract awarded to the most suitable one;
- To ensure that best consideration had been obtained for the land the agents had invited five developers to express an interest in the land along with Northants LLP. Two of the five made a purchase offer as detailed within the report. The offer from Northants LLP had exceeded both of the other offers.
- Northants LLP had already been identified by the council as a special purchaser because they owned land adjacent to the council land. The position of the land within the development and the content of the planning application in respect of infrastructure and amenity areas had been taken into account in the negotiation.
- Details of the required infrastructure had already been identified and were included as phased trigger points. It was expected that 1500 houses would be built over a 10 year period. Potential delivery of these houses could be achieved reasonably quickly. Current indications were that the borough was short of 311 houses to meet the five year housing supply and this scale of development would assist with meeting the supply.

- Clarification of the date of completion could not be given yet as negotiations regarding the Section 106 agreement would start if a decision to sell was made.
- It was clarified that the best offer was in the name of Northants LLP.

Councillor Scarborough spoke on behalf of the Labour group and complimented councillors on the good debate and questions raised. The sale of the land would bring this development forward; it would not solve the problem of the five year housing supply immediately, but would help. Growth and money were needed. The planning permission had been granted by the secretary of state and the land was needed to start the development. If there were any concerns about the successful negotiation of the Section 106 agreement he asked that a report be brought back to committee.

Mrs Lawrence clarified that, should the negotiation of the Section 106 agreement affect the level of offer made by Northants LLP for the purchase of the land, a further report would be made for consideration by members.

Councillor Bell thanked all members for their contributions to the debate and requested that this matter be put to the vote.

On being put to the vote the proposal was declared carried with two votes against.

**RESOLVED that:**

approval be given to the sale of area one of the land owned by the council, as indicated on the plan appended to the report, to Northants LLP on the following terms:

- (a) the sale price as detailed in the meeting, be subject to:
  - (i) the council entering into binding legal agreements to secure the following:
    - (a) the release of provisions in the Unilateral Undertaking dated 27 January 2010 to enable development to commence;
    - (b) the prevention of development on phase three of the development without the consent of the council;
  - (ii) variations to the Section 106 agreement to reflect the provision of affordable housing, financial contributions and a trigger point for payments given that phase three of the development will not be taking place and to preserve the Isham-Wellingborough road improvement corridor;
- (b) that area two of the council land be subject to further consideration by members before disposal.

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

The Mayor made reference to the following:

- International Waendel Weekend - thanks were extended to Councillors Waters, Morrall, Higgins and Maguire and all the volunteers, including the Scouts, Raynet, The Castle, and officers of the council who had been involved with the organisation of the Waendel weekend. Thanks to the Chamber of Commerce were also extended for the organisation of the Beer Festival.
- Wellingborough Cufflinks - £30 had been donated to the Mayor's charity for the sale of the cufflinks.
- Tree Planting – two Cercis siliquastrum trees – also known as the Judas tree or the Love Tree - had been planted by the Mayor and Mayoress to commemorate their term of office. Councillors were thanked for attending the tree planting.
- Women's Tour - the Mayor reported that along with the children from Wilby School, he and fellow councillors had supported the Women's cycling tour.
- Mrs Bessie Henderson deceased – The Mayor, on behalf of the council and fellow councillors had attended Mrs Henderson's wake.
- Two new housing developments at the Sunlight factory and Palmer Court would soon be opened.

Mayor

The meeting closed at 9.50pm.



**MINUTES OF THE ANNUAL MEETING  
OF THE BOROUGH COUNCIL OF WELLINGBOROUGH  
HELD AT SWANSPOOL HOUSE, WELLINGBOROUGH  
ON THURSDAY 29 MAY 2014**

**Present:** The Mayor, Councillor G Lawman, The Deputy Mayor, Councillor K Harrington and Councillors Ainge, Allebone, Bailey, Bass, Bell, Blackwell, Carr, Dholakia, Elliott, Emerson, Gough, Graves, Griffiths, Hawkes, Higgins, L Lawman, Maguire, Morrall, M Patel, Raymond, Scarborough, Simmons, Timms, Ward, Warwick, M Waters, V Waters and Watts.

**Officers present:** Mr J T Campbell, Chief Executive, Miss S Lyons, Solicitor/Monitoring Officer, District Law, Mrs L Elliott, Mrs B Lawrence and Miss J Thomas, Heads of Service, Ms P Lawton, Principal Democratic Services Manager, Mr G Betts, Mayor's Sergeant, Mrs F Hubbard and Mrs C A Mundy, Democratic Services Officers.

**1. APOLOGIES FOR ABSENCE**

**RESOLVED** to note that apologies for absence were received from Councillors Beirne, Henley, Hollyman, B Patel, Pursglove and Partridge-Underwood.

**2. DECLARATIONS OF INTEREST**

**RESOLVED** to note that there were no declarations made by councillors.

**3. ELECTION OF THE MAYOR FOR THE MUNICIPAL YEAR 2014-15 AND APPOINTMENT OF HIS MAYORESS AND CHAPLAINS**

Nominations were invited for the election of the Mayor of the Borough of Wellingborough for the Municipal Year 2014-15.

It was moved by Councillor Bell and seconded by Councillor Blackwell and **RESOLVED** that Councillor James Henry Gibson Bass be elected to the office of The Mayor of the Borough of Wellingborough for the Municipal Year 2014-15.

Councillor Bass made his Declaration of Acceptance of Office, was invested with the Insignia of Office, and took his seat as Mayor.

The Mayor appointed his wife, Mrs Edwina Elizabeth Bass, as his Mayoress.

The Mayor appointed Reverend Duncan Beet and the Right Reverend John Holbrook, Bishop of Brixworth, as his chaplains and informed the meeting that his Civic Service would be held on Sunday 1 June 2014 at St Peter and St Paul Church, Sywell.

The Mayor then welcomed his family, friends, distinguished guests, the Member of Parliament, Honorary Freeman, Parish Councillors and fellow councillors to the annual meeting of the Council. He presented his inaugural speech as Mayor of the Borough of Wellingborough, expressing his pride in the honour bestowed upon him for the coming year in representing the borough which he would do with integrity and distinction. He

hoped that this would be an interesting mayoral year, with various developments taking place around the borough including the new Tresham College, Stanton Cross, Wellingborough North, the Crematorium and hopes for further discussion on an Isham Bypass.

It was moved by Councillor Griffiths, seconded by Councillor Scarborough and **RESOLVED** that the Council record their thanks and appreciation to the immediate past Mayor, Councillor G Lawman for the excellent service he had given to the Council, and to the Borough of Wellingborough, during his year of office.

Councillor G Lawman responded to the vote of thanks and officially welcomed the new Mayor to Office. He addressed the meeting, stating how much he had enjoyed his time as Mayor, which he considered to be a great honour and privilege; he had managed to attend an event in every ward during his year of office and had enjoyed meeting the diverse community of the borough. He also thanked officers for their support during his mayoral year.

#### **4. ELECTION OF THE DEPUTY MAYOR FOR THE MUNICIPAL YEAR 2014-15 AND APPOINTMENT OF HIS DEPUTY MAYORESS**

Nominations were invited for the election of the Deputy Mayor for the Municipal Year 2014-15.

It was moved by Councillor Griffiths, seconded by Councillor Scarborough and **RESOLVED** that Councillor Graham Michael Lawman be appointed to the Office of The Deputy Mayor of the Borough of Wellingborough, for the Municipal Year 2014-15.

The Deputy Mayor made his Declaration of Acceptance of Office, was invested with the Insignia of Office, and took his seat as The Deputy Mayor.

The Mayor announced that the Deputy Mayor had appointed his wife Councillor Hannelore Lawman to be his Deputy Mayoress, and the Deputy Mayor invested her with the Insignia of Office.

#### **5. PRESENTATION OF BADGES TO THE IMMEDIATE PAST MAYOR AND MAYORESS FOR 2013-14**

The Mayor presented the immediate past Mayor and Mayoress with the badges to commemorate their term of office.

#### **6. APPOINTMENT OF LEADER AND DEPUTY LEADER OF THE COUNCIL FOR THE MUNICIPAL YEAR 2014-15**

**RESOLVED** to note the appointment of Councillor Paul Anthony Bell as Leader of the Council and Councillor Barry Alfred Graves as Deputy Leader of the Council for the Municipal year 2014-15.

**7. APPOINTMENT OF LEADER AND DEPUTY LEADER OF THE OPPOSITION FOR 2014-15**

**RESOLVED** to note the appointment of Councillor Andrew Michael Julian Scarborough as Leader of the Opposition, and Councillor Brian Emerson as Deputy Leader of the Opposition for the Municipal Year 2014-15.

**8. ALLOCATION OF COMMITTEE SEATS; APPOINTMENT OF STANDING COMMITTEES AND ADVISORY GROUPS AND MEMBERS THERETO; APPOINTMENT OF LEAD ADVISERS; APPOINTMENT OF MEMBERS TO OUTSIDE ORGANISATIONS; APPROVAL OF THE CALENDAR OF COMMITTEE MEETINGS FOR 2014-15; APPROVAL OF THE TERMS OF REFERENCE FOR THE NEW COMMITTEE STRUCTURE.**

It was proposed by Councillor Bell and seconded by Councillor Graves and **RESOLVED** that:

- (i) Committee seats be allocated as detailed in appendix A to the agenda;
- (ii) Standing committees and advisory groups be appointed as detailed in appendix B to the agenda;
- (iii) chairmen, vice-chairmen and councillors be appointed to standing committees and advisory groups as detailed in Appendix C to the agenda with the addition that Councillor Maguire also be appointed to the Standards Committee;
- (iv) lead advisers be appointed as detailed in Appendix D to the agenda;
- (v) appointments to outside organisations be made as detailed in appendix E to the agenda;
- (vi) the calendar of committee meetings for 2014-15 as detailed in appendix F to the agenda be approved;
- (vii) Approval be given to the terms of reference for the new committee structure as detailed in appendix G to the agenda.

**9. AUTHORISATION OF THE COMMON SEAL FOR THE MUNICIPAL YEAR 2014-15**

**RESOLVED** that authority be and is hereby given to affix the Common Seal of the Borough Council of Wellingborough to documents necessary to give effect to any of the business of the proceedings of the Council for the Municipal Year 2014-15.

**10. CORRESPONDENCE, COMMUNICATION AND OTHER BUSINESS BROUGHT FORWARD BY THE DIRECTION OF THE MAYOR OR THE CHAIRMAN OF THE MEETING**

**RESOLVED** to note that there was no correspondence, communication or other business to consider. There being no further business, the Mayor closed the meeting and invited his guests to join him at The Castle for his civic reception.

Mayor

Meeting closed at 8.00pm.

