

The Meeting of the Desborough Town Council held at Marlow House, Gold Street, Desborough on Thursday 18th March 2010.

PRESENT

Councillors: Cllr P Goodman (Vice Chairman), Cllr D Bindley, Cllr D Coe, Cllr D Soans, Cllr I Hollinshead, Cllr G Durward, Cllr P Malin

Clerk: Leigh Parkin

Also in attendance: PCSO P Millar, Mr J Conway – Head of Housing KBC, Ms S Hottinger – Housing Strategy Manager KBC, Ms C Keating, Ms T Barrett, Ms M McIssac and Mr W McFarland – representatives from the Bedford Pilgrims Housing Association, Ms P Bellamy – Infrastructure and Asset Development Manager KBC, P Holmes and other members of the public.

<p>6738</p>	<p>Chairman’s announcements</p> <p>The Chairman sent his apologies to the meeting. Cllr Tebbutt has attended the following meetings:</p> <ul style="list-style-type: none"> • 10.02.10 – Planning Policy briefing. Rothwell and Desborough consultation responses to be discussed on 9th March 2010. • 19.02.10 – JAG meeting. A cheque is being forwarded for the Young Detective Scheme. • 02.03.10 – Cllr Tebbutt spoke at the KBC Planning Committee meeting detailing the Town Council’s specific objections to the new Leisure Centre Plans as presented. A decision on the application was deferred for further investigation. • 02.03.10 – visited the Desborough Cemetery to inspect the work in progress which is being hampered by the weather. • 03.03.10 and 04.03.10 – NCC Joint Planning meetings. • 09.03.10 – Planning Policy meeting. The Rothwell & Desborough Final Plan will now be completed ready for submission to the Government. • 11.03.10 – Northants CALC meeting to discuss role and relationship with the Town Council over the next 12 months. • 11.03.10 – Tenants Forum, Representatives are being sought for Desborough following recent resignations. <p>The 7.5 tonne temporary notices have been recovered and returned to NCC. Short of setting a 24 hour, 7 day watch the reduction in the volume of traffic was indeterminate. The signs need a longer period of future deployment.</p> <p>Cllr Goodman announced, on the Chairman’s behalf, that the Chairman’s Charity Lunch will take place on Sunday 6th June 2010.</p>
<p>6739</p>	<p>Apologies for absence</p> <p>Apologies for absence were received from Cllr M Tebbutt (meeting commitment), Cllr G Dixon (holiday), Cllr J Derbyshire and Cllr M Dearing. It was <u>RESOLVED</u> to approve the apologies for absence received.</p> <p>Cllr B Humfrey, NCC County Councillor, Mr R Matthews, Rothwell & Desborough Futures Ltd and Mr D Lane, Community Services KBC also gave their apologies.</p>
<p>6740</p>	<p>Declarations of Interest by Councillors</p>

Chairman

Date

	<p>Cllr Soans would not take part in any consideration of planning matters as he is on the Planning Committee at the Borough Council.</p>
<p>6741</p>	<p>Police Report</p> <p>PCSO Millar went through the crime figures for February 2010. It was highlighted that anti social behaviour is on the increase in Desborough. There has also been an increase in the number of young people gathering outside the Co-Op on the High Street. Police patrols have been increased and a mobile CCTV camera has been installed near the public toilets. It is hoped that with the lighter evenings these youths will disperse. The Police have started visiting the parents of a number of these young people.</p> <p>Councillor Goodman asked about the broken windows at the URC Church. PCSO Millar was unaware of this. Cllr Bindley stated that broken bottles are regularly found up Mansefield Close. PCSO Millar confirmed that the whole of Desborough comes under the alcohol exclusion zone.</p> <p>Cllr Coe raised concern that a lot of money has been spent on CCTV cameras but the results are not always positive. Cllr Goodman again stated that the Town Centre Partnership have cameras that can be borrowed. If anyone would like to borrow a camera they should contact either Mark Churcher at the Jewellers, Terry James, Expressions Card shop or Cllr Goodman.</p>
<p>6742</p>	<p>Bedford Pilgrims Housing Association</p> <p>Mr Conway, Head of Housing KBC, stated that the main intent for KBC and Bedford Pilgrims Housing Association (Bpha) to visit the Town Council was to talk about the 20 new homes on the Linley Drive development. He explained that KBC have a Local Lettings Policy which applies to developments of more than six houses. The aim of the Policy is to enable a broad cross section of people to move into a new development.</p> <p>Ms Hottinger, Housing Strategy Manager KBC, explained how KBC let properties using Kettering Key Way which is a web based housing allocation scheme. The houses on the new development will be allocated as follows:</p> <p>25% of the units to be allocated to people in employment or are taking up new employment in the area. 25% of the units will be allocated to applicants in existing council or housing association properties that have a good twelve month housing record 50% of the properties will be allocated in the normal way.</p> <p>KBC will undertake the initial verification checks and if cleared applicants will be handed over to Bpha who will undertake full verification.</p> <p>Mr McFarland, Bpha, confirmed that new residents are issued with introductory tenancy agreements for a period of twelve months which are less secure than normal social housing tenancies. If during the initial twelve month period the tenancy agreement is breached, such as, damage to property, anti social behaviour, non payment then the agreement is ended. If there is no breach of tenancy then a secure tenancy will be issued after the twelve month period. The tenants are visited four times in the first year.</p>

	<p>Bpha believe that a combination of the lettings policy, verification procedure and ongoing liaison with the tenant will fit in with the existing community.</p> <p>Cllr Coe asked who would be the contact to report to if there were any concerns about tenants. It was confirmed that Bpha will be the landlords and owners of the properties so any concerns should be addressed to them. There will be a phased handover of the properties to Bpha between June and September this year. Ms Hottinger confirmed that if a member of the public has any concerns with a Housing Association property within Desborough but they do not know which Association it is then they should contact KBC in the first instance which can be done at the Customer Service desk situated in Desborough Library. The concerns can then be passed onto the relevant Association. If the issues are concerning illegal activities then the Police should be contacted in the first instance and an incident number obtained. Cllr Goodman pointed out that at all times the Councillors may be contacted with queries.</p> <p>Cllr Soans asked whether the Oak Tree Close Housing Development also came under Bpha. They confirmed that it does not.</p> <p>Cllr Goodman raised concern about properties having a lot of vehicles parked outside on a regular basis. Bpha confirmed that any unlawful activities are a breach of tenancy; however, it is difficult to deal with the issue of many parked cars.</p> <p>Cllr Bindley asked whether the visits to tenants are unexpected. Bpha confirmed that appointments are made with the tenants so that they are aware when they will be visiting. Failure to attend appointments on two occasions will lead to notice being served against the tenant.</p> <p>Cllr Hollinshead asked whether it is anticipated that these properties will be let. He referred to the Grange Housing Estate where there are quite a few properties not sold or let. Mr Conway confirmed that he did not envisage any problems letting the properties as there is no shortage of people in Desborough wanting to rent.</p> <p>Cllr Goodman thanked the representatives from KBC and Bpha for attending the meeting.</p>
<p>6743</p>	<p>Desborough Greenspace</p> <p>Ms Pia Bellamy confirmed that Desborough Green Space is a working name for the project at this time. This area of land is part of land a section 106 agreement between CJC Developments and KBC. CJC Developments have provided KBC with a sum of money for the development and maintenance of Desborough Greenspace.</p> <p>To allow the development of a project delivery plan, Rockingham Forest Trust was commissioned in 2007 to develop and deliver a consultation plan with local people. A master plan for the site now requires to be developed making the best use of the sum of money provided by the developer for capital works and the maintenance of the site. Further funding opportunities are being investigated to cover the ongoing maintenance of the site.</p> <p>The main objective for Desborough Greenspace identified by local people in 2007 is to provide ‘an area of quiet recreation where nature can be experienced’. Ms Bellamy gave an overview of the responses received. The land has been offered for adoption by CJC</p>

	<p>Developments. KBC's legal team are currently dealing with this stage. No work can be undertaken on the site until the land has been adopted.</p> <p>KBC's project scope is 'to develop a feasible project plan for the future management, maintenance and development of Desborough Greenspace'. KBC have developed project milestones. It is intended to deliver further consultation by the end of September 2010. A discussion was held about how people will be consulted. Ms Bellamy confirmed that a variety of methods of consultation will be used.</p> <p>A question was raised about what the difference is between a country park and the status of Desborough Greenspace. Ms Bellamy explained that the main difference is the status of the site. At a country park it is expected that there will be toilets, a full-time ranger service, refreshments etc. This has larger financial implications to sustain and maintain the area. KBC currently have £130,000 to undertake the work on the Greenspace and maintain the area. It was suggested that the Trustees of the Maud Elkington Trust be contacted with regard to funding support.</p> <p>It is hoped that members of the community will become involved in supporting the development of the Greenspace and that volunteers will be attracted to join the project team.</p>
<p>6744</p>	<p>Play Builder Project</p> <p>Ms Bellamy spoke on behalf of Mr Lane and confirmed that eighteen applications had been submitted to NCC for Playbuilder Funding. Nine applications were successful, including Rushton Road Desborough, and each were awarded £49,000. The project must be completed by 31st March 2011. A sub group including 2/3 Town Councillors is to be established which will assist with the development and delivery of the consultation plan.</p> <p>It was AGREED that the representatives from the Town Council will be Cllr Coe, Cllr Bindley and Cllr Derbyshire.</p>
<p>6745</p>	<p>Representations from members of the public</p> <p>It was reported that the Ar Tarn Action Group have contacted the Development Trusts Association which supports groups to form a community trust looking to regenerate an area, such as, the Lawrences Factory Site. If a Local Authority has a facility/ site etc. that is not being used it can, by agreement, be passed over to a community trust as a community asset transfer. The Development Trusts Association has allocated Mr Stan Crawford OBE (Sherwood Energy Village/EMDA Board Member) to work with the Ar Tarn Action Group. He will initially help with the development of a business plan.</p> <p>Once more information is available the Ar Tarn Action group will be putting together a newsletter and other forms of communication to connect with Desborough residents and keep them informed.</p> <p>Members of Desborough Town Council were asked to get involved with this development. Mrs Holmes is to advise the Clerk of future meeting dates.</p>
<p>6746</p>	<p>Minutes of Town Council meeting held on 18 February 2010</p>

	<p>The Minutes of the Town Council meeting on the above date were <u>unanimously approved</u> and signed as a true record of the meeting. One amendment was made to Minute 6726, 6th paragraph, 1st bullet point which should read Hazeland House.</p>
<p>6747</p>	<p>Matters Arising:</p> <ul style="list-style-type: none"> • Minute 6726: Information with regard to the Town Council’s Highways concerns has been e-mailed to Cllr B Humfrey, NCC County Councillor. • Minute 6732: A letter has been sent to Mr J Trimble, Local Engineering Team Leader, NCC with regard to the highways issues raised at the meeting. A response is awaited. • Minute: 6733: The Clerk has forwarded the Notice of Refusal for KET/2009/0732 to Cllr Dearing who is to provide the Clerk with a draft letter. • Minute 6736.1: The letter from the Town Council to close one of the Barclays Business Saver Accounts has been sent. Confirmation is awaited from Barclays to confirm the account has been closed and the money transferred to the remaining account. • Minute 6717: The Clerk read a letter received from NCC Highways Department with regard to the gritting of the footways in Desborough during the recent bad weather and Ironwood Avenue. Mr B Coleman, Head of Environmental Care KBC, is meeting with representatives from the NCC Highways Department on 30th March 2010. At the meeting he will encompass the Desborough concerns. • It was reported that there are currently two Traveller caravans on Straight Furlong and another on the Braybrooke roundabout. It was <u>AGREED</u> to write to the NCC Travellers Unit to ask how these caravans are being dealt with.
<p>6748</p>	<p>County Councillor’s Report</p> <p>No report was provided by the County Councillor.</p> <p>Cllr Coe reported that there is a problem with the grit box on the road junction between The Ridings and Whitehills Road. Youths have been sitting on the box and dispersing its contents. Cllr Coe has telephoned the Highways Department.</p>
<p>6749</p>	<p>Borough Councillors’ Reports</p> <p>Cllr Soans reported that he had attended the following meetings:</p> <ul style="list-style-type: none"> • Two meetings of the Kettering Old Grammer School Foundation of which he is the Deputy Chairman of the Benefits Committee. • 25.02.10 – KBC Full Council meeting • 02.03.10 – KBC Planning Committee <p>Cllr Soans highlighted that the new Desborough Leisure Centre application had been presented to the Planning Committee. It was agreed at the meeting that at present the proposed centre is not adequate for a Borough Council facility because it has no catering/restaurant facilities, senior football pitches or coach parking provision. A decision on the application has been deferred for further investigation.</p> <p>A further scoping application has been submitted for Braybrooke Road. The Area Action</p>

	<p>Plan specifically states that this area should not be developed for employment. The Area Action Plan has been ratified by the Planning Policy Committee and will now be submitted to the Secretary of State.</p> <p>Cllr Soans distributed a copy of the ward walkabout which includes points of action for both KBC and NCC. KBC are addressing all points however NCC's actions points are not progressing very well.</p>
6750	<p>Clerk's report</p>
	<p>The Clerk has sent all correspondence required after the last Council Meeting.</p>
6750.1	<p><u>Annual Review of Desborough Town Council's Policies and Procedures:</u> The following up-dated Policies and Procedures were <u>ADOPTED</u> by the Council:</p> <ul style="list-style-type: none"> • Internal Controls Procedures • Risk Assessment • Financial Regulations • The Code of Conduct for Desborough Town Council
6750.2	<p>It was <u>AGREED</u> that a copy of the New Model Standing Orders is to be purchased from Northants CALC and that the Standing Orders will continue in the current format subject to a full review in line with the New Model. This review will be completed by 31st March 2011. It was <u>CONFIRMED</u> that a group will be set up to review the Standing Orders consisting of Cllr M Tebbutt, Cllr P Goodman, Cllr G Durward, Cllr D Coe and the Clerk.</p>
6750.3	<p><u>Northamptonshire Councils' Charter:</u> The Town Council <u>AGREED</u> that it does not wish to make any comments on this document.</p>
6750.4	<p><u>Pocket Park (Minute 6734.6):</u> The next work day to build and install benches in the Park will be held on Saturday 1st May 2010. The funding for the benches has kindly been provided by Cllr B Humfrey, NCC County Councillor through her Empowering Councillors Fund. Cllr D Soans said that he would be happy to give £500 towards the up-keep of the Park through his Ward Initiative Fund.</p>
	<p>The complaint from the member of the public detailed in the Clerk's Report was discussed. In addition the Clerk reported that the member of the public has had a tree surgeon on Site who has stated that one of the trees behind his property has a split trunk and needs to be taken down. The member of the public is prepared to pay for the tree to be removed for the other trees at the back of his property to be heavily pruned. It was <u>AGREED</u> that the Clerk will contact the member of the public to request a written report from the Tree Surgeon. In addition the Clerk will contact the Planning Department at Kettering Borough Council in respect of the planning implications and authority to remove a tree in the Park.</p>
6750.5	<p><u>Desborough War Memorial:</u> Councillors present at the meeting confirmed that they liked the sketch plans for a proposed new memorial. A discussion was held about which names can be included on a war memorial. Further clarification is to be sought on this matter.</p>
6750.6	<p><u>CPRE Northamptonshire's Stop the Drop Campaign – 2010:</u> The Town Council will</p>

	<p>be holding a litter pick on Saturday 17th April 2010 between 10am and 12 midday meeting in the car park on Mansefield Close at 10am. Anyone who wishes to take part will need to confirm their attendance to the Clerk by Wednesday 7th April 2010 so that enough equipment can be provided and the collection of bags following the event can be organised. The Clerk is to contact the Evening Telegraph and Mrs Flude.</p>
6750.7	<p><u>NCC Creating Sustainable Communities - A Planning Obligations Framework and Guidance Consultation Draft:</u> The Town Council <u>AGREED</u> that it does not wish to make any comments on the document.</p>
6750.8	<p><u>Royal Air Force Civic Reception Corby:</u> No Councillors will be attending this event.</p>
6750.9	<p><u>Campaign to Protect Rural England (CPRE) Road Show Event:</u> It was <u>AGREED</u> that the Town Council will not be sending any representatives to this event.</p>
6750.10	<p><u>Harborough FM Radio:</u> The Town Council <u>AGREED</u> that it does not wish to participate in this event at present.</p>
6750.11	<p><u>Desborough Christmas Lights (6734.3):</u> KBC has confirmed that the reason the two square lights need rewiring is that the bulbs are no longer available; therefore, to fit a replacement set of bulbs will require a different cable which will have to comply with health and safety regulations.</p>
6750.12	<p><u>Northamptonshire Larger Councils Partnership (NLCP), Wednesday 10 March 2010:</u> Cllr Goodman attended this meeting on behalf of Desborough Town Council and will report back at the next Town Council meeting.</p>
6750.13	<p><u>Gala Night Insurance:</u> The Clerk has confirmed with Zurich that the Christmas Gala night is covered by the Town Council's public liability insurance.</p>
6750.14	<p><u>KBC Forward Plan and Work Programme for February 2010:</u> This document can be located on the KBC website using the following link: http://www.kettering.gov.uk/site/scripts/download_info.php?downloadID=1842&fileID=4057</p>
6750.15	<p><u>Green Communities:</u> Information was provided to the Councillors about Green Communities which is a programme from the Energy Saving Trust that aims to support, facilitate and promote community projects.</p>
6750.16	<p><u>Stockburn Memorial Trust Fund:</u> Information was provided to Councillors about the Stockburn Memorial Trust Fund.</p>
6750.17	<p><u>Correspondence File:</u> This month's file contains:</p> <ul style="list-style-type: none"> • Desborough Town Council Standing Orders • Monthly Parish Crime Report and Detection Rates • Royal Air Force Civic Reception • Highway Representatives, Parish Path Wardens & Tree Wardens – Newsletter Winter 2009/10 • Spinal Injuries Association – hold a fish & chip supper to help spinal cord injured people – Friday 21st May 2010 • Stockburn Memorial Trust Fund letter

	<ul style="list-style-type: none"> • Kettering General Hospital NHS Foundation Trust – kgtogether • Green Communities Programme – The Energy Saving Trust • KBC Development Services – Planning Committees – information leaflet
6751	Community reports
6751.1	Town Centre Partnership: The AGM is to be held on 22 nd April at Marlow House starting at 7.30pm. It is hoped that many of the local traders will attend the meeting. The TCP are looking to extend their membership and will be undertaking a leaflet drop. A website has been set up www.desborough.biz . A number of local businesses have agreed to have a page on the website.
6751.2	Civic Society: The Society's AGM is to be held on 29 th March at the Heritage Centre which will also include a short lecture on Desborough. Lectures will continue throughout the summer. The Centre has been awarded two grants for various projects.
6751.3	Twinning: The Clerk distributed March's newsletter. Cllr Goodman confirmed that she will be attending the Twinning Association Annual Meeting which is to take place in Strzyzow, Poland from 10 th to 14 th June 2010.
6751.4	<p>Youth: Mr J Putt, Chairman of the Desborough Youth Club Committee, had provided a report. The After School Club that uses the Youth Club building has asked the Management Committee to assist them in applying for a £10,000 grant from the NCC Clubs for Young People Scheme. A meeting is due to take place between the Committee and the organisers who run the After School Club to see how they can move forward. Any developments will be reported to the Town Council. Membership of the Youth Club has now risen to over 100 young people and the Club has recently provided a work placement for a youth worker from the Northampton Association of Youth Clubs.</p> <p>Cllr Coe reported that he had recently attended a Youth meeting organised by Revd Paul, St Giles Church. This initial meeting was attended by thirteen representatives from across the Town with an involvement in Youth activities. The meeting highlighted what activities are currently being provided within the Town and who is not being catered for. It was <u>AGREED</u> that Cllr Coe will attend any future meeting to be organised.</p>
6752	Financial report
6752.1	<p><u>Review of the Effectiveness of Internal Audit:</u></p> <p>The Terms of Reference document was <u>ADOPTED</u> by the Town Council. The Clerk presented a Review of the Effectiveness of Internal Audit form and draft letter of appointment to the internal auditor which were both <u>APPROVED</u> by the Town Council.</p>
6752.2	<p><u>Payments received:</u></p> <p>The payment of £2,450 has been received from KBC as a contribution towards purchasing, installing and maintaining the Desborough Christmas Lights for 2009.</p>
6752.3	<u>Accounts for Payment:</u>

		The following payments be were <u>APPROVED</u> :	
Cheque No.	Amount	Payee	Reason for Payment
101112	£501.24	Mrs L Parkin	Salary & Expenses (Feb 10)
101113	£113.19	HM Revenue & Customs	PAYE & NI (Feb 10)
101114	£35.00	Vine Community Trust	Hall Hire
101115	£2,890.50	Kettering Borough Council	Erect, install & maintain Christmas Lights 09 (*)
101116	£25.00	Northants CALC	1 copy of Standing Orders for Local Councils
<p>(*) Net Amount £2,460.00 + £430.50 VAT. This was the total cost for KBC to erect, install and maintain the Desborough Christmas Lights for 2009 including the use of a cherry picker and the additional work to move the Snowman decoration to the side of Marlow House.</p>			
6753	Planning Applications		
	The following applications have been received and comments made under delegated procedures or to be made at the meeting:		
6753.1	<p>KET/2010/0092 – Mr Pritchard Goodman – Braybrooke Road (Land at), Desborough - Environmental Statement Scoping Opinion: Request for scoping report on site for commercial uses including B1, B2 and B8, C1 and C2 uses. Construction of new roundabout, areas of open space, necessary internal road network and public footpath/cycleway links</p> <p>KBC and North Northamptonshire Joint Planning Unit, Secretary of State approved documentation has determined that too much B8 provision has been provided; hence no further provision should be placed at Desborough. The Rothwell & Desborough Area Action Plan, soon to be submitted to the Secretary of State, excludes the area on this application plan from any development. The site is at the head of a valley stretching to Market Harborough, thus the type of proposed development would be very visually intrusive and therefore detract from the visual amenity. Some 50% of the plan area is of unique character, being probably the only ridge and furrow land for many miles around, which is in agricultural use as excellent grazing land. Development should not therefore be permitted.</p> <p>Object strongly to any units west of Braybrooke Road. Would be more sympathetic to eastern side.</p> <p>Desborough Town Council has been firm in their belief that any business park should be grouped up near Magnetic Park (i.e. eastern side). Not withstanding that KBC have already said no further requirement for B8 provision, as we are already over provided.</p>		
6753.2	<p>KET/2010/0734 (amended) – Hampton Brook Ltd & Sainsbury’s Supermarkets Ltd – Magnetic Park (land at), Desborough – Full Application with EIA: New class A1 foodstore and petrol filling station with associated access, landscaping, servicing and car parking</p> <p>Revised documentation gives no reason to alter previous submission dated 25th January 2010.</p>		
6753.3	KET/2010/0128 – D Robinson Ltd, Stoke Albany Road, Desborough – Full		

