

The Extraordinary Meeting of the Desborough Town Council held at Marlow House, Gold Street, Desborough on Thursday 23rd December 2010.

PRESENT

Councillors: Cllr P Goodman (Chairman), Cllr M Tebbutt, Cllr A Matthews, Cllr D Coe (in part), Cllr I Hollinshead, Cllr M Dearing, Cllr D Bindley, Cllr P Malin, Cllr G Dixon

Clerk: Leigh Parkin

Also in attendance: Members of the public

<p>6905</p>	<p>Chairman’s announcements Cllr Goodman stated that the meeting would be restricted to one hour. Members of the public would be allowed 3 minutes each to speak and were requested to concentrate on issues not previously presented to the Council.</p>
<p>6906</p>	<p>Apologies for absence Apologies for absence were received from Cllr J Derbyshire (ill-health) and Cllr D Soans (who is not able to take part in any consideration of planning matters as he is on the Planning Committee at the Borough Council). It was <u>RESOLVED</u> to approve the apologies for absence received. The Chairman noted that Cllr D Coe would be late due to an emergency doctor’s appointment.</p>
<p>6907</p>	<p>Representations from members of the public Members of the public made the following points:</p> <ul style="list-style-type: none"> • Eric Pickles through the Localism Bill has stated that Local Councillors need to concentrate on what residents want. • The Heritage papers submitted with this planning application state that the Lawrence Factory is a most significant site; • A previous outline planning application for a supermarket on the Lawrence Factory Site was refused. The grounds for that refusal were summarised; • A supermarket on the Lawrence Factory Site would be detrimental to the residents of New Street for the following reasons: loss of light and overshadowing (the existing factory building is higher but situated much further away), increase in noise and disturbance to residents, additional traffic (local streets are already busy and double parked) and the proposed landscaping of trees and shrubs would grow and therefore also cause loss of light and overshadowing; • Local residents living next to the site in a Georgian house cannot understand how a 150 year old factory can be knocked down but they cannot have double glazing in their property. The development of a supermarket on this site would have a devastating effect on their family life. Trees identified in the planning application block the access to their driveway; • A letter written to Mr D Cook, Chief Executive of KBC, by a member of the public was read to the meeting which made reference to: a KBC meeting held without public knowledge, rumours that no environmental study is needed for the site, reported bats on the site, demolition of the cottage, the proposed erection of a Tesco supermarket in a conservation area, the increase in noise, traffic, reference was made to the bypass which was built to get rid of lorries however the lorries will be back in the centre of Desborough, KBC are not working with residents to deliver the Urban

Chairman

Date

Design Framework and favour is being shown to one supermarket, the size of the site is not fit for purpose and there is no petrol station;

- Strong opposition to any supermarket coming into the centre of Desborough for the following reasons: it would kill the town, the site is not available for retail because of the Covenant and it is in a conservation area;
- Concern was expressed that Councillors were only looking at plans at the Town Council meeting held on Thursday 16th December 2010. Amazement was expressed that people do not take the time to look at plans before being asked to comment;
- The planning application does not include a petrol station at the site of the former bus station. Traffic chaos was highlighted at a Northamptonshire County Council meeting held in July 2010. Concern was raised about the routing of service vehicles to maximise the area of the site. There have been problems with Tesco deliveries in Rothwell as noted in the Rothwell Town Council minutes;
- Members of the Town Council are towing the party line and they will be deselected at the May elections;
- The majority of shops at Tiptree have developed due to a large housing estate and not the Tesco supermarket. Two houses on the edge of the supermarket owned by Tesco are still derelict 7 years after the store opened;
- The meaning of PPS 5 - Heritage Asset was read out. New Street residents will have a 17ft wall on the other side of the street. There will be a loss of privacy for local residents. The Lawrence Factory Site is a piece of history that only looks like it does as KBC have not maintained it as they should have. Leaflets were handed to the Councillors which showed before and after heritage pictures.
- You don't have to personally like the architecture of a building to support to keep it;
- The Secretary of State has been called on to take away this planning application. The Town Council/Kettering Borough Council are very small compared to this huge, greedy organisation. Councillors were urged to wait and see what the Secretary of State has to say. Gratitude was expressed to the Chairman of the Town Council for her flexibility when dealing with members of the public at Town Council meetings.
- KBC has pulled down everything Desborough has. Desborough wants its own shops and community. Reference was made to a village in Devon where it is reported Tesco fought for planning rights for 10 years and has torn down the centre of the village.

Cllr Humfrey, Northamptonshire County Councillor, had prepared a written statement she requested to read. Cllr Humfrey raised concern that she may overrun the 3 minutes allowed for members of the public to speak. The main points of the statement were:

- Councillors are making an important historic decision;
- Many Desborough residents have asked Cllr Humfrey to speak for them;
- There are two main material planning considerations – character of place and residential amenity;
- It was expected that the Lawrence Factory would be restored to its former glory, a new heart for Desborough. A mixed use development heavily supported by manifestos at the last two elections;
- Residents are asking Councillors if they want to see a Tesco sign/car park. Do Councillors want Desborough or Tesco?;
- There are many examples of Tesco wipe-out throughout the country. The Midlands Coop cannot sell its small shops in the Town due to the potential Tesco supermarket.
- Would the Councillors like to be any of the residents living within the immediate vicinity of the proposed supermarket?;
- An application for a smaller store was rejected by KBC in 2007.

	<p>Mr Wilkinson from Greatline Development Limited requested to speak. He stated that he has been instrumental in bringing Tesco to Desborough for the following reasons:</p> <ul style="list-style-type: none"> • His family lives here; • Desborough is the worst place you can find to shop; • The town’s internal decline; • The strangle hold the Coop has had on the town; • The economies of the town are not working. <p>Mr Wilkinson stated that Desborough has one last chance to make use of derelict land in the town. He looked at various sites, such as, Key Site 1, but none were suitable. He also looked at archaeological records for Desborough. He stated that this scheme is about the regeneration of the town. With the Tesco proposal there is currently £1million investment in the Ritz and the Oak Tree Pub is to be redeveloped. The Tesco supermarket will not have a pharmacy, butcher or baker to protect the shops in the Town.</p> <p>Cllr Goodman read an email received from the owner of the former Bus Station.</p> <p>Cllr Goodman read an email received from a member of the public requesting Councillors to vote in favour of the Tesco application.</p> <p>Cllr Goodman stated that she had also received an email from Cllr Derbyshire but the email had no bearing on what the Town Council were discussing at this meeting. The email would be read at a later meeting.</p> <p>Cllr Tebbutt commented that the Lawrence Factory has already been demolished. The building that is left is the former Birds Shoe Factory</p> <p>Cllr Goodman stated that Councillors had not had an opportunity to look at the planning application for the erection of a food store by the Town Council meeting held on 16th December 2010 which is why an extraordinary meeting had been organised. Cllr Goodman confirmed that the two houses owned by Tesco at Tiptree site are currently being renovated.</p> <p>Cllr Dixon raised concern about the comment made that Councillors are towing the party line. He has received no instruction to vote in a particular way.</p>
<p>6908</p>	<p>Declarations of Interest by Councillors Declarations of Interest for items on the agenda were noted from Cllr D Coe and Cllr G Dixon who both abstained from voting. Cllr D Bindley declared an interest as she works for the Midlands Coop.</p>
<p>6909</p>	<p>KET/2010/0743 – Greatline Development Ltd and Tesco Stores Ltd – Former Lawrence Factory Site, Harborough Road, Desborough – Full Application: Erection of new food store and electricity sub-station, new access arrangements, landscaping and associated works. Demolition of existing buildings on the site</p> <p>Desborough Town Council supported this planning application by a majority vote. Ten Councillors were present at the meeting. Seven Councillors voted in support of this planning application, three Councillors abstained from voting.</p>

	<p>Councillors made the following comments:</p> <p>Cllr Dearing stated that he is not being told what to do and he is taking everybody's comments into consideration. He has listened to the Ar Tarn Group, consultations with various people. The Parish Poll has nothing to do with this application. Cllr Dearing explained that he had undertaken a survey of local traders and had found that 58% of traders wanted a supermarket in the Town. The Town has been strangled by the Coop.</p> <p>Cllr Tebbutt stated that he fully supported the original plan for the development of the Lawrence Factory Site for mixed use. This proposal was put out to tender by KBC throughout Europe and it failed miserably. The only developer to come forward would have provided housing which did not meet the development brief. Cllr Tebbutt stated that regrettably he lends his support to this application which is the only development to come forward. The proposal will utilise brickwork so that it is not a shed type structure. The development will provide employment for approximately 200 people which is sadly lacking in Desborough.</p> <p>Cllr Goodman concurred with Cllr Tebbutt's comments that she also would have loved to see the original development go ahead but as this was approximately 8 years ago she does not believe that this is going to happen. She noted that there has been a request to the Secretary of State to call in the planning application however the Town Council is still required to submit their comments to Kettering Borough Council.</p> <p>Cllr Goodman noted that Kettering Borough Council will be considering both of the planning applications stated on this agenda together at a Planning Committee meeting to be held by March 2011. She stated that there was therefore no rush for comments to be submitted by the end of December.</p> <p>Cllr Bindley stated that she supports the development of this derelict ground with a Tesco supermarket. She previously worked at the Lawrence Site and stated that at the time it was quite unsafe. Cllr Bindley confirmed that a lot has been said about the dereliction of the Town and she believes the Midlands Coop has had a lot to do with this. The Coop has spent money redeveloping a number of shops but has not spent money on the Town. Desborough does need development. Cllr Bindley has heard the residents of New Street but noted that they also objected to the potential housing development. The original purpose of the car park along New Street was for the Doctor's surgery. Cllr Bindley believes that a supermarket in the Town Centre will develop other shops and increase footfall. Cllr Bindley made reference to the Parish Poll stating that 4/5th of the Town did not vote costing the members of the public of Desborough approximately £4,000. Because of the Parish Poll and the possibility of future polls the Town Council will have to apply a precept on the Town.</p>
<p>6910</p>	<p>KET/2010/0744 – Greatline Development Ltd and Tesco Stores Ltd – Former Lawrence Factory Site, Harborough Road, Desborough – Application for Conservation Area Consent: Demolition of existing buildings</p> <p>Desborough Town Council supported this planning application by a majority vote. Ten Councillors were present at the meeting. Eight Councillors voted in support of this planning application, two Councillors abstained from voting.</p> <p>The following points were made by the Town Council about this application:</p>

	<p>The condition of the existing buildings is noted, it was suggested that if the north lights part with its cast iron supports can be incorporated in the new store it might provide an attractive feature linking with its past use. The regeneration of the site with an attractive store bringing 140 full/part time jobs plus 154 car parking spaces (which will support other Town Centre services) is supported. It will begin the much needed regeneration of the whole area.</p>
	<p>THE MEETING CLOSED AT 11.50AM</p> <p>..... CHAIRMAN</p>