

**MINUTES OF THE MEETING OF  
THE BOROUGH COUNCIL OF WELLINGBOROUGH  
HELD AT SWANSPool HOUSE, WELLINGBOROUGH  
ON TUESDAY 21 JULY 2015**

**Present:** The Mayor (Councillor B Graves) and Councillors Abram, Anslow, Aslam, Bailey, Bell, Bone, Carr, Ekins, Emerson, Francis, Gough, Griffiths, Hallam, Harrington, Henley, G Lawman, L Lawman Lloyd, Maguire, Morrall, Partridge-Underwood, Patel, Scanlon, Scarborough, Simmons, Skittrall, Stevenson, Walia, Ward, M Waters, V Waters, Watts and York.

**Officers present:** Mr J T Campbell (Chief Executive), Mrs S Knowles (Principal Accountancy Manager), Mrs B Lawrence (Head of Resources), Miss J Thomas (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 Allebone and Beirne.

**2. DECLARATIONS OF INTEREST**

**RESOLVED** to note that in accordance with the Localism Act 2011, the council's code of conduct and the council's constitution, the under-mentioned councillor declared an interest in the following item:

| <b>Councillor</b> | <b>Committee</b>  | <b>Reason for declaration</b>  |
|-------------------|---|--|
| Graves            | Services Committee - 29 June 2015<br>Minute 4 - Holcot car boot sale                | Personal - knows a relative of the applicant                                       |
| L Lawman          | Audit Committee - 7 July 2015<br>Minute 7 - Unaudited Statement of Accounts 2014-15 | Personal – her husband is chairman of the pensions committee at the county council |

**3. MINUTES OF THE COUNCIL MEETING OF 31 MARCH 2015**

The minutes of the council meeting held on 31 March 2015 were received.

**RESOLVED** that the minutes of the council meeting held on 31 March 2015 be confirmed and signed.

**4. MINUTES OF THE ANNUAL MEETING OF 19 MAY 2015**

The minutes of the annual meeting of the council held on 19 May 2015 were received.

**RESOLVED** that the minutes of the annual meeting of the council held on 19 May 2015 be confirmed and signed.

## **5. QUESTIONS/PETITIONS/REQUESTS TO ADDRESS THE MEETING**

The mayor had received a request from Mr Flanagan to speak in relation to the Resources Committee of 24 June 2014, minute number 13 Station Island North, Stanton Cross Compulsory Purchase Order. He addressed the meeting for three minutes immediately before the minutes of the Resources Committee were considered.

## **6. MINUTES TO NOTE**

The minutes of the following meetings were received:

|                         |               |
|-------------------------|---------------|
| Planning Committee      | 1 April 2015  |
| Planning Committee      | 29 April 2015 |
| Planning Committee      | 3 June 2015   |
| Licensing Sub-Committee | 23 April 2015 |

**RESOLVED** that the minutes of the above meetings be noted.

## **7. RESOURCES COMMITTEE – 24 JUNE 2015**

The minutes of the Resources Committee of 24 June 2015 were received.

Mr Flanagan addressed the meeting. He explained that he was the joint director of Key Area Logistics a storage logistics company located in Mill Road, Wellingborough which he leased from Network Rail and which was located on land required for route 9 of the Stanton Cross development; he expressed his concern over the compulsory purchase order being made and considered that this could be resolved through negotiation. His comments were noted.

Reference was made to minute 6 – Treasury Management Outturn – Annual Report 2014-15 and the recommendation therein which was approved.

Councillor Henley made reference to the open space audit which had been reported in the council publication The Link and asked what the current position was. The chairman of Resources Committee confirmed that a report would be presented to the Services Committee in September.

With regard to minute 13 Station Island North, Stanton Cross Compulsory Purchase Order, Councillor Bell clarified that initial negotiations had been unsuccessful hence the requirement for the compulsory purchase order, although officers would continue to endeavour to negotiate to achieve a satisfactory conclusion. He also confirmed that this would be put before a Planning Inspector and any objector would have the right of appeal.

Councillor Bell moved the recommendation which was seconded by Councillor Griffiths. On being put to the vote the recommendation was declared carried.

**RESOLVED that:**

- (i) The treasury management outturn position be noted;
- (ii) subject to Bovis Homes Ltd completing a Deed of Costs Indemnity Agreement with the Council, the Borough Council of Wellingborough (Station Island, Stanton Cross) Compulsory Purchase Order 2015 be made under section 226(1)(a) of the Town and County Planning Act 1990 and the Acquisition of Land Act 1981 and other enabling powers, for the acquisition of all required legal estates and interests in the land (except those held by Network Rail) and the acquisition of rights within the areas shown coloured pink on the draft Order map produced and appended to the report for the purposes of facilitating the carrying out of development, redevelopment or improvement of the land for the provision of a new highway and mixed uses including residential, employment, leisure and retail units and other complementary uses together with associated public access and public realm, highway and other infrastructure, drainage, associated servicing and works and that points (ii) to (v) of the Resources Committee minutes be noted.
- (iii) The minutes of the Resources Committee of 24 June 2015 be adopted.

**8. SERVICES COMMITTEE – 29 JUNE 2015**

The minutes of the Services Committee of 29 June 2015 were received.

Reference was made to minute 8 – Local Plan Advisory Group. The recommendation to establish a local plan advisory group with the membership of Councillors Carr, Emerson, G Lawman, Scanlon and Skittrall was put to the vote and declared carried.

The chairman reminded members of the Services Committee of their mandatory attendance at a briefing on the local plan on 14 September at 6pm.

**RESOLVED that:**

- (i) A local plan advisory group be set up with the membership being Councillors Carr, Emerson, G Lawman, Scanlon and Skittrall.
- (ii) The minutes of the Services Committee of 29 June 2015 be adopted.

**9. PARTNERSHIPS AND PERFORMANCE COMMITTEE – 6 JULY 2015**

The minutes of the Partnerships and Performance Committee of 6 July 2015 were received.

Councillor Abram asked why a representative of the Citizens Advice Bureau had failed to attend the meeting. The vice-chairman informed council that there had been an error with their diary entry.

**RESOLVED** that the minutes of the Partnerships and Performance Committee of 6 July 2015 be adopted.

**10. AUDIT COMMITTEE – 7 JULY 2015**

The minutes of the Audit Committee of 7 July 2015 were received.

Councillor L Lawman asked that it be noted that she had made a declaration which had not been recorded within the minutes. She had therefore made her declaration for inclusion in the minutes of this meeting.

Councillor Henley made reference to minute 4 – Audit Committee Assurance and an issue that was raised at a training event where it was suggested that it was unusual for a leader of the council to sit on an Audit Committee. He considered that the minutes did not reflect this concern and he also asked when further advice from the Head of Finance on Audit membership would be available.

The leader of the council, Councillor Bell, responded stating that the advice referred to was for a leader of an executive style system of local government. He proposed that this matter be referred to the Constitution Working Party for discussion and this was seconded by Councillor Griffiths. This was not put to the vote.

The chairman of Audit Committee responded to clarify that the advice referred to had not formally been received and confirmed that initial investigations had indicated that this only relevant when there was an executive system in place.

Councillor Bell then moved that this item be referred back to the Audit Committee and this was seconded by Councillor Griffiths and on being put to the vote was declared carried.

**RESOLVED** that:

- (i) the minutes of the Audit Committee of 7 July 2015 be adopted subject to minute 4 being referred back to the next Audit Committee;
- (ii) it be noted that Councillor L Lawman had made a declaration on minute 7 (as detailed within these minutes) of the Audit Committee.

**11. AMENDMENT TO STANDING ORDERS – STATUTORY OFFICERS**

The annexed circulated joint report of the Monitoring Officer and Head of Resources was received to advise members of the revised regulations which require an amendment to the council's standing orders.

The amendment related to the discipline and dismissal of statutory officers and removed the requirement for a designated independent person replacing this with the requirement that the final decision to dismiss any of the statutory officers was by resolution of full council, having taken into account the views

of an appointed panel. Appended to the report was the Officer Employment Procedure Rules annotated with the amendments.

The motion was moved by Councillor Bell and seconded by Councillor Griffiths and on being put to the vote declared carried.

**RESOLVED** that:

- (i) the introduction of the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2015 with effect from 11 May 2015 be noted;
- (ii) the council's constitution and the officer employment procedure rules as set out in the appendix to the report be amended.

## **12. STANDARDS – APPOINTMENT OF INDEPENDENT PERSON**

The annexed circulated report of the Monitoring Officer was received in relation to the appointment of Mr D Smith as the independent person for standards in accordance with the Localism Act 2011.

It was considered appropriate to appoint Mr Dean Smith as the independent person for standards for a period of three years from 22 July 2015.

The motion was moved by Councillor Bell and seconded by Councillor Scarborough and on being put to the vote declared carried.

**RESOLVED** that:

- (i) Approval be given to the appointment of Dean Smith as the council's independent person for standards for a period of three years from 22 July 2015;
- (ii) The Standards Committee be requested to consider and agree a suitable protocol for the operational arrangements relating to the role of the independent person.

## **13. MOTION FROM COUNCILLORS SCARBOROUGH AND EMERSON**

The following motion was moved by Councillor Scarborough and seconded by Councillor Emerson:

“Recognising Wellingborough’s diverse and ever changing population and the council’s duty to sustain and promote good community relations and to challenge prejudice, as is required by the Equality Act 2010, Wellingborough Council agrees to instigate a wide ranging community consultation to determine how best to improve community participation and involvement in challenging prejudice, and to refresh progress in delivering the equality and diversity responsibilities of the council and its related providers of contracted out services.”

Councillor Bell made reference to the Constitution and clause 4.1.12 (b) (ii) and moved that this matter be dealt with by the Services Committee at its next meeting. This was seconded by Councillor Griffiths. The Mayor confirmed that in accordance with the constitution the motion would indeed stand referred to the next meeting of the Services Committee.

#### **14. HIGH STREET/JACKSONS LANE SITE**

The annexed circulated report of the Head of Planning and Local Development was received in relation to the High Street/Jacksons Lane site.

The report detailed the work that had taken place over a number of years in relation to the proposals for the regeneration of the High Street/Jacksons Lane site and set out the current position outlining four options in relation to the future use of the site; the Queens Hall; the Drill Hall; Derek Hooton Way; affordable housing; section 106 contributions; and the development agreement.

Councillor Bell proposed that Option B be approved:

to progress with the current Keepmoat scheme but exclude the Queens Hall, Drill Hall and proposed surface level public car park from the area of land to be sold to Keepmoat in order to facilitate a separate larger leisure/retail development. This was seconded by Councillor Griffiths.

A debate ensued with members discussing the four options.

Councillor Henley proposed an amendment to add a further option (option E) as follows:

“to pause all activity and take no action to immediately procure or offer the land for sale and bring back a further report on this area being a key gateway to the town centre, as part of the local plan.”

This was seconded by Councillor Scarborough.

Members spoke on the amendment with some agreeing that there was some merit in the proposal and others considering that there was a need to revitalise the area as soon as possible.

The amendment was put to the vote and declared lost.

Members spoke in relation to the proposal to proceed with Option B. The proposal received support but the following points were highlighted: that care should be taken to ensure that consideration be given to the heritage of the site and buildings; that it be noted that properties in the High Street would benefit from improvements; and that any necessary advice from the council's consultants should be fully considered.

An assurance was sought that during the planning process consideration be given to the most appropriate type of housing for the site, that there be sufficient parking and that necessary measures be taken in regard to the junction at the High Street/Jacksons Lane.

The motion as proposed by Councillor Bell and seconded by Councillor Griffiths was put to the vote and declared carried.

**RESOLVED** that:

- (i) agreement be given to progress the current Keepmoat scheme but exclude the Queens Hall, Drill Hall and proposed surface level public car park from the area of land to be sold to Keepmoat in order to facilitate a separate larger leisure/retail development;
- (ii) a report be presented to a future meeting in relation to the Queens Hall and the Drill Hall element of the site;
- (iii) a report be presented to a future meeting in relation to any remaining negotiations and the development agreement with Keepmoat.

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

The Mayor had no further correspondence but reminded members of the relevant protocol when addressing the Mayor.

Mayor

The meeting closed at 8.15pm.