

The Meeting of the Desborough Town Council held at the Library, High Street, Desborough on Thursday 21<sup>st</sup> January 2016

**PRESENT**

**Councillors:** Cllr M Tebbutt (Chairman), Cllr A Turigel, Cllr D Soans, Cllr R Brooks, Cllr J Putt, 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>• Wishing everyone good health for 2016</li> <li>• I have attended many events over the festive period</li> </ul>
<b>2</b>	<p><b>Apologies for absence</b> – Cllr D Howes (work commitments), Cllr R Marlow, Cllr J Pearce (family commitments) &amp; Cllr J Derbyshire (Mayoral Duties)                  It was <b>RESOLVED</b> to accept these apologies (proposed by Cllr Tebbutt and seconded by Cllr Matthews)</p>
<b>3</b>	<p><b>Declarations of Interest by Councillors - Cllr Soans</b> stated that he sat on the Planning Committee at Kettering Borough Council (KBC).</p>
<b>4</b>	<p><b>Police Report</b> – No Officer present. The Crime Statistics were circulated in advance of the meeting.                  Sgt Little had sent apologies, as there were no officers available to attend and that an officer would be in attendance at the meeting in February.</p>
<b>5</b>	<p><b>Representations from members of the public –</b>  <b>Mrs Joanne Watson Desborough European Twinning &amp; Charter Association - Flying the Flags for Desborough</b>                  I refer to Desborough Town Council Meeting minutes and it would appear that flying flags in Desborough has become a political issue.                  I can assure you that from our prospectus that flying flags in Desborough is not and never has been a political matter.                  Desborough is the only Charter Town in the whole the United Kingdom. We are hosting 27 member states in September with 54 visitors from rural communities like ours staying in Desborough. They will be debating the question from Brussels, with the opening of the European movement and how has it effected your country.                  The European flags were purchased by Desborough European Twinning Association, we request that they go up when we have visits from our member countries and other appropriate days. I have in the past sat as a Desborough Town Councillor and have always agreed on flying flags and this is not a political matter.                  We struggle to keep our Association going, as in other member states their district councils take on the running of their Associations, however here we do it as volunteers and thank Desborough Town Council for support.</p> <p><b>Mrs Pamela Goodman – Desborough Town Centre Partnership</b>                  I would like to address Cllr Sills directly regarding the disappointing conversations had in the community support area. The flags are not flown in any political way. Your comments are insulting and incorrect. The Town Centre Partnership are not a political body and is made up of all political parties. You are most welcome to join the group in May.                  I was most insulted that you refer to me doing it because I’m a conservative. I work with anyone who asks for my help. You insult the Town Council saying the town looks mismanaged. We try our hardest, we have other battles to fight around the town, borough and county with other bodies. Between us we are working very hard and we are doing our best. So please accept the flag flying for what it is, to make Desborough beautiful. I do understand your comments about the different colours as I thought I made a mistake of St David’s flag as everyone was expecting</p>

Chairman .....

Date .....

the national flag.

**Cllr Sills** stated he thought that this matter was finished. I did say I thought it was political, but our chairman Mike Tebbutt stated it was not. The comment on the flags was about the Welsh flag and that it was a mistake and it is still to be flown.

**Mrs Pamela Goodman** clarified that the wrong flag was not being flown, it is the correct flag for St David's day as the Saints flag is different to the national flags.

**Cllr Sills** stated that he was happy for the matter to be dropped.

**Mr Richard King**

I would ask Councillors to consider the following:

Paragraph 74 (ISBN9781409834137) of the Governments National Planning Policy Framework Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

An assessment has been undertaken which has clearly shown the open space, buildings or land surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

With Reference to the field off the Hawthorns Desborough including the site of old leisure centre

- The old leisure centre and playing fields have not been replaced by equivalent or better provision in terms of quality or quantity.
- The provisions that have been made are not in a suitable location in respect of the young people which used the old facilities, the new facilities are too far away for them to travel to and from unsupervised.
- The recreational facilities in the Ise Valley are not surplus to requirement, as they are well used every day.
- Therefore, the closure of the old facilities to be replaced by development is against the Governments National Planning Policy Framework.

I am asking you as Town and Borough Councillors tonight, if you were not aware this before, is to point this out to the Local Planning Authority aware of this before they go any further with this stupid scheme.

**Mr Gary Lees**

Pegasus Group (Planning, Design, Environment, Economics)

**Introduction**

Pegasus Group and Miller Homes are here this evening to draw your attention to a further potential housing site to meet the future housing need of Desborough.

Miller Homes are an award winning housebuilder, building quality, family homes to create sustainable communities over the past 80 years.

Pegasus Group is a leading independent planning consultancy, specialising in town planning, urban and landscape design and public engagement.

Pegasus Group were previously involved in the management and submission of a planning application for residential development, presently under construction, on land at Harborough Road immediately to the south of the site we are here to speak to you about this evening.

**Proposals**

The site at Harborough Road extends to 12ha (30 acres) and can accommodate up to 230 dwellings. It is located on the northern edge of Desborough with built form on 2 sides of the site and railway line adjacent to the western boundary (refer to context plan).

This smaller site formed part of a larger strategic site that was previously discounted as it was considered that another large, strategic site in Desborough would be unnecessary. We note this particular smaller site has not been considered on its own.

In comparison to other potential housing sites around the town, we consider this site to be an appropriate, sustainable and modest extension to the town.

**Forward Strategy**

We have not yet drawn up our proposals as we are open to early engagement with the local community in accordance with the National Planning Policy Framework to enable improved outcomes for the community. In this respect, Miller Homes seek to engage with the Town Council members and residents of Desborough for three reasons: -

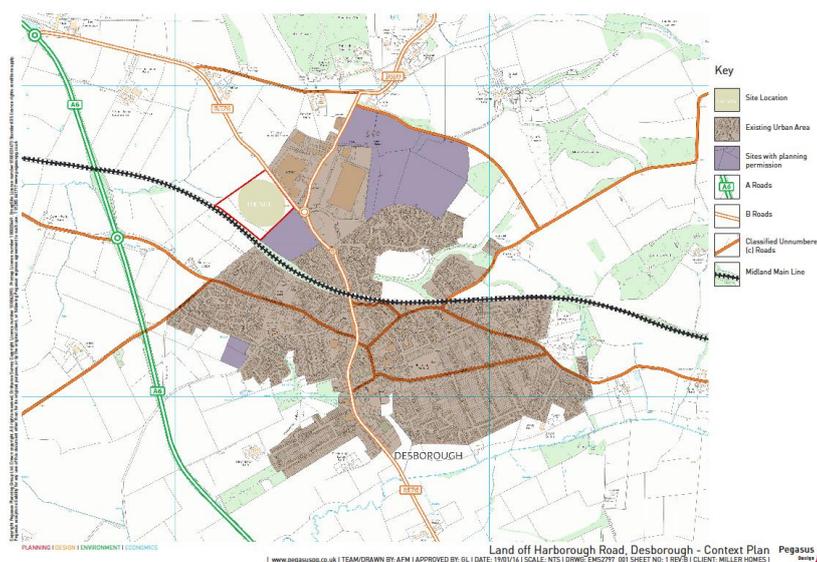
- To seek support for putting forward the site as an allocation within the Desborough Neighbourhood Plan;
- To understand relevant local issues and identify any particular needs or lack of facilities within the town that any proposed development on this site could contribute towards; and
- To seek views about the potential for securing a positive recommendation from Members on an outline planning application on this site in due course.

The proposals are very much in their infancy to enable a collaborative approach with the local community from the outset. This gives the opportunity for local community ideas to inform and contribute to the evolution of the design process.

Alongside our proposed engagement with the Town Council and Neighbourhood Plan Steering Group, please note that we will also be promoting the site through the emerging Kettering Borough Council Site Specific Proposals Local Development Document.

In summary,

- We welcome any initial feedback about the site location and our initial thoughts
- We welcome any views on further consultation and engagement with the local community, your Council and the Neighbourhood Plan Steering Group
- Please advise us of any further information required at this stage to help inform how our proposals could be incorporated within the Neighbourhood Plan.



<b>6</b>	<p><b>Minutes of the Town Council meeting held on 17<sup>th</sup> December 2015</b></p> <p>The Minutes of the Town Council meeting held on the above date were <b>unanimously approved</b> and signed as a true record (Proposed by Cllr Matthews and seconded by Cllr Cutsforth).</p>
<b>7</b>	<p><b>Matters Arising –</b></p> <p><b>Minute Ref 4/December 15</b> - Cllr Cutsforth raised concerns regarding three incidents</p> <p>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.</p> <p><b>The Clerk</b> reported that he had spoken with Sgt Little the senior officer responsible for Policing in Desborough, who gave a full and open explanation to the response to the incident which was appropriate.</p>
<b>8</b> <b>8.1</b>	<p><b>Planning Applications</b></p> <p>The following applications have been received and comments made under delegated procedures</p>

or to be made at the meeting:

**KET/2015/0858 – Mr Stafford D.T & P.M Stafford – 127 Union Street, Desborough – Full Application: Construction of stand alone granny annexe in rear garden.** Objection – The building appears to be of such size as to materially affect the light and amenity of the neighbouring property and a tunnel effect for the neighbours at 125 Union Street.

**KET/2015/0983 – M Roberts – 86 Federation Avenue, Desborough – Full Application: Single storey side extension, detached single garage and radio antenna to rear.** Objection subject to – Concern that wind noise through structure could prove an irritation to neighbours. Neighbours should accept the visual intrusion. “Approved to BS5750” gives impression that the product is approved – this is a quality standard only – superseded by ISO9001. Not convinced that just because local authorities, national companies and UK utility companies endorse the radio antenna use, that it is acceptable in a residential location. Concern that the extension is right on the boundary line, also the garage. Believe the garden level where the garage is proposed is about two feet higher than original so making siting of the garage at the rear a potential intrusion into neighbour’s privacy, coupled with the large shed and antenna could be an over development.

**KET/2015/0987 – Mrs King – 4 Rothwell Road, Desborough – Full Application: Demolition of existing conservatory and construction of single storey rear extension.** No objection.

**KET/2015/0996 – Mr G Beale & Mr A Walker – 40 Rushton Road, Desborough – Part 3 Class M Determination – Retail/Betting Shop/Pay Day Loan Shop to Dwelling: Change of use from mixed retail and residential to 2 no. residential units.** Objection – Overdevelopment of site, no rear access for front apartment, no provision for recycling bins etc. No information on outside space provision – sitting/washing line etc. Inadequate information on how adequate off street parking will be provided.

**KET/2015/1016 – Mr & Mrs Dennett – 30 Millholm Road, Desborough – Full Application: First floor rear extension.** No objection.

**KET/2015/1023 – Mr Crick – 28 Prince Rupert Avenue, Desborough – Full Application: Two storey side extension with single storey front and rear extensions.** No objection.

**KET/2015/1041 – Mr Almond – 7 Millholm Road, Desborough – Full Application: Two storey rear with two storey and first floor side extensions.** No objection.

**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.** No Objection.

**KET/2015/0991 – Mr MacKinnon – 9 Queen Street, Desborough - Full Application: Two and single storey rear extension. Conversion of dwelling into 2 no. flats. Double garage to rear.** No objection subject to – Clarity on room function, i.e. kitchen/diner. Unclear on how parking in garage and on access road to be allocated, one car shown outside bi fold opening window. No data on garden space, usage, recycling provision not shown.

**Notices of Withdrawn received:** None

**Notices of Approval received:**

**KET/2015/0892 – Ms Towns – 38 Alexandra Road, Desborough – Full Application: 1 no. dwelling**

**KET/2015/0884 – Mrs Turffen-Robberts – The Cedars Farm, Rushton Road, Desborough – Full Application: two storey rear extension.**

**KET/2015/0962 – Mr Richardson – 51 Yaffle Crescent, Desborough – s.73 Application:**

	<p><b>Variation of condition 5 of KE/03/0127, in respect of parking provision.</b></p> <p><b>KET/2015/0913 – Mrs Ozdogan-Walker – 109 Dunkirk Avenue, Desborough – Full Application: Two storey side and rear extension.</b></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></p>
<p><b>9</b> <b>9.1</b></p>	<p><b>To Receive Reports from:</b> <b>County Councillor</b> <b>Cllr Matthews</b> reported to the meeting: Northamptonshire County Council are facing very difficult budgeting decisions.</p> <p><b>Path Outside the Library</b> I can confirm that £3,000 from my County Council Empowering Fund has been agreed and a purchase order for the work. The work is likely to cost around £3,600 which is £300 saving from the original quote. Both <b>Cllr Tebbutt</b> and <b>Cllr Soans</b> stated that they would support the project with £300 each from their Empowering Funds if necessary to make up any shortfall.</p> <p><b>Community Speed Watch</b> I have received a communication from the Speed Watch Coordinator regarding the handing over his role, as a result of his resignation. I will be meeting with him and I will give a further update at the next Town Council meeting.</p> <p><b>9.2</b> <b>Cllr Tebbutt’s Borough Council activity report to Desborough Town Council Borough</b> Harrington Road will be the next area which will undergo the ‘Homes for the Future’ programme of transformation and bringing the council houses being brought upto very modern standards. Concerns regarding parking need to be addressed. <b>Cllr Soans</b> agreed to address this matter at the next A6 Forum meeting. The Planning Policy meeting on 27<sup>th</sup> January 16 will include the matter of ‘Housing Land Supply’ presentation which states that currently there is a 6.1 years of housing land supply which includes a 20% buffer. A consultation document ‘A Borough-Wide Renewable Funds – Supplementary Planning Policy’ will also considered at this meeting.</p> <p><b>Councillors - Cllr Soans</b> reported that the Gladman Planning Application is likely to go before the Planning Committee on 8<sup>th</sup> March 2016.</p> <p><b>9.3</b> <b>Desborough Neighbourhood plan steering group report to DTC for 21<sup>st</sup> January 2016</b> <b>Cllr Soans</b> reported: <b>Membership</b> Following the resignation of Ben King, I am pleased to report that Mrs Francis Bayliss, has agreed to put herself forward as his replacement as a community member. Mrs Bayliss has considerable experience in planning matters and neighbourhood planning. The council are requested to ratify her appointment. The appointment of Mrs Francis Bayliss was AGREED (proposed by Cllr Soans and seconded by Cllr Tebbutt). <b>Draft plan progress</b> The pre-consultation document is now complete subject to final ratification by the group. A working party meeting with the planning consultant will be held next week to agree the document. <b>Project time plan</b> This has now been unanimously agreed by the steering group and is attached to this report for member’s information. <b>Cllr Soans</b> stated that there may be slight slippage in the timescale, however this would not be known until the group met again on Monday 26<sup>th</sup> January 16. <b>Public Consultation</b> Leaflets will be distributed to all Desborough residents during week commencing 1<sup>st</sup> February,</p>

<p><b>9.4</b></p>	<p>deliveries will be carried out by the Girl Guides, Consultation will commence on Monday 8<sup>th</sup> Feb and will be completed by Monday 21<sup>st</sup> March 2016.                  There will be 3 public events: -                  Sat/Sun 13<sup>th</sup> &amp; 14<sup>th</sup> Feb at St Giles church hall                  Sat/Sun 5<sup>th</sup> &amp; 6<sup>th</sup> March at St Giles church hall                  Thursday 17<sup>th</sup> March market stall outside Library                  Drop in comment boxes and copies of plans will be permanently available at various locations in the town including the library and heritage centre.                  Consultation will also be carried out simultaneously with Businesses, organisations and statutory bodies.</p> <p><b>Clerk’s Report</b>  <b><u>Pocket Park Lease</u></b>                  A Heads of Terms have been received from Kettering Borough Council which have now been viewed by the Pocket Park Management Committee. Amendments are being considered and will come before Desborough Town Council for comment.                  A site visit took 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><b><u>Property Meeting</u></b>                  I have met again with Chris Bentley the Head of Property at Kettering Borough Council in relation to future opportunities in Desborough. Topics of conversation were, the Pocket Park, Car Parking and other community facilities. We will meet again in March if not sooner.</p> <p><b><u>Co-Op Meeting</u></b>                  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. No further update available.</p> <p><b><u>Tailby Meadow</u></b>                  I can confirm that two gates have now been erected on the footbridge.</p>																												
<p><b>10</b> <b>10.1</b></p>	<p><b>Community Reports:</b>  <b><u>Town Centre Partnership – Flag Flying Dates for 2016</u></b></p> <table border="1"> <thead> <tr> <th><b>Reason</b></th> <th><b>UP</b></th> <th><b>ACTUAL</b></th> <th><b>DOWN</b></th> </tr> </thead> <tbody> <tr> <td><b>St David’s Day</b></td> <td>29 Feb</td> <td>01 March</td> <td>02 March</td> </tr> <tr> <td><b>Commonwealth Day</b></td> <td>11 March</td> <td>14 March</td> <td>15 March</td> </tr> <tr> <td><b>St Patrick’s Day</b></td> <td>16 March</td> <td>17 March</td> <td>18 March</td> </tr> <tr> <td><b>Queen’s 90th Birthday</b></td> <td>20 April</td> <td>21 April</td> <td>22 April</td> </tr> <tr> <td><b>St George’s Day</b></td> <td>22 April</td> <td>23 April</td> <td>24 April</td> </tr> <tr> <td><b>Carnival</b></td> <td>13 June</td> <td>25 June</td> <td>27 June (Union flags)</td> </tr> </tbody> </table> <p><b>Charter for European Rural Communities</b>      14 September      19 September (this visit will coincide with 40’s Day)</p> <p><b>Women’s Cycle Race</b>      Dates to be confirmed</p> <p>The Flag Flying Calendar for 2016 was <b><u>AGREED</u></b> (proposed by Cllr Tebbutt and seconded by Cllr Matthews).</p>	<b>Reason</b>	<b>UP</b>	<b>ACTUAL</b>	<b>DOWN</b>	<b>St David’s Day</b>	29 Feb	01 March	02 March	<b>Commonwealth Day</b>	11 March	14 March	15 March	<b>St Patrick’s Day</b>	16 March	17 March	18 March	<b>Queen’s 90th Birthday</b>	20 April	21 April	22 April	<b>St George’s Day</b>	22 April	23 April	24 April	<b>Carnival</b>	13 June	25 June	27 June (Union flags)
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<p><b>11</b> <b>11.1</b></p>	<p><b>Financial report</b>  <b><u>Accounts for Payment:</u></b> The following payments were <b><u>APPROVED</u></b> (Proposed by Cllr Pearce and seconded by Cllr Marlow):</p>																												

Cheque No.	Amount	Payee	Reason for Payment	
101551	£1,337.50	Mr J McKechnie	Salary & Expenses (Jan 16)	
101552	£595.47	HM Revenue & Customs	PAYE & NI (Jan 16)	
101553	£518.70	NCC Pension Fund	Pension Contributions Employer & Employee (Jan 16)	
101554	£38.40	Talk Talk Business	Telephone Line Rental / Broadband + calls (Jan16)	
101555	£33.60	NCC Library	Room Hire Town Council Meeting (Jan 16)	
101556	£30.00	Desborough Civic Society	Room Hire Neighbourhood Plan Meeting Jan 16	
101557	£126.00	Zephyr	Purchase Commonwealth Flags	
11.2	<b>Receipts:</b>			
	<b>Paid into Barclays</b>	<b>Amount</b>	<b>Received from</b>	<b>Reason for Payment</b>
	07/12/15	£2.38	Barclays Bank	Interest -Business Saver Account
11.3	<b>Monthly Bank Reconciliation:</b> Noted			
11.4	<b>Quarter 3 Financial Analysis:</b> Noted			
11.5	<b>External Audit Arrangements:</b> Deferred to meeting in March			
12	<p><b>Parking in Rushton Road and West Morland Avenue</b>  <b>Cllr Matthews</b> reported on the continued difficulties with parked cars, which were causing difficulties for other road users negotiating the junction. He had received several reports from a fellow councillor and would like to ask if anyone had any suggestions of improving the situation which would avoid the last resort of putting double yellow lines on the highway.</p>			
13	<p><b>The Manor House on Gold Street – Listed Building Status</b>  It was <b>AGREED</b> (proposed by Cllr Tebbutt and seconded by Cllr Matthews) that Cllr Pearce could investigate the process/criteria for listed building status and if the Manor House met the listed building criteria.</p>			
14	<p>Items for the Next Agenda:  <b>Cllr Soans</b> – Asked if the Trout Farm Site visit had been arranged. The clerk reported that he was in contact with the developer and was awaiting dates from him.</p> <p><b>The Clerk</b> asked for support in the review of the councils ‘Financial Regulations’ for resolution at the meeting in February. This was now important as some organisations were no longer accepting cheques, therefor the council would have to look at updating its payment methods.  <b>Cllr Cutsforth</b> stated he would like to support.  <b>Cllr Tebbutt</b> asked that Cllr Howes and Cllr Pearce be asked to support too.</p> <p><b>Cllr Tebbutt</b> asked if an update on the proposed new website be placed on the agenda.</p>			
15	<p>Date of next meeting and items for the agenda: <b>Thursday 18<sup>th</sup> February 2016 commencing at 7pm, Desborough Library, High Street, Desborough.</b></p>			
<b>THE MEETING CLOSED AT 7.55PM</b>				