

The Meeting of the Desborough Town Council held at the Library, High Street, Desborough on Thursday 17<sup>th</sup> December 2015.

**PRESENT**

**Councillors:** Cllr M Tebbutt (Chairman) Cllr D Howes, Cllr D Soans, Cllr R Brooks, Cllr J Putt, Cllr R Marlow, Cllr J Pearce, Cllr A Matthews, Cllr K Sills, Cllr R Cutsforth

**Clerk:** James McKechnie

**Also in attendance:** Members of the Public

<b>1</b>	<p><b>Chairman’s announcements</b>                  The Chairman welcomed all those present and confirmed the health and safety/housekeeping issues for the building and asked for mobile phones to be put on silent.                  Chairman’s announcements included the following:</p> <ul style="list-style-type: none"> <li>• The Biodiversity Supplementary Planning Document was unanimously passed by Kettering Borough Council on 16<sup>th</sup> December 15</li> <li>• I attended Desborough Gala Night which was excellent despite the rain.</li> <li>• I attended Rothwell’s Gala Night.</li> <li>• I attended an East Midlands Infrastructure Seminar.</li> <li>• I attended a Core Spacial Strategy Committee Meeting</li> <li>• I attended Roll and Desborough Lions Concert at Rothwell Parish Church on 12<sup>th</sup> December.</li> </ul> <p>I would like to wish everyone a very happy Christmas.</p>
<b>2</b>	<p><b>Apologies for absence</b> – Cllr Turigel (work commitments) &amp; Cllr Derbyshire (Mayoral Duties)                  It was <b>RESOLVED</b> to accept these apologies (proposed by Cllr Matthews and seconded by Cllr Soans)</p>
<b>3</b>	<p><b>Declarations of Interest by Councillors</b> - Cllr Soans stated that he would not vote or express a decision on any planning matters as he is on the Planning Committee at Kettering Borough Council (KBC). He can however take part in discussions on planning issues.</p>
<b>4</b>	<p><b>Police Report</b> – No Officer present. The Crime Statistics were circulated in advance of the meeting.                  Cllr Cutsforth raised concerns regarding three incidents                  An air-rifle shooting at cars on Braybrooke Road, which was reported to the Police. I believe the case has been closed with no satisfactory outcome. I would ask through our Clerk that a Senior Officer attends out next meeting to give a proper report on the matter.                  There have been two attempted burglaries at Gapstile Close, which I would again like the Police to attend and give feedback on these matters.</p>
<b>5</b>	<p><b>Representations from members of the public</b> –  <b>Mr James Atkins</b>                  The Gladman’s consultation document ignores or denies anything which does not fit their narrative:</p> <ul style="list-style-type: none"> <li>• Schools in Desborough are full</li> <li>• Montsaye Academy in Rothwell is nearly full</li> <li>• The NHS state that the Doctor’s Surgery is full</li> <li>• The design and access - There are Power Lines with no mention of if and how they are going to be re-routed.</li> <li>• My comments which were sent directly to Gladman’s have not been published. I urge anyone who sent in comments to check and forward them directly to Kettering Borough Council.</li> </ul> <p><b>Mr Richard King</b>                  I wonder how may staff that work in the head office of Central England Co-op in Lichfield know</p>

where Desborough is.

I wonder how many Kettering Borough Councillors have walked along the Ise Valley in Desborough or have even seen it. So we have a job to do. To our County Councillor your job is to represent Desborough at County level.

Sir,

The access points for the developments on Rushton Road and Rothwell Road are at best unsuitable and at worst very dangerous. To the Borough Councillors your job is to represent Desborough at Borough Council meetings. So you need to tell them that a Community Asset can be a green field used by many for pleasure and recreation, as well as a cash cow. To the Town Councillors your job is to express the views of the Townspeople even if they are not your personal views to the Local Planning Authority. The members of the public here tonight your job is to tell as many people as possible the extent of the housing proposals for the Ise Valley. It's not just a few houses on the old Leisure Centre site it's two proposals. One for 147 houses and another for over 300 houses, which will engulf the Valley as we know it. Starting from the now infamous Fishing Lakes all along the Valley right up to the grounds of St Giles Church, covering the Damms and right through to the bridge at the bottom of the hill from Rothwell. So to members of the public who are Co-op members you are shareholders in part of this land so you have a right to share your views by writing to Central England Co-op head office in Lichfield, I have the address if anyone needs it. So let's all do our jobs. Thank you.

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**Mr Phill Conaty**

I understand that there is a vacancy on the Neighbourhood Plan Steering Group, can a member of the Land At Desborough South (LADS).

**Cllr Tebbutt** stated that he did not know of any such organisation

**Mr Phill Conaty** explained that they were a group formed by residents to fight the development on the Land At Desborough South.

**Cllr Tebbutt** asked that you write a formal request and forward it to the Clerk including a copy of the organisations constitution and key membership (chairman, secretary, etc.).

**Mr Phill Conaty** agreed to do this.

Secondly I draw your attention to the Council meeting in October where it was suggested that the Council would object to the Gladman's Development. Is this still the case?

**Cllr Tebbutt** stated that you will hear later on the Gladman's Application.

Mr Phill Conaty continued - Referring to the letter dated 29<sup>th</sup> It is requested that you address the following:

The letter indicates that through the neighbourhood plan engagement process the community has expressed a desire to see the following valued aspects of the Ise Valley sites recognised and used to shape future development which might take place on the sites including:

Definition of landscape character, assessment of landscape and visual impacts and the definition of appropriate design mitigation.

- Ecological assessment

- Flood risk assessment (with any flood mitigation measures designed to avoid harmful landscape and visual impacts)
  - Incorporation of the proposed town perimeter walk
  - Incorporation of community facilities (ideally located within the Hawthorns site)
  - Retention of public rights of way and discretionary routes
  - Development proposals will need to demonstrate that vehicular access (including for fire and refuse) can be delivered safely without loss of amenity to existing residents.
  - Archaeological assessment.
  - Tailby Meadow – protecting and expanding
- Where is the evidence relating to those points?

**Cllr Tebbutt** stated when the Draft Neighbourhood Plan comes out for public consultation you will see that all of those have been addressed.

**Mr Phill Conaty** do you know when that will be coming out?

**Cllr Tebbutt** stated that the chairman of that steering group will be giving an update later on in the meeting which will address that.

**Mr Kevin O'Brien** read out the following statement to the Town Council:

Ladies and Gentlemen of Desborough Town Council, people of this town,

As a resident of Sycamore Drive, perhaps the most affected road in the town related to any developments on Tailby Meadow or within the Parish of Rushton, it is fair to say that historical evidence confirms that contrary to suggestions otherwise, both Kettering Borough Council and Desborough Town Council have totally failed in its duty of protecting its townsfolk.

In September 2013, the then Town Council decided to commence work on what was then known as the Desborough Town Plan. It took twelve months before a meeting was held under the guise of the Steering Group. Now here we are about to enter 2016 and Lathams consultants have only just produced a draft Neighbourhood Plan. It is fair to say that it may finally be consulted on by the people of Desborough with a greater and more intellectual response as by time of public consultation there'll undoubtedly be the influx of teachers, surgeons and no doubt Tim Peake the astronaut will be house hunting on the Gladman development when he returns from the Space Station in six months' time according to Gladman research.

The Neighbourhood Plan meeting of 10<sup>th</sup> November this year records that the Town Council will be forming an action group to deal with the Gladman proposal. Words, as many residents are quickly learning hold significant weight and I request that the word 'deal' be changed to 'oppose'.

Tonight I note, however, does not hold an agenda point on the formation of a Town Council Action Group to oppose the Gladman proposal yet it does with respect for 'Flag Flying'. Hopefully the Town Council Action Group will be discussed tonight and the public informed on its first meeting and who its members are –naturally discounted councillors who will claim they cannot be involved because the sky was a little overcast or the wind was blowing in the wrong direction today.

The town needs leadership from its Town Council. Accepting that over the past 3-4 years' personnel change, politics change and priorities change- yet KBC have trampled all over this town and continue to do so. Consider Lawrences, Tesco, Sainsburys, the Leisure Centres, a bridge to improve access from the Grange, improvements to a High Street made up of hairdressers and takeaways. As politically motivated people you will no doubt recognise the quote of Albert Einstein 'The definition of insanity is doing the same thing over and over again and expect different results'.

How many times in Gladman's Planning Statement do they clearly state the policies of Kettering Borough's Local Plan to be out of date and therefore should not be considered? The population of this town have had enough. The people of Desborough are being treated by KBC as second or third class citizens- we are the overspill, the afterthought. I mentioned takeaway a moment ago.

Maybe developers apply to be here because that is the first word that enters the minds of KBC when it comes to Desborough- and now the aim is to take away the Ise Valley.

To be clear, words used to oppose this or that development need to be to oppose ANY development. Tactics by developers to apply for planning, outline or otherwise were predictable to take place at this time of year safe in the knowledge that the Neighbourhood Plan was nowhere near completion (and even completely devoid of a leisure/recreation section) and that the Borough Local Plan is merely a yellowing paper file on a cob webbed shelf on Bowling Green Road.

On good advice from several parties, the LADS team have commenced dissection of documents to be in a position to fight off any planning applications aimed at the destruction of the Ise Valley with informed finesse. The group is working hard and effectively to gain material considerations in a professional manner. I refer to Gladman's Planning Statement that repeatedly questions KBC capabilities as follows- it is considered that the policies are out-of-date by reason of the Council's inability to demonstrate a five-year supply of deliverable housing sites against an up-to-date objectively assessed need (OAN).

The National Planning Policy Framework informs us that local plans should be based on the "full objectively assessed needs for housing" contained within its own paragraph 49 and carried out by local planning authorities and importantly kept up to date with a deliverable five-year housing land supply.

Now, I suggest strongly that a lack of a full up to date OAN as required in the NPPF is a material consideration caused directly through the failings of Kettering Borough Council and its planning committee of which with respect to them, Councillor Soans is Deputy Chairman and the Planning Policy Chairman being Councillor Tebbutt. Further, question marks on the long overdue Neighbourhood Plan and the puzzle appears to join together when reading the Lathams Desborough Site Review from April 2015 (issue E suggesting previous incarnations) referring to site DE/072 better known as The Hawthorns.

**DT C Comments on Housing Allocations (Nov 2013)**

DTC strongly objects to the development of this site for housing alone and would like to see any future development include green space and amenity space. DTC believe the appropriate site yield would be no greater than 102 units.

At the same time, November 2013 in the minutes of Desborough Town Council there is an agenda point titled- Gaining Advantage from proposed and future developments in Desborough. It is on the DTC website for those wishing to read the minutes in full. At this meeting it is recorded that

*'that Desborough Town Council makes comments and recommendations on all significant planning applications for new housing but KBC, as the planning authority, decides whether plans are accepted together with the scope and amount of section 106 agreements. This has been a great frustration for the Town since the planning system became part of KBC's administrative process in April 1974.*

*'Desborough Town Council should have a say in the development of all housing in the town and an agreement is needed which gives the Town Council the ability to get a detailed design code for all properties on future housing developments. An agreement with KBC to allow Desborough Town Council to be part of the design process for future housing developments would also allow a greater flexibility in determining how Section 106 agreements are written.'*

*The minutes continue- 'Earlier in the year Desborough Town Council wrote to KBC to request that the Council defer any further action in respect of the Hawthorns Site, pending the outcome of the Desborough Town Neighbourhood Plan. Concern was raised that as already highlighted this may take 3 years to complete. Cllr Matthews raised the question as to whether the Town Council wants to wait that long for the development of the Hawthorns Site. Cllr Matthews suggested a 'trade off' with KBC with the Town Council'.*

*'Cllr Sawford stated that she understood that the whole point of undertaking a Neighbourhood Plan was to include what the Town wants and that the Town Council needs to move on with the Plan. Cllr J Watson stated that she does not like the term 'trade off'. The Town Council should not be fighting for what it does not want but pushing for what it does want. Cllr Soans noted that it is important to be proactive rather than reactive. Cllr King raised concern with regard to S.106 money generated from developments within Desborough may be used elsewhere in the*

*Borough.*

Disregarding the politics, it is worth mentioning and indeed thanking the objectors Cllrs Sawford, Watson and King as they are now no longer councillors. The voices of dissent are therefore eliminated from the current Town Council.

The words material consideration have been thrown around a lot recently. I've commented on one. I believe there to be another important one. That is, looking at the elections earlier this year, in the case of Cllr Tebbutt at 62.5% and for Cllr Soans 70.2% of their own wards in the town, not the town as a whole, did not elect them. It may be a harsh view but my point therefore being, that although elected they are unrepresentative of their ward's view.

Material consideration number three therefore by definition is a dysfunctional electoral system. With councillors stating they cannot comment as it may prejudice future decisions, surely the issue lies in the fact that by minimising those engaged in the direct decision-making process, the risk of being unrepresentative is increased as indeed is also being more vulnerable to manipulation.

If there are any developments on Tailby Meadow, the Hawthorns or the land within Rushton Parish Council then the people of Desborough can surely rest assured knowing that by referring to the Good Councillors Guide 4<sup>th</sup> edition as also recorded in previous Town Council minutes, some of the roles and responsibilities of a councillor are to a) represent the ward they are elected for or not as the result shows b) decision-making c) show community leadership and management.

I ask that everyone of you goes back to the days you were thinking about becoming a councillor and why you did so? Surely the prime reason was to be a figurehead and want to make a difference in this community. And importantly, with community interests as your core purpose. On behalf of most people in this room and indeed those outside that are not here this evening, prove that you represent the people of this town and not yourselves or the parties you are members of. You are here to serve the people so please we ask you as prominent custodians of Desborough to visibly and verbally support the people's opposition to development of land in South Desborough, not only for housing alone but to a single foundation being laid.

**Mr John Evans**

You are going have 500 houses built on this area, where are the children going to play, grown-ups walk and flooding. There are more appropriate places to build in Desborough.

Think about the flooding which is being experienced up north at the minute. Think about the people of Desborough who are living here now, not the ones that will be coming and all the revenue you will be getting.

**Cllr Tebbutt** I need to declare an interest that, I live in Ise Vale Avenue and have lived there for 30 odd years, I am affected and do care.

**Mr John Nelson**

My mother lives in Pine Close and I used to live there. My concern is that of the wildlife of the area, that there is a green belt around an urban area. Building in the Ise Valley will take this away from the Town of Desborough. The animals and birds will have this taken away. Green Belt is there to protect the environment.

The area is used by the community to walk, walk their dogs to exercise, they mix and they chat. It's about their health and their wellbeing.

In the river there are Otters, Voles, there are Water Rales, there are grass snakes, there are birds and animals there that must be considered and in considering birds and animals you consider people because you consider the wellbeing of a balanced community. The outcry of the people here in this room, is that they fear that the balanced community, the balance between urban living. Environmental concern and environmental contact will be lost if this development goes ahead. At the very least I would be asking that you put serious proposals that if this proposal goes ahead that serious consideration is given to alleviate the effect on environment, the birds and animals that are there and increasing access to the countryside to ensure that the wellbeing of the citizens of Desborough are considered. Let me tell you in Belfast where I work, I have real battles, difficult battles, difficult people. I have had issues that have been life or death, both for me and the people of our communities, but I am equally concerned that the people of

Desborough will get a fair deal and that the development does not go ahead in anywhere near the scale proposed. It will affect the health and wellbeing of the people of this town and they deserve better, I trust as representatives consider this as you take these proposals forward.

**Cllr Tebbutt** re-iterated that the Biodiversity Supplementary Planning Document was unanimously passed by Kettering Borough Council on 16<sup>th</sup> December 15. It addresses all of the issues you have referred to. It says if significant harm to biodiversity cannot be avoided, adequately mitigated or as a last resort compensated for, then planning permission should be refused. At this time, we do not have a planning application for anything other than the Gladman site.

**Mr John Mileson**

Councillors my concern is that this Gladman’s proposal is a sugar coated work of fiction. I find as I go through the plan, many of the points can be knocked down. It seems to be taking advantage of the exploration of the Local Plan, which is a rather sad position the Council finds itself in. There are more appropriate sites in Desborough, that have access to the bypass, the Gladman development itself is going to add 300 more vehicles, access to schools which are full, GP surgeries which are full, it’s going to overload the whole community system. I can see no benefit to the community of Desborough.

There are claims made by Gladman’s that it’s going to enhance the footpaths and cycle way. Regarding the bus service, it’s unlikely that many of the 300 residents are going to be tempted to use the hourly bus service. They mention the ecology; they make claims that the biodiversity is going to be greatly increased by this proposal. How can tarmac or concrete enhance the biodiversity.

Gladman’s also makes claims that there is a wide spectrum of business premises available in the town centre and that many of the new people will work locally. That is just a work of fiction, they will be commuters into Kettering, Corby, Market Harborough. Desborough will just become a commuter town. Really the Council should look through this report and see it for what it is, a sugar coated work of fiction.

**Cllr Tebbutt** brought forward the following Planning Application for consideration by the Full Council.

**The following application was considered by the whole council**

**KET/2015/0978 – Gladman Developments Ltd – Willowbrook Stud Farm, Rushton Road, Desborough – Outline Application: Residential development of up to 147 dwellings and associated access.**

The Council **RESOLVED** (proposed by Cllr Tebbutt and seconded by Cllr Sills) the Objection: The proposed development is in open countryside and has not been reviewed or identified in the local Development document (LDD), an adjacent site was, and was discounted; as this site must also be.

It is not included within the emerging Desborough Neighbourhood Plan either – it thus conflicts with Local Plans and as stated in the National Planning Policy Framework (NPPF), Clause 12, should be refused.

It does not accord with Policy1 of the North Northamptonshire Joint Core Strategy 2011-31 (JCS 2011-31) and is not sustainable.

It conflicts with JCS 2011-31 - Policy3- Landscape Character.

It impinges on the need to improve the Biodiversity of The Nene Valley Improvement Area- (NIA), which includes the River Ise- thus failing to comply with JCS 2011-31, Policy 4 – Biodiversity and Geodiversity.

It also fails JCS 2011-31 Policy 5 - Water Environment, Resources & Flood Risk Management.

The proposed development site is in a rural area and thus conflicts with JCS 2011-31, Policy 11- The network of Urban & Rural areas.

The development would thwart the intentions of Policy 20 of the JCS 2011-31 – Nene and Ise Valleys.

**The Clerk** read out a note that if any members of the public wish to write to Kettering Borough Council objecting to the Gladman’s development, they can ask Andrew Smith the case officer

	<p>for a 2-week extension to the 13<sup>th</sup> January 16 to get your response in.</p> <p><b>Cllr Cutsforth</b> re-iterated that individual objections submitted have much more weight than any petition.</p> <p><b>The Clerk</b> was asked about neighbours being notified of such a planning application. The clerk is to contact Kettering Borough Council asking how they have notified the neighbours to this development.</p> <p><b>Mrs Pamela Goodman</b> Outlined the matter of the flying of flags in Desborough Town Centre, stating that the flags have been flying since 2008. They were purchased by Desborough Town Centre Partnership through the Town Council.</p> <p>The flags are flown on various dates including Saints’ Days throughout the year. There is an affiliation with European Union Countries through the Desborough Twinning Association. There are 30 Union Jacks, 15 Belgian, 15 French, 3 EU Stars and various other European Union Country flags. They were flown on the recent Ladies Cycling Event which passed through Desborough.</p> <p>Next year we will have the Queens 90<sup>th</sup> Birthday which will be an extra flag flying day. We do hope that the Ladies Cycling event will pass through Desborough again, which will allow us to fly the flags again. There is a list of Flag Flying Dates on the Town Council Notice Boards. The flags do cheer the town up.</p>
<p><b>6</b></p>	<p><b>Minutes of the Town Council meeting held on 19<sup>th</sup> November 2015</b>                  The Minutes of the Town Council meeting held on the above date were <b><u>unanimously approved</u></b> and signed as a true record (Proposed by Cllr Brooks and seconded by Cllr Howes).</p>
<p><b>7</b></p>	<p><b>Matters Arising - None</b></p>
<p><b>8</b></p>	<p><b>Consultation on Historical and Visually Important Sites</b>  <b>Cllr Pearce</b> reported that the working party had met and submitted the response to Kettering Borough Council and posted on Desborough Town Council’s website.                  Cllr Pearce read out the response:</p> <p>Dear Ms Baish,</p> <p><b><u>Re: Site Specific Proposals Local Development Document (LDD) – Historically and Visually Important (HVI) Open Space Consultation</u></b></p> <p>The Town Council has agreed the following comments to be submitted to Kettering Borough Council in respect of the above document.</p> <p style="text-align: center;"><b><u>THE DAMMS</u></b></p> <p>The Damms is the area of land to the south of the Grade 1 listed church which contains earthworks consisting of three dams the largest being 2.5m high. These maybe all that remains of the settlements Anglo-Saxon fortifications.</p> <p>In 2000, Northamptonshire Extensive Urban Survey, funded by English Heritage, for Northamptonshire County Council, noted the following:                  “The old A6 road ran between the church and the vicarage until it was turnpiked by two Acts of Parliament in 1752 and 1754. The earthworks for the road survive in the field to the south of the church and graveyard. The old packhorse bridge is in a ruinous state with the majority of the brick/stone in the water, it has now been replaced by a simple wooden bridge.”</p> <p>In the 1700s the area was known as Over and Nether Damms Meadows. We believe that any unsympathetic treatment of this area from development risks causing a disproportionate level of harm to the setting of the church when viewed from across the valley.</p> <p>The site should be retained as an open space because of its inherent value as a self-contained asset at the periphery of the town. This worth is derived directly from its value as an unspoilt quiet contemplative space.</p> <p>In the Desborough Town Centre Urban Design Framework, Kettering Borough Council said of this area:</p>

“The green space around the church has mature trees and provides a green edge to the South of the Town Centre which enhances the setting of the church and provides an attractive foreground when approaching the town from Rothwell. It is crucial that this green area is retained and enhanced.”

We believe this area of Desborough meets the following criteria for being designated a Historically and Visually Important Open Space:

- 1) Land that can display an important role in the historic development of the settlement.
- 2) Land that contributes positively to the setting form or character of a settlement.
- 3) Land that allows view into a settlement from approach roads or open countryside, views into the open countryside from within the settlement and or views across the settlement.
- 4) Land which provides the setting for Listed Buildings or Conservation Area’s or contributes to the character and appearance of Conservation Areas.

In terms of assessing criteria, we believe the site meets the following:

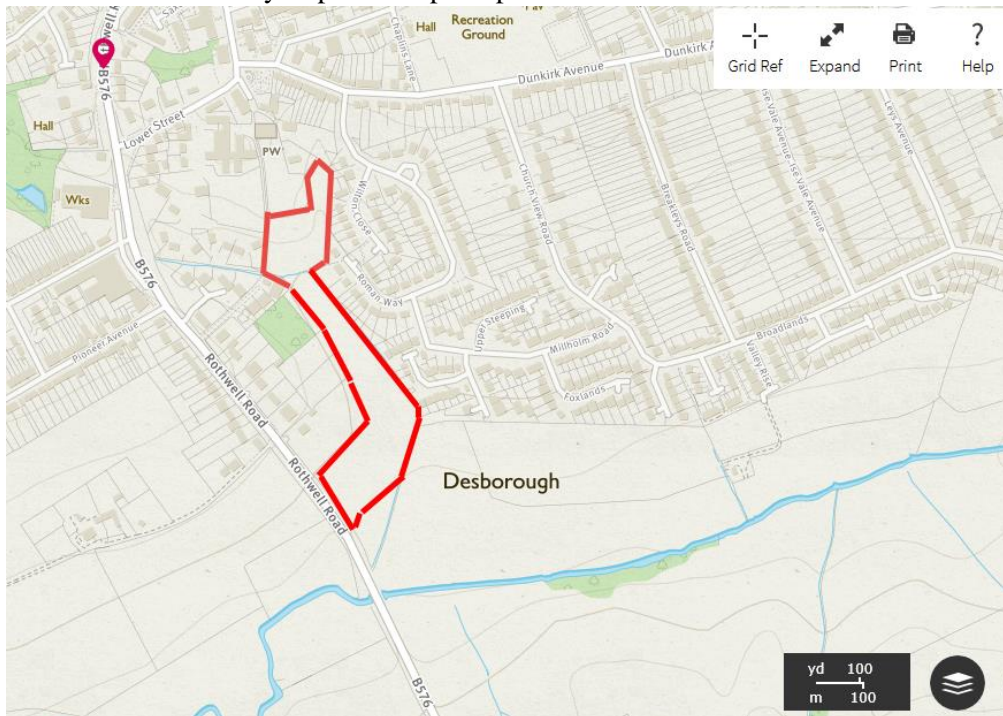
**VISIBILITY OF SITE - HIGH** - The site is highly visible from public viewpoints >50% of the site is visible from publically accessible viewpoints within the site or on its boundary.

**SETTING WITHIN VILLAGE – HIGH** – The site is important to setting of a listed building and makes a high contribution to setting of surrounding roads and properties when viewed from outside village boundary. There are good views into the site from at least one viewpoint from outside the village.

**SETTING OUTSIDE THE VILLAGE – HIGH** – Makes a high contribution of setting of village when viewed from outside village boundary.

There are good views into the site from at least one viewpoint from outside the village.

This would give the site a maximum of 11 points and therefore meet the criteria as a Historical and Visually Important Open Space.



**HVI 055 – THE ISE VALLEY.**

This is an area of open countryside that runs parallel to the southern end of the town which contributes greatly to creating a natural buffer between Desborough and neighbouring Rothwell.

The site contains the Ise Valley Sub-Regional GI corridor (NNJPU-Urban Structure Study) and also abuts the conservation area known as Tailby Meadow. The site provides the setting for Desborough with views and access to the Ise Valley.

We believe that any unsympathetic treatment of this area from development risks causing a



disproportionate level of harm to the setting of the settlement when viewed from across the valley, and also to the neighbouring conservation area Tailby Meadow. The site should be retained as an open space because of its inherent value as a self-contained asset at the periphery of the town. This worth is derived directly from its value as an unspoilt quiet contemplative space.

In February 2012, the site met the criteria set for being a Historically and Visually Important Site.

Under the new criteria it was acknowledged that the site has been an open space within the settlement since the earliest available maps creating a rural edge to the settlement along the Ise Valley. Also that it is important to the setting of the settlement from outside its boundaries. But it was judged to not meet the criteria by one point.

In light of this and taking into consideration our request that the neighbouring site to the west that leads upto the Grade 1 listed church be considered as a Historically and Visually Important Sight, we respectfully request that this site be re-assessed.

**HVI 064 – LAND TO THE WEST OF THE B576.**

This is an area of open countryside that runs parallel to the southern end of the town which contributes greatly to creating a natural buffer between Desborough and neighbouring Rothwell, and also contains the Ise Valley Sub-Regional Corridor (NNJPU-Urban Structure Study).

The area forms a rural edge to the settlement along the Ise Valley, and we believe it is important to the setting of the settlement from outside its boundaries, as well as being highly visible from public viewpoints from within the site or on its boundary. It makes a high contribution to the setting of surrounding roads and properties. There are also good views into the site from at least one viewpoint from outside the village.

We therefore respectfully request that this site be re-assessed.

**THE PLENS NATURE RESERVE.**

This area is currently a Nature Reserve which has been managed by The Wildlife Trust since 1986, and has a publically accessible footpath running adjacent to the site in its entirety.

In 1859, two years after the railway first came to Desborough, Ironstone quarrying began and continued right into the 1960s. The quarries had a significant impact on the surrounding town and a number of the quarries and associated tramways and transport networks are indicated on early O.D maps. This particular area was in use until 1966, and yet nearly all evidence of an industry that spanned 107years has been lost.

It is the quarrying and associated railway line which have produced the varied topography and wildlife habitat. Remains of the railway track can still be seen along the bottom of the cutting and near the entrance to the Nature Reserve is a large concrete block which formed a loading bay.

We believe this area of Desborough meets the following criteria for being designated a Historically and Visually Important Open Space:

- 1) Land that can display an important role in the historic development of the settlement.
- 2) Land that contributes positively to the setting form or character of a settlement.

In terms of assessing criteria we believe the site meets the following:

**VISIBILITY – HIGH –** The site is highly visible from public viewpoints  
>50% of the site is visible from publically accessible viewpoints within the site or on its boundary.

**SETTING WITHIN VILLAGE – HIGH –** The site makes a high contribution to the setting of surrounding roads and properties.

The site enhances the setting of neighbouring properties to a great extent.

**SETTING OUTSIDE THE VILLAGE – HIGH –** Makes a high contribution of setting of village when viewed from outside village boundary.

There are good views into the site from at least one viewpoint from outside the village.

This would give the site a maximum of 11 points and therefore meet the criteria as a Historical and Visually Important Open Space.

	<p style="text-align: center;"><b><u>HVI 069 - Braybrooke Road</u></b></p> <p>We fully support and agree with this site being designated a Historical and Visually Important Open Space.</p>
<p><b>9</b></p>	<p><b>Unsung Heroes of our Community – Cllr Brooks</b> asked the Council to recognise all the hard work done in the town for the people of the town including:</p> <ul style="list-style-type: none"> <li>• Marlow House</li> <li>• The Scouts &amp; Guides</li> <li>• St Giles Community Hall</li> <li>• The Youth Centre</li> </ul> <p>It was <b><u>AGREED</u></b> unanimously (proposed by Cllr Brooks and seconded by Cllr Pearce) to send a thank you letter to them.</p>
<p><b>10</b></p> <p><b>10.1</b></p>	<p><b>Planning Applications</b></p> <p>The following applications have been received and comments made under delegated procedures or to be made at the meeting:</p> <p><b>KET/2015/0884 – Mrs Tuffen-Roberts – The Cedars Farm, Rushton Road, Desborough – Full Application: two storey rear extension.</b> No objection.</p> <p><b>KET/2015/0900 – Mr Quigg – 165 Dunkirk Avenue, Desborough – Full Application: Single and two storey rear extension, insertion of window into first floor side elevation, loft conversion with dormer window and roof lights to front and rear.</b> No objection subject to the front elevation roofline looks out of character and would be better without what looks like a “notch”.</p> <p><b>KET/2015/0892 – Ms Towns – 38 Alexandra Road, Desborough – Full Application: 1 no. dwelling.</b> No objection subject to: The sustainability Appraisal P1 states code for sustainable homes- level 1 will be achieved, last page indicates level 2 is the aim, Borough is aiming for code level 4. Insulation etc. should be to this level. Number 38 must not be damaged during construction. Long term access from No 38 garden to bin store and parking area must be assured.</p> <p><b>KET/2015/0894 – Mrs Kirkham Persimmon Homes Midlands – East Kettering Development- Parcels R23 &amp; R26, Cranford Road, Kettering – s.73 Application: Variation of conditions 19 (Lifetime Homes); 44iii (Access highway works) and 46i &amp; 46ii (Offsite highways works) of KET/2013/0695 in respect of Lifetime homes and Highways Works.</b> Desborough Town Council are not directly impacted by this variation request, but wish to see the site developed to the highest standards possible with excellent access.</p> <p><b>KET/2015/0910 – Mr Doran – Plot 7 Greenfields, Braybrook – Full Application: Siting of 2no. static and 2no. touring caravans and shed with associated hardstanding, 2no. lights on high poles and septic tank.</b> Objection the location is in open countryside and is unsuitable and is an unauthorised site.</p> <p><b>KET/2015/0931 – Povoas Packaging Ltd – Povoas Packaging Ltd, Stoke Albany Road, Desborough – Full Application: Erection of warehouse.</b> No objection subject to: Support for additional employment would wish to see building conform to BREEM standard “good” as a minimum. Roof to utilise solar panels to provide lighting etc. if practical.</p> <p><b>KET/2015/0913 – Mrs Ozdogan-Walker – 109 Dunkirk Avenue, Desborough – Full Application: Two storey side and rear extension.</b> No objection subject to – The only concerns are the loss of amenity garden space and the master bedroom window facing the park/bowling green is probably inappropriate.</p> <p><b>KET/2015/0962 – Mr Richardson – 51 Yaffle Crescent, Desborough – s.73 Application: Variation of condition 5 of KE/03/0127, in respect of parking provision.</b> Objection – Major</p>

<p>10.2</p> <p>10.3</p>	<p>concerns with regard to traffic and parking implications of running a business from the garage of a domestic dwelling within the estate.</p> <p><b>KET/2015/0968 – Mr Miller – 20 and 24 Ise View Road (Land between), Desborough – Full Application: Demolition of garage and lean-to, Construction of dwelling, garage and garden room.</b> No objection - Whilst squeezed into a single plot looking tight, similar homes have been constructed within the area.</p> <p><b>KET/2015/0976 – Mr Johnson Tophaven Sustainable Construction Ltd – Chaplins Lane (Land Off), Desborough – Full Application: Pair of three bedroom semi-detached dwellings.</b> No objection – Save that restrictions that no parking is allowed on the roadway. This lane is “Safe way to School”.</p> <p><b><u>Notices of Withdrawn received: None</u></b></p> <p><b><u>Notices of Approval received:</u></b></p> <p><b>KET/2015/0754 – Mr Tibuleac – 23 Upper Dane, Desborough – s.73 Retrospective Application: Single storey front and rear extensions (alternative scheme), installation of external wall insulation and boarding to front elevation.</b></p> <p><b>KET/2015/0036 – Mr Kirby Bellway Homes – Harborough road (land off) Desborough – s.73A Retrospective Application: Substation.</b></p> <p><b>KET/2015/0854 – Mr King – 152 Pioneer Avenue, Desborough – s.72 Application: Variation of conditions 2, 3 and 4 of KET/2015/0481 in respect of approved plans and ground levels.</b></p> <p><b>The Clerk</b> stated that no planning application for the Land South of Desborough had been received and stated that he would update the Council as soon as any such application is received and will post it on to Desborough Town Councils website. There would be an extraordinary meeting where to consider such an application.</p>
<p>11</p> <p>11.1</p>	<p><b>To Receive Reports from:</b>  <b>County Councillor</b>  <b>Cllr Matthews</b> reported in writing to the meeting:          This month I will give a snap shot of the County Council’s Draft Budget for 2016/17.          It is subject to consultation and scrutiny so the final budget approved may look different.</p> <p>Reductions are expected in the following headline services:</p> <ul style="list-style-type: none"> <li>• Children’s centre services</li> <li>• Fire service funding</li> <li>• Highways maintenance</li> <li>• Bus service subsidies</li> <li>• Nourish School Meals service to cease</li> <li>• Two Olympic Care Service homes to close</li> <li>• Countywide Traveller Unit to be closed</li> <li>• Waste Education Service to be closed</li> </ul> <p>Most of the services undertaken currently by NCC staff will be transferred [outsourced] to other organisations, but it is expected that most of the current staff will be transferred under TUPE rights.</p> <p>The overall objective, following consultation, is a saving of £76.56 million in spending in 2016/17 - Adult Social Care** will take a £27.39 million hit and Children, Families and Education a £20.22 million hit within the total of £76.56 million.</p> <p>To fund the 2016/17 Budget a rise in Council Tax of 3.95% is proposed, which equates to 81p per week extra on a Band D property in the County. The Autumn Statement allows for a 2% rise</p>

	<p>in Council Tax specifically for funding Adult Social Care** and this is part of the proposed 3.95% increase.          This latest set of Budget Proposals is on top of the £226 million taken out of the NCC's Budgets in recent years. An additional £91.33 million is expected to be saved over the five years from 2017/18 to 2020/21 – a much slower rate of savings.          Everyone is encouraged to respond to the County's offer to challenge and/or comment on these proposals before they are ratified early next year. As the details are so complex and so time consuming to digest I judged that a potted version of the principal impact points might be useful. Further details will emerge as the process rolls on.          We have a problem along Rushton Road and Westmorland Drive where I've had a couple of posters put up asking motorists to be careful where they park. They keep getting turned round and even when they've been moved up higher they are still being turned round. I just wondered if Councillors had any views as I don't think yellow lines are always the answer.</p> <p>Some good news, for some time now we've been trying to have the grass area outside the Library and the Co-op paved. I'm please to say that I will be using my Empowering Fund to have this done.</p>
<p>11.2</p>	<p><b>Borough Councillors - Cllr Soans</b>          At the Planning Meeting this Tuesday we refused the application for the last plot on the Greenfield site in Braybrooke, meaning that all the applications have now been refused.</p> <p><b>Cllr Tebbutt's Borough Council activity report to Desborough Town Council</b>          The North Northamptonshire Joint Planning Committee met on 10<sup>th</sup> December, it reviewed and agreed all clarifications and amendments to the Joint Core Strategy, which the Inspector and the Planning Authority had agreed during the two-week Public Examination. The two most important areas related to the Government's announcement that it is not introducing Zero Carbon housing requirement and a revised set of wording acceptable to the Inspector was agreed. His proposal to alter housing contributions to developments of 11 or more dwellings was changed to 5 dwellings.          These changes will all be incorporated into a new document which will be presented to the Inspector and then subject to a six-week consultation.          The KBC Planning Policy committee, (which I chair), consultation on 'Historically and Visually Important Open Space'; (which is part of the Site Specific Proposals Local Development Document (LDD)), has now closed. The Desborough Town Council comments have been submitted and are available on the website, it will be discussed part of the December Council agenda.          The 'Biodiversity Supplementary Planning Document (for Northamptonshire, dated August 2015) and Annexes will come before the Full Council meeting on the 16<sup>th</sup> of December for approval. It requires that when existing biodiversity features are likely to be affected; a Nature conservation survey-carried out by an appropriately qualified ecologist together with an Ecological Management Plan (if required) as part of the Planning Application. It states <b>that 'if significant harm (to biodiversity) cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'</b>.          An outline planning application has been made for 147 dwellings on a site off Rushton Road, Desborough Town Council are not statutory consultees as the development is in Rushton Parish. We will register our strong objection and work with Rushton to oppose it vigorously.          Responses have been sent to all of the letters addressed to me and to the Clerk relating to the consultation on proposed development and the progress on the preparation of the Neighbourhood plan.</p>
<p>11.3</p>	<p><b>Desborough Neighbourhood plan steering group report to DTC for 17<sup>th</sup> December 2015</b>  <b>Cllr Soans reported:</b>  <b>1) Membership</b>          Cllr Jane Pearce has now been ratified as a member of the Steering Group by both the Town Council and the Steering Group,</p>

<p>11.4</p>	<p>Sadly, Ben King has announced his intention to step down from the steering group, due to other commitments. We are extremely sorry to see him go as he has given much time and effort to the Neighbourhood plan, since its inception and he will be greatly missed.</p> <p><b>2) Draft plan progress</b>                  Much work has been done by members to rewrite the plan and this has now been handed back to Messrs Lathams to prepare the 2<sup>nd</sup> draft of the plan. This should be back with us this week and will be delivered to members both electronically and with hard copy's by 21<sup>st</sup> December. Members will go through the plan and deliver their comments and any further rewriting proposals by our next meeting on January 5<sup>th</sup> 2016.                  It is intended that the final version (the pre-consultation document) will be complete and ready to go out to consultation by 2<sup>nd</sup> February 2016.</p> <p><b>3) Consultation planning</b>                  Planning is under way, the following decisions have been taken: -                  All statutory bodies will be consulted                  All Desborough businesses will be consulted                  All Desborough organisations will be consulted                  All Desborough households will be given the opportunity to be consulted.                  A personal invitation to participate will be hand delivered to every household                  The plan will be available on line and on the town council and neighbour plan websites                  Public events will be organised                  The plan will be on display in public places during the whole of the consultancy period                  Hard copies of the plan will be available for all consultee by request.</p> <p><b>Clerk's Report</b>  <u><b>Pocket Park Lease</b></u>                  A Heads of Terms have been received from Kettering Borough Council which are being viewed by the Pocket Park Management Committee and will come before Desborough Town Council for comment.                  A site visit will take place by Kettering Borough Council, Members of the Pocket Park Management Committee and Desborough Town Council to agree on a 'Scheme of Works' to be undertaken by Kettering Borough Council as part of any Lease agreement.</p> <p><u><b>Property Meeting</b></u>                  I have met with Chris Bentley the Head of Property at Kettering Borough Council in relation to future opportunities in Desborough. We have agreed to meet on a Bi-monthly basis.</p> <p><u><b>Co-Op Meeting</b></u>                  I am in contact with Central England Co-Op to arrange a visit to the town centre to discuss the organisation's plans for its vacant premises.</p> <p><u><b>Desborough GP Practice</b></u>                  I have had a very informative conversation with Nicola Warren the GP Practice Manager, with the following information being exchanged:</p> <ul style="list-style-type: none"> <li>• The Practice has 20,500 patients covering the Rothwell &amp; Desborough Practices, with 60% of them being from Desborough and the surrounding villages.</li> <li>• The Practice is not at capacity yet</li> <li>• There are 11 Partner GPs, 1 Salaried GP and a number of Nurse Practitioners.</li> <li>• On average each month there 350 to 360 patient appointments lost due to 'Do Not Attends'. This is when a patient makes an appointment and does not turn up or cancel it.</li> <li>• Appointments are released 21 days in advance, with urgent appointments being released on the day (at the Rothwell site) and emergency appointments made available on the day at Desborough. Appointments can be booked online.</li> </ul>
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	<ul style="list-style-type: none"> <li>• The 2 major impacts which effect the Practice in Desborough are no car park or zebra crossing.</li> <li>• It is acknowledged that there are ongoing telephone issues, which are being addressed, however there are a number of telephone lines going into the practice. Monday mornings have been identified as the major pinch point in being able to get through on the phones.</li> <li>• The Practice welcome the suggestion for Desborough Town Council representatives to meet to discuss matters and attend the Patient Participation Group Meetings on a quarterly basis.</li> <li>• The Patient Participation Group have tried to be involved in the Neighbourhood Plan by contacting a Group Member, however they have been unsuccessful.</li> </ul> <p><b><u>Tailby Meadow</u></b> I've been contacted by members of the public regarding horses grazing on Tailby Meadow. I am in full contact with Dave Lane at Kettering Borough Council regarding this matter. I can confirm that Kettering Borough Council are in the process of taking action to double gate the foot bridge. They know the owner of the horses and have been in contact with him and have opened the locked gate to allow him to remove the horses once already with the gate being then locked again.</p> <p><b><u>Pedestrian Crossing A576</u></b> I visited the site with Sarah Parr from Kettering Borough Council who carried out a Risk Assessment of the controlled crossing and reports that the risk was minimal and has noted that the Planters on the ends have been removed, which was appropriate. It may be worth noting that in modern urban design, site lines are sometimes purposely blocked as it has been found that this naturally slows down traffic.</p>
<p><b>12</b> <b>12.1</b> <b>12.2</b></p>	<p><b>Community Reports:</b> <b>Flag Flying in Desborough Town Centre</b> <b>Cllr Sills</b> I'm still objecting to the flag flying, as I don't even recognise some of the flags being flown. The colours get mixed up. Far be it for me to say this is a Conservative idea. <b>Cllr Tebbutt</b> stated that it was a Town Centre Partnership idea and they own them.</p> <p><b>Cllr Sills</b> stated, but that's not true is it.</p> <p><b>Cllr Tebbutt</b> stated that it was absolutely true.</p> <p><b>Cllr Sills</b> stated that Pamela, belongs to a political party. <b>Cllr Tebbutt</b> stated it's not about that, Pamela is the secretary of the Town Centre Partnership, which represents all the businesses in the Town Centre. <b>Cllr Sills</b> so what you're saying is we have elections and Conservatives win and someone else rules the flying of flags. <b>Cllr Tebbutt</b> we give the Town Centre Partnership support to them purchasing flags through the Town Council. Elections are not based on flag flying.</p> <p><b>The Clerk</b> stated that once a year the Town Centre Partnership present a list of dates for flying flags to the Town Council for ratification.</p> <p><b>Cllr Sills</b> I'm just saying we're pandering to the EU. The town looks like it's mis-managed with these flags flying.</p> <p><b>Cllr Soans</b> stated that he is a member of the Town Centre Partnership is absolutely a non-political organisation. Just for your information the Chairman happens to be a staunch supporter of the Labour Party.</p>

**Cllr Tebbutt** stated that he will provide Cllr Sills a list with pictures of the flags.

**The Clerk** stated for clarity at previous Council meeting you as a Council at the request of Cllr Sills resolved to purchase two Commonwealth Flags to be flown on Commonwealth Day next March.

**Youth Club:**

**Cllr Putt** reported:

The Youth Centre staff and members were bowled over by the extremely generous donation of £5000 by the Desborough Town Council last month and are now very excited by the prospect of new heating in the building, a project which is due to commence in the new year.

The Youth Club is doing very well and has seen an increase in membership, particularly among the older age group. Several coach trips have been held over the summer, organised by local company 'Rachel's Coach Trips'. Destinations included Skegness, Cadbury's World, Sea Life Centre, and Harry Potter Studio Tour.

An area worker from the Northampton Association of Youth Clubs (NAYC) has been on hand to run dodgeball evenings and craft sessions (including wood etching).

The Youth Club entered into the Desborough Carnival this year and dressed up as tea ladies wearing aprons and head scarves (complete with hair rollers). Apparently it was quite challenging to make the aprons but was worth it in the end as they managed to win second prize.

The latest craze is scooters and bike ramps and so a £50 donation from the Carnival Committee was put towards a ramp for the youth centre yard. A parent also kindly donated two more and it has proven to be a useful way for some of the boys to burn off their excess energy. The ramps are stored away when not in use in order to keep them in good condition.

A Christmas tree entry was submitted to the St Giles Christmas Tree Festival, the first time that the club has done this. They were very well received by the church and it is something that they will continue to do in the future.

The Youth Club manager, Jude, has started to run craft sessions at the Desborough Community Development Trust (DCDT) charity shop during the school holidays, which are free to attend and funded by the Trust (Jude is also a trustee of the DCDT). The DCDT have kindly supported the Youth Centre this year with donations and pool table hoist.

The Club will be closed for two weeks over the Christmas period (although they are open during the holidays throughout the rest of the year). A Christmas disco night with party games is planned, organised by volunteers.

A male volunteer is being sought to help work with the youth club's male attendees.

**Revive Youth Café:**

Attendance is still steady at the youth café, with a break during November due to our regular evening clashing with Gala Night (where the café was open to all).

Also, due to Christmas Day being on the Friday this month, the Youth Café will be held on tomorrow night instead – 18th December 7 to 9pm.

**13  
13.1**

**Financial report**

**Accounts for Payment:** The following payments were **APPROVED** (Proposed by Cllr Pearce and seconded by Cllr Marlow):

<b>Cheque No.</b>	<b>Amount</b>	<b>Payee</b>	<b>Reason for Payment</b>
101545	£1,567.34	Mr J McKechnie	Salary & Expenses (Dec 15)
101546	£760.57	HM Revenue & Customs	PAYE & NI (Dec 15)
101547	£630.12	NCC Pension Fund	Pension Contributions Employer & Employee (Nov 15)
101548	£38.40	Talk Talk Business	Telephone Line Rental / Broadband +

			calls (Dec 15)
	101549	£42.00	NCC Library Room Hire Town Council Meeting (Dec 15)
	101550	£15.00	Desborough Civic Society Room Hire Neighbourhood Plan Meeting Dec 15
13.2	<b><u>Receipts:</u></b> None		
13.3	<b><u>Monthly Bank Reconciliation:</u></b> Noted		
13.4	<b><u>Budget 2016/17</u></b> The budget was <b><u>AGREED</u></b> unanimously, (proposed by Cllr Cutsforth and seconded by Cllr Howes).		
13.5	<b><u>Precept 2016/17</u></b> The precept was <b><u>AGREED</u></b> unanimously, (proposed by Cllr Soans and seconded by Cllr Brooks). The Town & Parish precept form will be completed and returned to KBC.		
14	<b>Items for the Next Agenda:</b> <b>Cllr Matthews</b> – Parking in Rushton Road and Westmorland Avenue  Cllr Pearce – The Manor House on Gold Street  <b>Cllr Cutsforth</b> – Request a senior officer from Northamptonshire Police attend to address the concerns regarding shooting at cars with an air rifle on Braybrooke Road and the two attempted burglaries on Gapstile Close. <b>Cllr Soans</b> – Trout Farm update – Clerk to arrange a site visit		
15	Date of next meeting and items for the agenda: <b>Thursday 21<sup>st</sup> January 2016 commencing at 7pm, Desborough Library, High Street, Desborough.</b>		
	<b>THE MEETING CLOSED AT 8.55PM</b>		