

The Meeting of the Desborough Town Council held at the Library, High Street, Desborough on
Thursday 18th January 2018

PRESENT

Councillors: Cllr D Soans, Cllr M Tebbutt, Cllr E Gilbey, Cllr J Putt, Cllr R Marlow, Cllr G Holmes, Cllr J Derbyshire, Cllr R Brooks, Cllr D Howes

Clerk: James McKechnie

Also in attendance: Members of the Public

	Cllr M Tebbutt agreed to chair the meeting in the absence of a Chairman and Vice-Chairman
001/18	To receive apologies for absence – Cllr A Matthews and Cllr D Howes who may attend late.
002/18	To receive and approve for signature the minutes of the meeting held on Thursday 21st December 2017 The minutes of the meeting held on 21 st December 2017 were approved as a true record and signed by the Chairman
003/18	To note any matters arising from the minutes not included on the agenda for report only – Cllr M Tebbutt thanked Mr Allen for the Swimming Pool Report and confirmed that it was in the minutes and also on Desborough Town Council's website.
004/18	Chairman's Announcement – A Holocaust Memorial Service will be held in the Chambers at Kettering Borough Council Offices on 28 th January at 1.30pm
005/18	To elect a Vice Chair – Deferred to next meeting.
006/18	To receive declarations of interest – Cllr D Soans stated that he sat on the Planning Committee at Kettering Borough Council (KBC).
007/18	Police: Monthly Report & Crime figures – Cllr Tebbutt confirmed the new reporting system from Northamptonshire Police. Cllr D Howes joined the meeting
008/18	Representations from Members of the Public – A member of the public spoke about the budget for 2018/19 A member of the public spoke about the yellow lines at Pioneer Avenue A member of the public spoke about Freedom of Information Requests A member of the public spoke about Safer Speed Signs A member of the public spoke about the Land South of Desborough Appeal Decision
009/18	Reports from Local Community Groups – A verbal report was given from Desborough in Bloom including a new planting area outside Hazeland House.
010/18	To Receive reports from: a. County Councillor Matthews report: a report was given regarding Straight Furlong and the access. Cllr D Howes declared an interest in this matter and could not speak on it. b. Borough Councillors Tebbutt and Soans reported: Cllr D Soans reported that he attended a Kettering Borough Council Planning Committee Meeting
011/18	Pocket Park: a. To consider the letter received regarding the path Cllr Gilbey updated the Council explaining that this matter has been referred back to the Pocket Park Management Committee, as it had gone through them. b. To consider the Land Owners Licence Terms for the re-instatement of the second pond Cllr Gilbey explained the difficulties with Licence from the land owners (Kettering Borough Council), that this matter was ongoing and the project would not be able to start until the Licence was agreed. Cllr Gilbey reported that further work was needed to find the solution to the Dipping Platform before it could come before Council.
012/18	Car Park Update: Cllr Soans reported to Desborough Town Council that a full feasibility study with a quantity surveyors report had been completed with a full design cost of £335,000.00. With Planning and Legal costs this could be over £400,000.00. Cllr Soans asked Desborough Town Council to freeze this project in light of more pressing and important matters requiring attention.

Chairman

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	It was AGREED to freeze this project until further notice.																																								
013/18	<p>Play Park Update: Cllr Putt reported that Desborough Town Council continue to work to bring this project forward. There have been significant difficulties, despite the hard work of Desborough Town Council, which were only brought to the attention of the Council at the 11th hour regarding possible issues with a covenant on the land.</p> <p>Kettering Borough Council, have not only significantly delayed the legal process due to officer failures within Kettering Borough Council, but there have been further failures of Kettering Borough Council's Legal Team to keep any records of the contacts they have had with the Developer of the land.</p> <p>This said Desborough Town Council are working to deal directly with the Developer to understand how this project may be taken forward.</p>																																								
014/18	<p>Legal Services: To consider appointing third-party legal services to handle the following on behalf of the council:</p> <p>a. Freedom of Information Requests: b. Human Resources Services:</p> <p>It was AGREED that Desborough Town Council would consider appointing third-party legal services and would like Cllr Gilbey to report back with more details on this matter.</p>																																								
015/18	<p>Library Service Update: Reports were circulated from Cllr Matthews to all Councillors, with updated costs of the Library Services, purchase costs and rental costs. A letter from the Friends of Desborough Library was circulated to all Councillors. (see appendix A)</p>																																								
016/18	<p>Financial:</p> <p>a) Accounts for Payment RESOLVED: The following payments were APPROVED: with Cllr Holmes who voted against the account for payments</p> <table border="1"> <thead> <tr> <th>Payment By</th> <th>Amount</th> <th>Payee</th> <th>Reason for Payment</th> </tr> </thead> <tbody> <tr> <td>BACS</td> <td></td> <td>Mr J McKechnie</td> <td>Salary & Expenses (Jan 18)</td> </tr> <tr> <td>BACS</td> <td></td> <td>Mrs R Jones</td> <td>Salary & Expenses (Jan 18)</td> </tr> <tr> <td>BACS</td> <td></td> <td>HM Revenue & Customs</td> <td>PAYE & NI (Jan 18)</td> </tr> <tr> <td>BACS</td> <td></td> <td>NCC Pension Fund</td> <td>Pension Contributions Employer & Employee (Jan 18)</td> </tr> <tr> <td>DD</td> <td>£57.54</td> <td>Talk Talk Business</td> <td>Telephone Line Rental / Broadband + calls (Jan 18)</td> </tr> <tr> <td>BACS</td> <td>£160.22</td> <td>National Cleaners Ltd</td> <td>Leaflet Distribution</td> </tr> <tr> <td>BACS</td> <td>£1,913.48</td> <td>LGSS LAW Ltd</td> <td>Professional Legal Services</td> </tr> </tbody> </table> <p>b) Receipts</p> <table border="1"> <thead> <tr> <th>Payment into Barclays</th> <th>Amount</th> <th>Received from</th> <th>Reason for Payment</th> </tr> </thead> <tbody> <tr> <td>04/12/17</td> <td>£3.36</td> <td>Barclays Bank PLC</td> <td>Business Saver Account Interest</td> </tr> </tbody> </table> <p>c) Monthly Bank Reconciliation – to receive the account balances Current Account Balance £223,585.90 Business Saver Account £19,140.52</p> <p>d) To receive the Financial Analysis for Quarter 3 - Noted</p> <p>e) Report from Internal Control Councillor Cllr J Pearce completed the Internal Control inspection on Monday 15th January with no issues raised.</p> <p>f) To Resolve the Budget for 2018/19 RESOLVED the Budget of £282,450.00 was APPROVED: with Cllr Holmes who voted against</p>	Payment By	Amount	Payee	Reason for Payment	BACS		Mr J McKechnie	Salary & Expenses (Jan 18)	BACS		Mrs R Jones	Salary & Expenses (Jan 18)	BACS		HM Revenue & Customs	PAYE & NI (Jan 18)	BACS		NCC Pension Fund	Pension Contributions Employer & Employee (Jan 18)	DD	£57.54	Talk Talk Business	Telephone Line Rental / Broadband + calls (Jan 18)	BACS	£160.22	National Cleaners Ltd	Leaflet Distribution	BACS	£1,913.48	LGSS LAW Ltd	Professional Legal Services	Payment into Barclays	Amount	Received from	Reason for Payment	04/12/17	£3.36	Barclays Bank PLC	Business Saver Account Interest
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	<p>the Budget</p> <p>g) To Resolve the Precept for 2018/19 RESOLVED the Precept £280,000.00 was APPROVED: with Cllr Holmes who voted against the Precept</p> <p>h) To Resolve Earmarked Funds into 2018/19 RESOLVED to Earmark Funds of £208,517.20 shown in the below table were APPROVED: with Cllr Holmes who voted against the Earmarked Funds</p> <table border="1"> <thead> <tr> <th colspan="2">Earmarked Funds - Projects</th> </tr> </thead> <tbody> <tr> <td>Community Grant Scheme</td> <td>£17,707.20</td> </tr> <tr> <td>Play Park</td> <td>£50,000.00</td> </tr> <tr> <td>Car Park</td> <td>£73,610.00</td> </tr> <tr> <td>Bus Shelter</td> <td>£10,000.00</td> </tr> <tr> <td>Pocket Park</td> <td>£13,600.00</td> </tr> <tr> <td>Multi Wheeled Sports Facility</td> <td>£3,600.00</td> </tr> <tr> <td>One Way System</td> <td>£35,000.00</td> </tr> <tr> <td>Premises – Equipment</td> <td>£5,000.00</td> </tr> <tr> <td>Total</td> <td>£208,517.20</td> </tr> </tbody> </table>	Earmarked Funds - Projects		Community Grant Scheme	£17,707.20	Play Park	£50,000.00	Car Park	£73,610.00	Bus Shelter	£10,000.00	Pocket Park	£13,600.00	Multi Wheeled Sports Facility	£3,600.00	One Way System	£35,000.00	Premises – Equipment	£5,000.00	Total	£208,517.20
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017/18	<p>Planning:</p> <p>a) Planning Report received - the report was circulated in advance of the meeting. (see appendix B)</p> <p>b) To consider the Land South of Desborough Appeal Decision Cllr M Tebbutt reported that it would not be appropriate for Desborough Town Council to appeal to the High Court, this would be a matter for decision by the Planning Authority Kettering Borough Council. Desborough Town Council would ensure that the Planning Authority Kettering Borough Council were reminded of the covenant regarding access to the site from Sycamore Drive.</p> <p>c) To note the date of the next Planning Committee meeting on Monday 5th February 2018</p>																				
018/18	<p>Items for the next agenda –</p> <p>Cllr M Tebbutt asked that the Safer Speed Signs are put on the next agenda</p> <p>Cllr D Howes asked that an update on the Library is put on the next agenda</p>																				
019/18	<p>To note the date of the next meeting: Thursday 15th February 2018 commencing at 7.00pm, Desborough Library, High Street, Desborough.</p>																				
	THE MEETING CLOSED AT 9.34PM																				

Friends of Desborough Library

Shelagh Hodder
White Hart House
Lower Street,
Desborough

NN14 2NP

17th January 2018

Dear Councillors,

At the EGM Council meeting last week, it was mooted that the Town Council might include in its budget £100,000 to support the future of the library. 'Friends of the Library' are asking the Council to commit that, as we believe that it will adequately fund the library for a year, during which time it will be evident if this library/community hub will survive/function.

At present we don't know the results of the consultation, but we do know that there are only 2 possible outcomes.

1. If the NCC vote for Option 1, in February, then the NCC would continue to run the libraries on the main list (8 main ones and 7 medium-sized one) and would support community-led libraries (including Desborough). In that case there would be the need for either renting or buying the building, as described by Councillor Matthews last week. In addition there would be the need for a paid library manager, and a bank of volunteers to do the rest of the work in the library, steered by the trained manager.

There are many imponderables here (at the moment) and we do not know exactly what the NCC would leave within the library, but we expect there to be no computers, DVDs and the like, though the book stock, fittings etc. seem to be expected to be left.

Building cost. Councillor Matthews gave a valuation figure to purchase the building from NCC of £360,000 and a possible figure for renting the building of £28,000 p.a. Running costs. The NCC gave a figure of £110,000 to run the library for one year. We do not know the breakdown of this, but staff costs obviously form a large part (1 full-time manager and 2 part-time assistants). We would expect that this library could function (albeit with more restricted opening times — to be discussed) with a paid part-time manager of 15 hours a week, and backed by volunteers. This might cost about £7,020 (at £9/hour) but does not include the 'on-cost' of NI, etc. which might add another third again (approx. £10,000).

Lighting, heating, water and maintenance are unknown costs (as those figures aren't supplied), and I do not know whether the library would have to pay council rates.

Income. The income for this library was named as £9,700 for 2017. Since libraries are currently free at the point of access, this money is made up of fines, hire of DVDs, use of computers and sales through the 'shop'. If computers and DVDs are withdrawn from the library, obviously that income stream would reduce. However there are ways in which the building can be maximised for activities, and many of

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the free activities could be charged for, even if the person doing the sessions was paid. We anticipate that the shop area would be enlarged, and the activities would raise a steady amount each week.

Further the Friends would hope to raise funds from donors and charities to replace the computers etc. and reinstate those income streams. However it has to be said that a library, is not a major income generating place. The best we would hope to do would be to cover the cost of the paid staff, and hopefully, raise a large part towards the rent.

- 2. If the NCC do not vote for Option 1, then we are into a whole new scenario. We would hope, if books are left, that it would become something like a 'lending bookshop', using other small libraries to rotate stock etc. However, the library as we know it, may possibly be stripped out, of all fixtures and fittings, and then be an empty shell. In that case, then a paid manager would have a different job, in promoting and managing a 'community hub'. This is still a much-needed space with a function that our town needs. We estimate that half the people who use the library at the current time, do so for functions other than as a library. Income streams could then be something quite different, with other paid activities.

Once NCC has determined the outcome of the consultation, (in February) we will know which of the above options will apply. It will then be possible to determine more accurately the financial feasibility and scope of the project. We would therefore ask the Town Council to keep this money included in the budget.

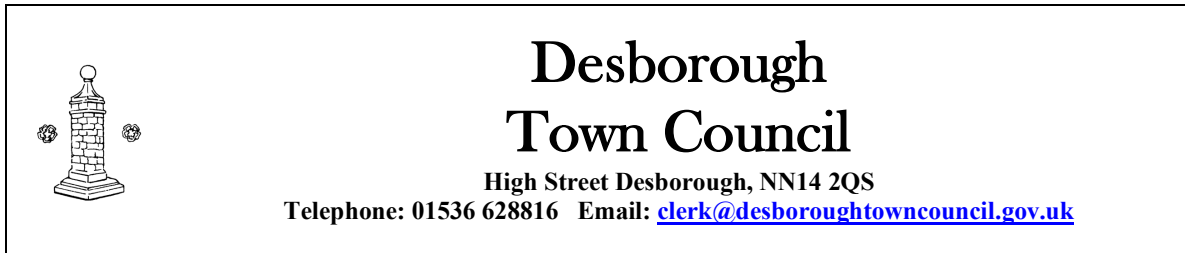
Thank you for taking time to read this. I hope I have spelt things out clearly enough for you to make a decision. We wish the council to support the library/community hub, with its eyes open and to look at this realistically and logically. We believe this library can work, both as a library/hub or as a community hub alone, and that it is much needed, and wanted by our town.

Regards,

Shelagh Hodder

Chairman

Date



FULL COUNCIL PLANNING REPORT – 18th January 2018

The following applications have been received and comments made under delegated procedures or to be made at the meeting:

Planning Application to be considered at this meeting:

Planning Applications considered by the Planning Committee on 8th January 2018:

KET/2017/0978 – Mr & Mrs Smith – 42 Gladstone Street (land adj), Desborough – Full Application: 1 no. dwelling. Previous objection stands. Objection - The development is out of character, no off-road parking and to the difficulties already experienced by traffic negotiating the road.

KET/2017/0950 – Mr B Law – 11 Roman Way, Desborough – Full Application: Single storey side extension. Objection – the existing ground floor layout shows a garage which appears to be lost as part of the proposed development. No commentary or detailed application form explain how is car parking to be achieved.

KET/2017/0983 – Mr Vincent – 55 Broadlands, Desborough – Full Application: Single storey rear extension. No objection subject to – The neighbour does not have any loss of light and that they have no objection.

KET/2017/0903 – Mr Goode – 50 Rushton Road, Desborough – Full Application: 8 no. dwellings with associated parking. Objection – there is no objection to the development of this land, which has been an eyesore for some years since the demolition of buildings which were the centre of operation of Goode & Marlow Haulage Business. It is likely that surface and subsurface contamination will be present, which will require removal enabling gardens to be established. The site design appears to squeeze in too many houses which are very bland in appearance and not enhancing the Street scene. Those fronting onto Rushton Road are particularly out of character with the adjacent larger individual properties.

Notices of Approval received:

KBC has approved permission for the following applications:

Notices of Refused received:

KBC has refused permission for the following applications:

Withdrawn Applications: