

The Extraordinary Meeting of the Desborough Town Council held at St. Giles Community Centre, off Lower Street, Desborough on Friday 16th November 2012.

PRESENT

Councillors: Cllr A Matthews, Cllr D Coe, Cllr D Soans, Cllr J Watson, Cllr M Watson, Cllr R Sawford, Cllr P Malin, Cllr M Tebbutt, Cllr B King, Cllr J Derbyshire

Clerk: Leigh Parkin

Also in attendance: Cllr B Humfrey - Northamptonshire County Councillor, Members of the Public

1	<p>Chairman’s announcements Cllr Matthews confirmed the health and safety issues for the building.</p> <p>Cllr Matthews offered his congratulations to the new MP for Corby and the new Police and Crime Commissioner for Northamptonshire.</p>
2	<p>Apologies for absence – Apologies were received from Cllr M Dearing and Cllr J Pearce. The Town Council RESOLVED to approve the apologies for absence.</p>
3	<p>Declarations of Interest by Councillors 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>Cllr B King declared an interest in respect of agenda item 5.1 as he is an employee of Northamptonshire County Council. Cllr King does not work in the relevant Department and therefore he is not precluded from speaking on this issue.</p>
4	<p>Representations from members of the public Members of the public raised many issues with regard to Northamptonshire County Council (NCC) planning application 12/00043/WASFUL:</p> <ul style="list-style-type: none"> • Desborough is a growing community, however, a resident of the Grange Housing Estate who moved to Desborough approximately 14 months ago was not told about the proposed development of an Energy Centre at this time; • Developments of this nature are usually considered to be built in areas of economic deprivation. The question was raised as to why this development cannot be built further away from the housing; • The waste to be used at this site will be transported from other areas which will result in increased traffic; • This planning application does not take into regard Localism and the views of the community as a whole are not reflected appropriately in the NCC officer’s report to the Development Control Committee; • Sustainability requires a ‘bottom up’ approach involving local people; • The NCC Officer’s report gives no consideration that this is a high radon area and the combined effects of radon. It is obvious that a lot of information about emissions has been missed from the Officer’ report; • The Valuation Office may consider revaluing the houses affected by the Energy Centre if it is built, which may result in a reduction in Council Tax paid. This would mean that Kettering Borough Council (KBC) receive lower Council Tax payments; • Why is NCC’s Waste Strategy being centred in this part of the County? Desborough is 1% of the total community in Northamptonshire and we are being asked to deal

Chairman

Date

with the County's waste issues;

- There will be no benefit from this development to the Town. There is no guarantee that the jobs that will be created will go to local people. The only benefit is to the developer who will make a profit;
 - The process to be used by the Energy Centre is not renewable energy;
 - A helium balloon was used to demonstrate the height of the proposed chimney stack;
 - An Origin representative has been quoted as saying 'Nothing is certain in life';
 - The risks of this development are too great and are unacceptable. The risks outweigh the benefits, if there are any benefits;
 - Concern was raised about the type of waste that is put in black bins in this area that cannot be recycled, for example, ready-made meal packaging. These will be the fuels used to burn in the Energy Centre. Although it is acknowledged that KBC have a high rate of recycling there are still many items that cannot be put in the blue bin. A lot more therefore needs to be done to improve recycling of packaging etc.;
 - The problems that have occurred at other recycling plants within the Borough, for example, Burton Latimer and Rothwell does not inspire a lot of confidence;
 - Concerns were raised about the misrepresentation from Origin on their website and through their literature. In addition the 'state of the art' leisure centre provided for the community was not developed by Origin.
- Cllr B Humfrey, Northamptonshire County Councillor made the following points:
 - 12/00043/WASFUL (Agenda Item 5.1) – Cllr Humfrey has arranged with the Chairman of the NCC Development Control Committee to present the petition from local residents in opposition of this planning application;
 - KET/2012/0617 (Agenda Item 5.2) – It would be a great pity if this area of grassland is covered with housing from this planning application;
 - KET/2012/0242 (Agenda Item 5.3) – Dunkirk Avenue was due to be resurfaced however due to the lorry movements from Birchfield Lodge and the significant damage this is causing to the road NCC has decided not to resurface Dunkirk Avenue. Over 50 heavy goods vehicles having been counted per day along Dunkirk Avenue starting at 6.30am over 7 days a week. Cllr Humfrey has contacted the Planning Officer at Kettering Borough Council (KBC) but has got nowhere with her concerns and is currently in contact with the Environment Agency.

Councillors made the following comments in response to the points raised by members of the public re: NCC 12/00043/WASFUL:

- Agreement about the concern that we are not recycling enough and there is more that can be done. Many black bins contain waste that should not be included;
- The 'state of the art leisure centre' was definitely not a wider community project;
- The submissions made to the town council by members of the public are very helpful. There seems to be little voice in the town in support of this planning application;
- After reading the NCC Officer's report to the Development Control Committee it is felt that the comments made by the Town Council have been totally dismissed;
- There is continued concern that this development is proposed so near to housing which avoids the developer paying for expensive pipework. This is about money and not health;
- A number of concerns were raised about the NCC Officer's report section 4 – Proposal;
- Section 5.13 of the NCC Officer's report refers to concerns raised by local residents

	<p>and Parish Councils. There is no evidence of ‘Localism’ in the report;</p> <ul style="list-style-type: none"> • It was noted that there is no equality impact assessment.
<p>5 5.1</p> <p>5.2</p>	<p>Planning NCC Development Control Committee Tuesday 20th November 2012 re: 12/00043/WASFUL – Erection and installation of an Energy Centre – Cllr A Matthews and Cllr R Sawford will speak on behalf of the Town Council at the NCC Development Control Committee (Minute 9.1/Oct 12). The Councillors will take into consideration of the comments made by members of the public as well as the letter of objection sent to NCC from the Town Council (Minute 11.1/Sept 12). An informal meeting is to take place involving registered speakers at the NCC Development Control Committee in objection to the proposed Energy Centre on Monday 19th November at 7pm to ensure that there is no duplication of comments and that all issues have been covered.</p> <p>It was agreed that a copy of the Desborough Town Council letter of objection to this planning application be sent to all members of the NCC Development Control Committee</p> <p>KET/2012/0617 – Westleigh Developments Ltd & CJC Developments – Ironwood Avenue (Land off), Desborough – Full Application: 19 no. dwellings and associated road. The Town Council AGREED (8 in favour and 2 abstentions – Cllr Tebbutt/Cllr Soans) to object to Planning Application KET/2012/0617 for the following reasons:</p> <ul style="list-style-type: none"> • This site is continually flooded following rainfall and further development in this area will again divert the water course resulting in greater problems; • No further planning applications of this nature should be approved due to the threat of possible downgrading of services at Kettering General Hospital; • The Town Council is not convinced that this planning application is for 100% affordable dwellings with low profit margins thus avoiding s. 106 payments; • There is concern that this proposal is cramped in to the west of the leisure centre which will prohibit any extension to the leisure centre; • Specific issues relating to the planning application provisions were highlighted by the Town Council: <ul style="list-style-type: none"> ➤ Energy Statement: The energy centre powered by non-recyclable waste is a Northamptonshire County Council planning application not Kettering Borough Council and is unanimously opposed by Desborough Town Council on environmental grounds; hence the solar panel provision must be pursued. ➤ Transport: The £325k revenue due to the developer/landowner should secure the outstanding s.106 obligation to provide a pedestrian link to the town centre ensuring safe connectivity to all facilities including Havelock schools. ➤ Parking Provision: Adequate provision for off road parking appears not to be fully provided. 1 car per house does not provide for 2 car families or for visitors. The practice of on street parking provision, for example, on Ironwood Avenue, must be designed out, parking provision in front of properties is much preferred, parking courts are to be avoided. Rear gardens should be a minimum size equal to the house footprint. Both these principles are part of B12 design standards of CABE etc.

<p>5.3</p>	<p>KET/2010/0242 – Birchfield Lodge, Desborough Road, Rushton – Damage to the road surface along Dunkirk Avenue, number of lorry movements and the dangerous condition of Rushton Road <i>Cllr Coe declared an interest as a resident of Dunkirk Avenue.</i></p> <p>Cllr Derbyshire highlighted that there is a lot of rubbish burned on the site and the smoke has been blowing over Desborough Road of which she has taken photographs. She has contacted the Environmental Health Officer but the fire had been dampened down by the time they arrived.</p> <p>Taking Cllr Humfrey’s earlier comments into consideration, concern was raised that when the planning application was approved by KBC no planning conditions were imposed. There are serious concerns about the following issues:</p> <ul style="list-style-type: none"> • It has been reported that lorries filled with rubbish are accessing the site; • Rubbish being burned on site; • The deterioration of the Dunkirk Avenue Road surface due to the heavy good vehicles using this route to access and leave the site; • Mud on the Desborough and Rushton Roads which regularly makes driving conditions dangerous resulting in the police having to put out warning signs; • Lorries have also been seen driving along Nichol Street and Pipewell Road; • The road side verges are being destroyed through to Rushton village. <p>It was agreed that a letter will be sent to KBC, NCC and the Environment Agency with regard to the continued problems with the development on site.</p>
<p>5.4</p>	<p>Community Right to Build Forum – It was AGREED (Proposed by Cllr J Watson, seconded by Cllr M Watson – 10 Cllrs voted – 8 in agreement, 2 abstentions – Cllr Tebbut/Cllr Soans) that Cllr Sawford and Cllr Derbyshire be the Town Council’s representatives at Community Right to Build ‘Hawthorns’ Forum meetings.</p>
<p>5.5</p>	<p>Planning Report - 16th November 2012:</p> <p>KET/2012/0651 – Mr & Mrs Widdicombe – 17 Leys Avenue, Desborough – Full Application: First floor side extension with canopy to porch. Insert 2 no. roof lights to front elevation.</p> <p>No objection. The extension does not appear to compromise the neighbours and there is sufficient off road parking.</p> <p>KET/2012/0643 – Mr Richards – HBH Building Contractors Ltd, Harrington Road, Desborough – Full Application: Demolition of builder’s yard. 5 no. dwellings.</p> <p>This is an interesting planning application to rejuvenate/re-use a builder's yard. There are a number of concerns to be noted:</p> <ul style="list-style-type: none"> • Limited off road car parking. Parking on Harrington Road should be prevented; • Sustainable Design Checklist notes - 'Short walk to the train station'. Desborough does not have a train station; • The Energy Efficient Design Statement is inadequate. <p>This provides a useful solution to this now unused site.</p> <p>KET/2012/0665 – Mr Pack – 7 Cypress Close, Desborough – Full Application: Single storey front extension.</p> <p>No objection. This planning application does not appear to compromise off street parking. Vehicle hard standing needs to be permeable.</p>

	<p>Notices of Approval received: KBC has approved permission for the following applications:</p> <ul style="list-style-type: none"> • KET/2012/0494 (Minute 9.6/Oct 12) – Mr Berridge – 10 The Ridings, Desborough – Full Application: Single storey front extension. • KET/2012/0538 (Minute 9.5/Oct 12) – Mr Cooper Coopersbuilders – Plot 107, 5 Ise View Road (land adj.), Desborough – Outline Application: Outline for a detached house. • KET/2012/0576 (Minute 9.7/Oct 12) – Mr Small – 36 Speedwell Road, Desborough – Full Application: Relocation of boundary fence. <p>Notice of Appeal against an Enforcement Notice ENFO/2012/0016 – Mr P Doran – Plot 7 Greenfields, Braybrooke Road, Braybrooke – Without planning permission, the making of material change of use of the land from a use for agricultural purposes to a use for a residential caravan site, including the construction of fencing and hard surfaces, all as part of the unauthorised change of use.</p>																
<p>6</p>	<p>Financial report Accounts for Payment: The following payments were APPROVED:</p> <table border="1" data-bbox="295 831 1441 1055"> <thead> <tr> <th>Cheque No.</th> <th>Amount</th> <th>Payee</th> <th>Reason for Payment</th> </tr> </thead> <tbody> <tr> <td>101292*</td> <td>£50.00</td> <td>Kettering Borough Council</td> <td>Temporary Road Closure Application</td> </tr> <tr> <td>101293</td> <td>£650.80</td> <td>Zurich</td> <td>Insurance Premium 2012/13</td> </tr> <tr> <td>101294</td> <td>£41.82</td> <td>Talk Talk Business</td> <td>Telephone Line Rental /Broadband + calls (Nov 12)</td> </tr> </tbody> </table> <p>*Payment already made as agreed at the Town Council meeting in October (Minute 5.2)</p>	Cheque No.	Amount	Payee	Reason for Payment	101292*	£50.00	Kettering Borough Council	Temporary Road Closure Application	101293	£650.80	Zurich	Insurance Premium 2012/13	101294	£41.82	Talk Talk Business	Telephone Line Rental /Broadband + calls (Nov 12)
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<p>7</p>	<p>Date of next meeting and items for the agenda: Thursday 22nd November 2012, Downstairs Lounge, Marlow House, Gold Street, Desborough</p>																
	<p>THE MEETING CLOSED AT 08.25 PM</p>																