



Desborough Town Council
Town Clerk: Graham Thomson
High Street, Desborough, NN14 2QS
01536 628816 clerk@desboroughtowncouncil.gov.uk

To: All Town Councillors

You are hereby summoned to attend the Meeting of Desborough Town Council to be held in the Library, High Street, Desborough on Thursday 20 June 2019, commencing at 7pm for the purpose of transacting the following business. Members of the press and public are invited to attend.

Signed,

Graham Thomson
Town Clerk

14 June 2019

AGENDA

- 1./19 Chair's welcome and announcements**
- 2./19 To consider and if so resolved to approve apologies for absence.**
- 3./19 To note any declarations of interest from Councillors.**
- 4./19 To note any requests for dispensation**
To note any requests for dispensation for Councillors with an interest to be allowed to speak which have been considered by the Town Clerk in accordance with the Localism Act 2011 and the Council's Scheme of Delegation.
- 5./19 To receive and approve the minutes of the meeting held on 16 May 2019**
- 6./19 To receive and approve the minutes of the Annual Town meeting held on 30 May 2019**
- 7./19 To hear representations from Members of the Public**
Note: no decisions can be made in response to matters raised under this item.
- 8./19 To receive presentations from developers**
In accordance with the Council's policy, arrangements have been made to receive presentations from developers with respect to two sites in the town.
Note: no decisions can be made in response to matters raised under this item.
- 8.1./19 Land South of Desborough, Northamptonshire (Davidsons Developments Ltd.)**
The site runs roughly from Sycamore Drive to Rothwell Road to the south of existing development. The developers have indicated that a formal consultation exercise will be held at the beginning of July 2019. The presentation will cover proposed master planning and layout of the scheme; property design; housing mix, size and tenure (including affordable housing); publicly accessible open space on-site; transport/highways including vehicular/pedestrian access, parking and bus stops; surface water drainage and foul sewerage; ecology and trees/hedgerows including access management of local nature reserve; other contributions in the Section 106 Agreement including education and healthcare; archaeology/heritage; construction management.
The presentation is an opportunity to receive information, comment, and ask questions.
The Council should not make any formal decision or give any opinion about the proposals which might fetter its discretion or ability to comment on any future formal planning application.
- 8.2./19 Land to the South of Harborough Road, Desborough (Pegasus Group)**
The site is north of the Bellway development. The presentation will cover the intention to submit an outline planning application with all matters reserved except access. The developer hopes to "understand relevant local issues and identify any particular needs or lack of facilities within the village that any proposed development on this site could contribute towards". Although the proposal is very much in the earliest stages, it is envisaged that the development would result in around 230-240 dwellings.
The presentation is an opportunity to receive information, comment, and ask questions.
The Council should not make any formal decision or give any opinion about the proposals which might fetter its discretion or ability to comment on any future formal planning application.

- 9./19 To note information relating to Grange Farm Phase 2**
 At the Council meeting in March, a report was received from KBC Cllr Soans that:-
“Phase 2 of the Leisure Centre is on stream with the building of Grange 2. The Kettering Borough Council has taken steps to bring this forward to an early date by the provision of a loan to the developers. There is an S106 agreement with the developer of Grange 2 to provide £380,000 for Town Centre improvements which are, as yet, unspecified.”
 An agent for Messrs Gregory-Hood and the Desborough Settlement, the owners of the Grange Farm Phase 2 site to the north of Desborough town, has asked to clarify that Councillor Soans’ reference is likely to be to Kettering Borough Council having previously prepared and submitted an application to Homes England for a housing infrastructure fund grant to assist with the cost of initial site infrastructure. Homes England subsequently withdrew this offer of a loan, and it is understood that neither the Borough Council or Homes England intend to enter into any arrangement with the landowners or developers in respect of either a grant or a loan, and consequently all site infrastructure and other associated Section 106 liabilities are to be met in full from the development.
- 10./19 To consider the Council’s ambitions for development of the town especially with respect to S106 and similar funds.**
 In order to try to secure S106 contributions for Desborough (including community facilities), it is necessary to have an up to date plan of what is possible and desirable. It would be very helpful to the Planning Authority, and therefore developers, if the Town Council identified its ambitions on this front.
 Some items previously suggested have included the completion of the cycle routes, improvements to NHS provision, town centre improvements (such as parking, redevelopment of properties in the retail areas), public realm improvements, community facilities, specific open space improvements, and improvements to transport and play (which have more definite destinations). There have also been suggestions for contributions towards library and educational services.
 The Council is REQUESTED to indicate areas of priority for such funding in future.
- 11./19 To receive reports on activity from local groups and volunteers**
- 12./19 To reconsider making a grant under the Community Grant Scheme to Desborough Town Bowling Club**
- 13./19 To consider and if so resolved to appoint additional community members to Advisory Panels**
- 14./19 To receive and note the Planning Report**
 In accordance with the views expressed by Councillors, any comments which were uncontentious and uncontested were submitted to the relevant planning authority as set out in the report attached at Appendix A.
- 15./19 To receive the finance report**
 The Council is RECOMMENDED to approve the report (Appendix B).
- 16./19 To approve the Annual Governance Statement for 2018/2019**
- 17./19 To approve the Accounting Statements for 2018/2019**
- 18./19 To agree the date for the public inspection of accounts (the two weeks commencing 1 July 2019)**
- 19./19 To receive and note the Internal Auditor’s Report**
- 20./19 To consider and if so resolved to approve accounts for payment**
 The report set out at Appendix C details those invoices and payments for payment, those authorised in accordance with the scheme of delegation, and those where payment is by continuous authority; and the Council is RECOMMENDED to approve payment. Details in the report will be updated before the meeting as information is received.

Planning and Licensing Matters

[KET/2019/0333](#)

6 St Anthony's Walk, Desborough
1 no. dwellinghouse including cellar (revised scheme)

[KET/2019/0395](#)

6 Hereford Close, Desborough
Extension to existing detached garage

[KET/2019/0301](#)

19 Station Road, Desborough
Erection of single storey rear extension and conversion of restaurant store and office to create 1 no. dwelling

[KET/2019/0338](#)

39 Havelock Street, Desborough
First floor side extension

[KET/2019/0360](#)

Eckland Lodge Business Park, Desborough Road, Braybrooke
Proposed development: KET/2018/0655 (Demolition of existing unit and construction of 3 buildings containing 6 units. 4 units for B2 and B8 use, 1 unit for B8 use with ancillary showroom for the display of conservatories, windows and UPVC products and 1 unit for sui generis use for the conversion and fit out of camper vans): Changes to front elevation materials of unit B

[KET/2019/0262](#)

Unit 3B, Woodside, Stoke Albany Road, Desborough
Proposed development: Change of use for the repair and maintenance of cars

[KET/2019/0330](#)

141 Braybrooke Road, Desborough
Single storey side extension

[KET/2019/0348](#)

18 The Ride, Desborough
Single storey rear extension

[KET/2019/0340](#)

2 Cherry Tree Close, Desborough
Single storey front extension

[KET/2019/0301](#)

19 Station Road, Desborough
Erection of single storey rear extension and conversion of restaurant store and office to create 1 no. dwelling

[KET/2019/0338](#)

39 Havelock Street, Desborough
First floor side extension

Finance Report

Monthly Bank Reconciliation

	Bank Statement date
Bank reconciliation	31/05/2019
Unity Trust Bank Current	£51.91
Unity Trust Bank Saver	£90,001.00
Barclays Current	£159,651.51
Barclays Business Saver	£293,892.18
CCLA Public Sector Deposit Fund	£0.00
Unpresented payments	£613.76
Reconciled Balance	£542,982.84

Unpresented payments

Cost centre	Code	Description	Total	Comment
Administration	Community Grant	Desb Town JFC	£500.00	Cheque not presented
Administration	MS Office	MS Office Business for Mac	£113.76	Purchase not yet made
Balance			£613.76	

Income

Precept payment £38,008.00

Accounts for payment

Supplier	Reason	VAT	Total Amount
Office Depot	Stationery	£6.53	£39.20
Northamptonshire County Council	Office rent (Jul - Sep)	£0.00	£2,000.00
LGSS Pensions	Pension (employee's and employer's contributions)	£0.00	£866.60
Graham Thomson	Salary (June 25 hours / week) Overtime (May 48 hours)	£0.00	£1,953.59
Continuous authority for payments (amount may vary slightly month to month)			
Talk Talk Business	Internet and telephone	£9.63	£57.79