
**Minutes of the meeting of Desborough Town Council
held on Thursday 20 June 2019**

Councillors present: J Read (Chair), S Draycott (in the Chair: minute 35./19 only), L Burnham, I James, G Holmes, B Keys, B McElhinney, P Sawford, S Stroud, and, J Taylor.

Also present: Police Sgt R Offord, G Thomson (Town Clerk), and 18 members of the community.

24./19 CHAIR'S WELCOME AND ANNOUNCEMENTS

The Chair welcomed those present to the meeting and reported that she had recently attended the Rothwell civic service. She reminded those present that the Carnival was on 29 June 2019.

25./19 TO CONSIDER AND IF SO RESOLVED TO APPROVE APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor Archer.

**RESOLVED that:-
the apologies be noted.**

26./19 TO NOTE ANY DECLARATIONS OF INTEREST FROM COUNCILLORS.

Cllr Read declared an interest in minute 35./19 "*To reconsider making a grant under the Community Grant Scheme to Desborough Town Bowling Club*".

27./19 TO NOTE ANY REQUESTS FOR DISPENSATION

The Town Clerk reported that a request for dispensation to participate and vote in any discussion relating to Desborough Library until the next election had been received from Cllr James. He stated that in accordance with the Scheme of Delegation, following consultation with Kettering Borough Council's Monitoring Officer, and to be consistent with the dispensations already granted in respect of this matter, he had approved the dispensation on the grounds that:-

- i) without the dispensation the number of persons unable to participate in the transaction of the matter would be so great as to impede the transaction of the council business (S33a); and;
- ii) without the dispensation the representation of different political groups would be affected so as to alter the likely outcome of any vote (S33b).

**RESOLVED that:-
the information be noted.**

28./19 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING HELD ON 16 MAY 2019

The minutes of the meeting held on 16 May 2019 had been previously circulated. It was noted that Minute 15./19 should read:

"RESOLVED that:-

the following appointments be made:-

- i) Volunteer Path Warden - Mr Martin;*
- ii) Volunteer Road Safety and CCTV Warden - Mr Hill;*
- iii) Awards Advisory Panel*
 - a. Cllrs Archer, Read, Taylor, Watson;*
 - b. Community members Mrs McElhinney, Mr Birney, and two other members of the community to be appointed at the next meeting*
- iv) Community Grants Advisory Panel*
 - a. Cllrs Archer, Read, Taylor, Watson;*
 - b. Community members Dixon, Mount, and two other members of the community to be appointed at the next meeting."*

**RESOLVED that:-
the minutes, as amended, be confirmed and signed by the Chair.**

29./19 TO RECEIVE AND APPROVE THE MINUTES OF THE ANNUAL TOWN MEETING HELD ON 30 MAY 2019

The minutes of the Annual Town Meeting held on 30 May 2019 had been previously circulated.

**RESOLVED that:-
the minutes be noted.**

Chair: _____

30./19 TO HEAR REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

30.1./19 BRAYBROOKE ROAD PLAY AREA

A member of the public spoke about the removal of play equipment from the play area in Braybrooke Road some 27 years previously. She requested the reinstatement of the equipment. It was noted that there had previously been a rolling programme of playground replacement / refurbishment across Kettering Borough by the Borough Council. The Town Clerk undertook to contact Kettering Borough Council to ask for the replacement of the equipment.

31./19 TO RECEIVE PRESENTATIONS FROM DEVELOPERS

Extracted from the report of the Town Clerk:

In accordance with the Council's policy, arrangements have been made to receive presentations from developers with respect to two sites in the town.

31.1./19 LAND SOUTH OF DESBOROUGH (DAVIDSONS DEVELOPMENTS LTD.)

Extracted from the report of the Town Clerk:

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.

The Chair invited Paul Waterfield (Davidsons Developments Ltd) and Robert Love (Bidwells) to make a presentation on the development. They spoke about the proposal to have 30% of the properties on site as affordable housing and the unilateral undertaking from the developers under S106 to provide: 0.28 hectares of community allotments and a multi-use games area. During a discussion following the presentation the following matters were highlighted amongst others:-

- the developers stated a preparedness to provide bus shelters onsite, or offsite if no bus route went through the site;
- the developers were unable to quantify the "affordable" price of any property;
- concern was expressed about the potential danger caused by traffic from the site emerging onto Rothwell Road both during construction and occupation of the development;
- concern was expressed about the likelihood of flooding given that the site was in or adjacent to a flood plain and had flooded only a matter of weeks previously;
- any measures to be undertaken to protect the wetland from additional visitors;
- how the site would be maintained in the longer term: whether the site would be maintained by the developer, a Management Company, or the local authority following adoption;
- that construction might begin in Spring 2020.

The developers were thanked for their presentation.

31.2./19 LAND TO THE SOUTH OF HARBOROUGH ROAD, DESBOROUGH (PEGASUS GROUP)

Extracted from the report of the Town Clerk:

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.

The Chair invited Marie Stacey, and James Clark of Pegasus Group and Nikki Beers of Bowbridge Land to make a presentation on the development. They spoke about the indicative site layout, survey work on site, the imminent public consultation, the potential contribution to the Braybrooke Road play area, possible improvements to the route to Braybrooke Road from

the site, and improvements to the appearance of the boundary of the town and the gateway entrance.

Concern was expressed about the safety of the design showing two traffic routes onto Harborough Road. It was reported that the developers were currently undertaking a traffic survey. During a discussion following the presentation the following matters were highlighted amongst others:-

- Straight Furlong was reputed to be a BOAT (byway open to all traffic) but vehicular traffic was restricted;
- cycleways should not link to culs-de-sac but to green areas instead;
- special investigations should be undertaken into the foul water sewage system;
- the developers were unable to quantify the “affordable” price of any property;
- that construction might begin in three or so years.

The developers were thanked for their presentation.

32./19 **TO NOTE INFORMATION RELATING TO GRANGE FARM PHASE 2**

Extracted from the report of the Town Clerk:

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.

The Chair reported that the Borough Council had not drawn the attention of the Town Council to the Homes England decision and that she had asked that the Town Council be kept informed of any future developments.

33./19 **TO CONSIDER THE COUNCIL’S AMBITIONS FOR DEVELOPMENT OF THE TOWN ESPECIALLY WITH RESPECT TO S106 AND SIMILAR FUNDS.**

Extracted from the report of the Town Clerk:

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.

It was noted that the Town Council was not able to require any particular contribution or use for contribution, these things being subject to negotiation between the developer and the Planning Authority. Suggested ambitions for the town included: parking, improvements to the “George corner”, and safety barriers at the Harborough Road bridge.

It was noted that none of the Borough Councillors were attending the Borough Council’s planning meetings and the town was therefore at a disadvantage. It was suggested that it might be useful to know what might be possible and legitimate uses of developer contributions such as S106 before working on a “wish list”.

The Town Clerk undertook to invite appropriate officers from KBC to attend the next meeting to explain the process and possibilities.

RESOLVED that:-

consideration of the matter be deferred.

34./19 TO RECEIVE REPORTS ON ACTIVITY FROM LOCAL GROUPS AND VOLUNTEERS

34.1./19 NORTHAMPTONSHIRE POLICE

PS 783 Offord reported that overall crime in the Loatland ward had increased by 2.69% and in St. Giles ward by 0.58%. He stated that there was anecdotal evidence of antisocial behaviour but he urged members of the community to report matters to the Police by telephoning 101 (or 999 if a crime was in progress), by contacting the neighbourhood team, or through northants.police.uk so that appropriate action could be taken and crimes recorded.

With regard to CCTV, PS Offord stated that he would welcome more cameras and the suggestion of volunteer monitoring, if there was no cost to the Police and volunteers were appropriately vetted.

PS Offord gave detail of the recent operation which resulted in the discovery and closure of a cannabis factory in Kettering.

RESOLVED that:-

the information be noted.

34.2./19 DESBOROUGH & DISTRICT TWINNING ASSOCIATION

It was reported that the recent visit from partners from Esch in Holland had been very successful.

RESOLVED that:-

the information be noted.

34.3./19 JUNIOR PARKRUN

It was reported that the grant had been received from the Council and that the defibrillator and walkie-talkies had been bought.

RESOLVED that:-

the information be noted.

34.4./19 DESBOROUGH IN BLOOM

It was reported that the hanging baskets had been put up and residents were requested to help with watering. It was also reported that a dog walker had been observed putting dog mess into the planting pagoda in Havelock Square, with a plea that dog walkers either take the mess home with them or put it in a bin. It was suggested that consideration be given to asking local schools to ask children to design posters reminding people to dispose of dog mess appropriately.

RESOLVED that:-

the information be noted.

34.5./19 VOLUNTEER TRAFFIC CAMERA WARDEN / CCTV

It was noted that CCTV would be on the agenda for the next meeting.

RESOLVED that:-

the information be noted.

35./19 TO RECONSIDER MAKING A GRANT UNDER THE COMMUNITY GRANT SCHEME TO DESBOROUGH TOWN BOWLING CLUB

Councillor Read, having declared an interest in this matter, left the room, and took no part in the discussion or voting thereon. In the absence of the Chair, Councillor Draycott took the Chair.

It was noted that a report on the activities of the club had been presented to the recent Town meeting. The Town Clerk reminded the Council that the application had been for £975 comprising £795 for new security gates and £685 for new carpet, with the balance of the cost being met from club funds. He added that the Council's policy prevented grant payments for work already carried out and that when the application had been made the security gates had already been fitted.

RESOLVED that:-

a grant of £685 towards the cost of carpet be made.

Cllr Read returned to the meeting at this point and resumed the chair.

36./19 TO CONSIDER AND IF SO RESOLVED TO APPOINT ADDITIONAL COMMUNITY MEMBERS TO ADVISORY PANELS

RESOLVED that:-

consideration of the matter be deferred to the next meeting.

Initialed by Chair: _____

37./19 TO RECEIVE AND NOTE THE PLANNING REPORT

Extracted from the report of the Town Clerk:

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.

RESOLVED that:-

the information contained in the report be noted.

38./19 TO RECEIVE THE FINANCE REPORT

Extracted from the report of the Town Clerk:

The Council is RECOMMENDED to approve the report (Appendix B).

RESOLVED that:-

the information contained in the report be noted.

39./19 TO APPROVE THE ANNUAL GOVERNANCE STATEMENT FOR 2018/2019

The Town Clerk referred to the Annual Governance Statement and the required responses.

RESOLVED that:-

the Annual Governance Statement for 2018/19 be approved.

40./19 TO APPROVE THE ACCOUNTING STATEMENTS FOR 2018/2019

The Town Clerk referred to the Accounting Statements and drew attention to the discrepancy of £1 between the total fixed assets which, he explained, was entirely due to the correction of rounding errors from previous years.

RESOLVED that:-

the Annual Governance Statement for 2018/19 be approved.

41./19 TO AGREE THE DATE FOR THE PUBLIC INSPECTION OF ACCOUNTS

RESOLVED that:-

the dates for the public inspection of accounts commence on 1 July 2019 and end on 9 August 2019.

42./19 TO RECEIVE AND NOTE THE INTERNAL AUDITOR'S REPORT

The Town Clerk confirmed that the Internal Auditor had been entirely satisfied that the items raised in the Interim Audit had been fully addressed. He added that the final report contained a specific recommendation that the Council should consider creating a three to five year plan to ensure that the reserves are used effectively and to the benefit of the community over the course of time.

RESOLVED that:-

the report be noted and the recommendation be accepted.

43./19 TO CONSIDER AND IF SO RESOLVED TO APPROVE ACCOUNTS FOR PAYMENT

Extracted from the report of the Town Clerk:

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.

RESOLVED that:-

the recommendation be accepted.

The meeting closed at 20:54

Signed by the Chair: _____

Date: _____

Initialed by Chair: _____

**DESBOROUGH TOWN COUNCIL
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APPENDIX A

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

**DESBOROUGH TOWN COUNCIL
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APPENDIX B

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

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APPENDIX C

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

Initialed by Chair: _____