

**MINUTES OF A MEETING OF HIGHAM FERRERS TOWN COUNCIL HELD ON
TUESDAY 31st JULY 2018 AT THE TOWN HALL AT 7.30PM.**

PRESENT:

The Mayor (Councillor J Smithers)	
The Deputy Mayor (Councillor C P O'Rourke)	
Councillor D C Lawson MBE	Councillor Mrs P H Whiting
Councillor Mrs A Gardner	Councillor Mrs C Reavey
Councillor R D Hamblin	Councillor Mrs A Sauntson
Councillor R Gell	Councillor Mrs S Mantle
Councillor H L Jackson	Councillor A M T Reading
Councillor P Tomas	Councillor B Prigmore
Councillor D Drage	Miss A Schofield (Assistant Town Clerk)
Mrs S J Mitcham (Town Clerk)	D Wicks (Mayor's Sergeant)

IN ATTENDANCE: District Councillor Miss Harriet Pentland, 6 members of the public.

18/148. **APOLOGIES**

Cllr Mrs V M Newbery.

18/149. **DECLARATIONS OF INTEREST**

Other Interests

Cllr Mrs P Whiting, item 11.1, 11.2, 11.3, District Councillor on Planning Committee.

Cllr R Gell, item 11.1, 11.2, 11.3, District Councillor on Planning Committee.

Cllr Mrs A Sauntson, item 11.1, 11.2, 11.3, District Councillor on Planning Committee.

Cllr P Tomas – item 10.2 (1), resident of Mallard Close, item 11.3, member of the Cluck Off campaign group.

Cllr D C Lawson MBE, item 10.2 (1), resident of Mallard Close.

Cllr J Smithers, item 9.1, cheque 300683, BP 732, Mayoral expenses.

18/150. **MINUTES**

RESOLVED:

18/150.1. That the minutes of the meeting held on the 26th June 2018 be signed by the Mayor as being a true and correct record.

18/150.2. **RESOLVED:**

That the minutes of the meeting held on the 17th July 2018 be signed by the Mayor as being a true and correct record.

18/151. **PUBLIC FORUM**

Mr V Paul, speaking in relation to item 11.2, Rushden Gateway. Living in Northampton Road he has already spoken at Rushden Town Council's meeting. He referred to environmental reasons for not wanting the development. He raised concern regarding the number and timing of deliveries during the construction phase. When the site is open there will be a significant and detrimental impact on the roads which are already considered to be at capacity. There will be a loss of amenity value due to noise levels with a 110dB peak cited during rush hour. A takeaway restaurant is not viewed favourably and not aligned with school healthy eating programmes. Rushden Town Council had made a number of objections to the development on planning policy grounds and Mr Paul referred to these policies and stated his opposition to the development.

Mr D Francis, speaking in relation to item 11.3, Poultry Unit. The land is Grade 2 Agricultural Classified Land and there is a need to protect it. Reference was made to Policy 25 of the Joint Core Strategy and also Policies 33 and 35. The local road network, in particular the A6 and the A45, are at capacity.

Mr R Scarfe speaking in relation to item 11.3, Poultry Unit. Living in Avenue Road and near to the development Mr Scarfe has concern regarding smells from the plant particularly at clearing out time. Bedfordia, as part of their existing farming operation, had agreed to email when spraying their fields, with the spraying to take account of wind direction. Mr Scarfe also referred to the volume of traffic using the A6. He spoke of 1,000 cars an hour at morning peak, the same in the evening in the opposite direction. The average speed south bound was 51 miles per hour and 49 miles per hour northbound. The accident rate was mentioned noting that beyond the 300m area referenced in the application there are twice as many accidents.

Mr R Barnes speaking in relation to item 11.3, Poultry Unit. Concern is expressed regarding the volume of manure generated and stored. The manure will attract rats and millions of flies. People in the local area would not be able to hang their washing on their lines due to the smell. Mr Barnes showed Councillors a 1ft square board the size of which represented the area that 2 birds would have to live in. The value of property in the local area will be affected. It will be a miserable area for people to live in.

At the agreement of the Council, the Clerk read the following statement received from Cllr Doreen Maxwell, ENC, Spencer Ward, in relation to item 11.2, Rushden Gateway: *'This statement is being read for me as I am away on holiday. I am Cllr Dorothy Maxwell. On behalf of the residents who live in Spencer Ward and residents in Higham Ferrers, I would like you to address the following objections that the residents and myself have over this latest application for Rushden Gateway. This is the second application from Ashfield Lane for 10 warehouses, supermarket (Lidl last time, Aldi this time, 5 Takeaways and a 60 bed nursing home. The North Northamptonshire Core Spatial Strategy 2031 clearly states that this land is to have an iconic building, is this Aldi, clearly not?*

There will be 1,750 vehicles coming out of this a day, it could be more with the takeaways. Then there is the 60 bed nursing home which will have a separate exit on to the Northampton Road and it has planned 17 car spaces and 2 disabled spaces, we know that when there is staff change over this clearly is not enough, and where do visitors park? On the road or the grass verge on this already busy road. Then the proposed 80 houses opposite which is another issue will have a separate entrance and then there is Rushden Bowls Club entrance on this road. Highways England have put a stop notice on this application for 3 months, as well as Northamptonshire County Council. This clearly shows their concerns with traffic flows along the A45/B645 and the roundabout at Rushden Lakes.

Why do we need 10 warehouses when we have 12 empty warehouses in Rushden? These do not bring in employment as quoted as these warehouses run on automation. 5 takeaways will increase obesity for children and there are 2 schools within the Government guidelines of no fast food takeaways near schools.

I ask you to seriously take these concerns into consideration and reject this application to avoid devastating the wellbeing of the residents and children. This is a blatant example of mass over development and furthermore this has to be turned down for the reasons of congestion, noise and air pollution that would result. We, the elected representatives, have to protect our residents from the negative externalities that can

result from the actions of private developers if they are not scrutinised in the interests of the wider public interest.'

18/152. **MAYORS ANNOUNCEMENTS**

The Mayor reported on the events he had attended.

- 1st July, Civic Service for the Mayor of Northampton, Cllr Tony Ansell.
- 3rd July, Independence Day celebrations at the US airbase at Alconbury. The hospitality was excellent with traditional American food, live music and a firework display.
- 11th July, joined with many on the Market Square, including local school children, to sing 'footballs coming home' for a live morning broadcast on BBC Radio Northampton and for a recording for a later tv broadcast on BBC Look East.
- 15th July, Civic Service at St James Church for the Mayor of Thrapston, Cllr Craig Wheeler. A reception was held after the service at the Plaza.
- 17th July, Mr Warburton's 100th birthday party at John White Close, with approximately 300 people in attendance including the Mayor of Helioo Hans Romeyn from Holland.
- 22nd July, Summer Fund Day at the Saffron Road Recreation Ground raising funds for the Air Ambulance. The Mayor was pleased to see so many people support his event. The rounders match was viewed as a great success. The Mayor thanked all for their assistance with the planning and organisation and for their help on the day.
- 25th July, Summer Tea Party for the Bedesman and the Pressland Pensioners with a singalong led by the U3A.

The Deputy Mayor reported on his attendance at the Moulton College Award Ceremony 27th June. After an excellent lunch in the dining hall there was a tour of the Construction Department to view some of the students work. The tour was followed by the award ceremony.

18/153. **TOWN CLERK'S REPORT**

Police Report

- Between 17th and 18th June – entry into vehicle, Windermere Drive.
- Stolen Vehicle – between 19th and 20th June – Milton Street.
- Vehicle broken into – between 19th June and 20th June – Castlefields Close.
- Between 20th and 21st June – number plates taken, Newman Street.
- Entry gained to insecure motor vehicle parked on the driveway of a property in Roland Way between 4th July and 5th July.
- Entry gained to motor vehicle in Patenall Way – 5th July.
- Stolen vehicle – 7th July – Oaks Drive.
- Stolen number plates – Ullswater Close – 1st July.
- Between 23rd and 27th July – Kimbolton Road - Attempted burglary of house and items stolen from shed

Change of Police Inspector

The Interim Inspector Sharan Wildman is being replaced by Inspector Sara-Louise Harlock from 6th August.

Rushden East

A meeting was held on 23rd July. The masterplan is progressing, and the purpose was to try and agree some of the outstanding issues. A draft is to be received from the Consortium by 27th July. The Board will then meet to review it. The aim is that it is agreed by Planning Policy Committee on 17th September.

Local Government Re-Organisation.

In the last week of August a paper will be available from the ENC website on what is proposed. The Secretary of State will give an indication in November. Town Council elections may well be postponed to 2020. NCC will be writing to Town and Parish Councils to look at joint working with partners to ensure continuation of services. NCC need to find £68-£70 million of savings within a budget of £430 million.

RESOLVED:

That the Town Clerk's report be received and noted.

18/154. **QUESTIONS**

Cllr P Tomas asked if the County Councillor and District Councillors could give a report. Cllr J Smithers, as County Councillor, said he will send out a report by email.

18/155. **REPORTS OF REPRESENTATIVES TO OTHER BODIES**

Cllr Mrs C Reavey reported of her attendance with the Assistant Clerk at the Pyrolysis Plant Liaison Meeting held by the Environment Agency on 19th July. County Councillor J Smithers chaired the meeting. A report from the meeting and a 'frequently asked questions' sheet from the Environment Agency had been made available to Councillors. Cllr Reavey reminded the Council of the consultation responses submitted by the Town Council to the planning application.

18/156. **FINANCE**

18/156.1. **To approve accounts for payment as at 31st July 2018.**

RESOLVED:

That the accounts for payment total of £128,432.21 be approved for payment. Copy attached to the minutes.

18/156.2. **To approve the bank account reconciliation as at 30st June 2018.**

RESOLVED:

That the bank reconciliation as at 30th June 2018 be signed by the Mayor after being checked by Cllr D C Lawson MBE.

18/156.3. **To receive and note the budget report as at 30th June 2018.**

RESOLVED:

That the budget report as at 30th June 2018 be received and noted.

18/156.4. **To approve the following expenditure: -**

(i) **Works to the tree belt, Station Road/Windermere Drive**

RESOLVED:

That the works to the tree belt between Station Road and Windermere Drive be undertaken at a cost of £2,800.

(ii) **Rushden Reporter Advert**

RESOLVED:

That the half page advert in the Rushden Reporter continue for the next 6 months at a cost of £180 per month.

(iii) **CCTV Equipment**

RESOLVED:

That the Town Council make a contribution of £400 towards the cost of the purchase of a piece of equipment for the CCTV operator to allow live footage to be sent to the Police Headquarters.

18/157. **COMMITTEE MEETINGS**

To receive and adopt the minutes of the following committees: -

18/157.1. Planning and Development Committee held on the 10th July 2018.

RESOLVED:

That the minutes of the Planning and Development Committee held on the 10th July 2018 be received and adopted.

18/157.2. Environment and Recreation Committee held on the 10th July 2018.

RESOLVED:

That the minutes of the Environment and Recreation Committee held on the 10th July 2018 be received and adopted.

Recommendations

(i) **Play Area, Mallard Close Open Space**

RESOLVED:

That HAGS be appointed as the contractor for the supply and installation of the play area at Mallard Close Open Space at a cost of £37,950 including a spare parts package, a site opening package and post installation check.

(ii) **Boundary of MUGA/Wharf Road and Youths**

RESOLVED:

That high fencing be installed on the lower fence section of the boundary with 22 Wharf Road to match that high fencing previously installed. That the offer from the resident to share the cost of the additional high fencing be accepted. That the pine tree at the end of the boundary wall and high fence be felled so youths may no longer climb it to gain access on to the wall and around the high fence. That Council monitor the situation following these works to the boundary.

(iii) **Purchase of a replacement litter bin for Villa Rise Play Area.**

RESOLVED:

That a replacement litter bin of a similar style to that existing be purchased for Villa Rise Play Area. That a budget of £496 be allocated for the purchase and installation. That the old litter bin be retained to explore if reconditioning is possible.

(iv) **Purchase of a replacement litter bin for Saffron Road Recreation Ground.**

RESOLVED:

That the litter bin opposite Chichele College on Saffron Road Recreation Ground be replaced with a new litter bin of a similar style. That a budget of £496 be allocated for the purchase and installation.

18/158. **PLANNING**

Councillor Mrs P H Whiting, Councillor R Gell and Councillor Mrs A Saunston, having declared an interest, withdrew from the discussion and vote. As members of both the Town and District Councils they will consider all matters at District level taking into account all relevant evidence and representations at the district tier. Therefore, they cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Council.

To consider a response to the following planning applications: -

18/158.1. **18/01197/FUL: Hybrid application comprising:**

FULL application for the erection of retail units, restaurant units, office floorspace, together with proposals for access, footpaths, parking and servicing space, landscaping, drainage works, attenuation ponds and other associated works

OUTLINE application for the erection of employment units and retail units and some matters reserved (layout, scale and appearance)

PLUS construction of a new link road between Ditchford Road and Rushden Lakes

on land west of Rushden Lakes, Ditchford Lane, Rushden.

RESOLVED:

The Council neither object or support the proposals, however they make comment and raise concern as follows:

The Council has concerns about the capacity of the road infrastructure to cope with the development. In addition Ditchford Lane needs to be upgraded to cope with the development, as traffic in Ditchford Lane and over the bridge is in excess of current capacity. Any road improvements required as part of the development should be completed before construction on site begins. This is to avoid the situation that occurred with phase 1 of Rushden Lakes.

The Council is concerned that the smaller units proposed will be direct competition to Higham Ferrers High Street and have a negative impact.

Should the development be approved the Council want to be part of s106 negotiations. Items for consideration are funding for Town Managers Assistant and Public Realm Improvements in Higham Ferrers.

- 18/158.2. **18/00982/FUL: Full planning application for the erection of a supermarket 1,725sqm, non-food retail floorspace 2,300 sqm and drive thru 185sqm, 60 bed unit and business floorspace together with a new area of public open space, balancing ponds and associated highway works, access, infrastructure, car parking and landscaping at land north of Northampton Road, Rushden.**

RESOLVED:

The Council object to the proposed development. The development will have significant detrimental impacts on the road network. There are already problems at peak times and the council are of the opinion that the road infrastructure does not have sufficient capacity to cope with the increase of traffic caused by the development. The Council is particularly concerned that traffic will tend to divert through Higham Ferrers because of congestion on the A45, particularly the Chowns Mill and Skewbridge roundabouts.

Should the application be approved the Council ask to be part of s106 negotiations to mitigate the impact of the development on Higham Ferrers and request a condition is included re times for construction traffic so that it avoids peak times.

- 18/158.3. **18/01284/FUL: Construction and operation of a broiler rearing unit with six linked poultry buildings and ancillary structures with boundary fencing, landscape, planting and flood attenuation works and an upgrading of an existing vehicular access track extending to the south west to an existing plant access road (revised scheme to 17/01328/FUL) at land north east of Westwood AD Plant, Bedford Road, Rushden.**

RESOLVED:

That Council object to the proposal and that the response be in line with the response to the previous application, 017/01328/FUL. That Council objects for the following reasons:

- The unit is extensive large scale farming with industrial style buildings. The 6 linked poultry houses together form a rectangular block measuring 187.2m x 101.7m in addition to a number and variety of ancillary buildings on a total application site of 12.25 hectares. The proposal is considered out of scale and excessive development in the open countryside.
- The development is within and surrounded by the historic Higham Park, an early medieval deer park attached to Higham Ferrers Castle. The development is out of character and not appropriate within this important historic landscape. There is archaeological evidence for early settlements within Higham Park and concern is raised regarding the impact of the development on the park and the scheduled ancient moat to

the south west of the development area.

- The number of HGV lorry, vehicle and tractor movements associated with the development is high, particularly on the later days in each flock cycle. The Council object to the long term impact this will have on the A6 and the local traffic network and the effect this level of traffic may have on the agricultural tracks to access the unit and the right of way that crosses the access track.
- The level of noise and odour and the impact this will have on the local area and users of the adjoining rights of ways.
- Assessment required of the level of light emitted on the understanding the unit will be operational at night for parts of the flock cycle.
- The impact of the spreading of the waste on the local fields with concern regarding the level of phosphorous in the waste.
- The risk to human health from ammonia and particulate matter given the nature and large scale of the development combined with emissions from the near-by AD Plant and the A6.

18/158.4. **18/01209/FUL: Single storey extension and loft conversion: 10 Hecham Way, Higham Ferrers.**

RESOLVED:

That no objections or comments be made.

18/159. **FUNDING OF A PCSO**

To consider whether to fund a PCSO who will be dedicated to Higham Ferrers.

RESOLVED:

That consideration of the item be deferred to the next meeting.

18/160. **BOOK LENDING WORKING PARTY**

18/160.1. **RESOLVED:**

That the notes from the Book Lending Working Party meeting held on the 17th July 2018 be received and noted.

18/160.2. **RESOLVED:**

That the Council support in principal a 40 ft by 12 ft portacabin for the Book Lending service to be located on the car park by the sports pavilion. This would be provided when a community group come forward to run the service. An initial budget of £35000 to be allocated from the £60,000 set aside for the library. Clerk to submit a planning application when the group is established.

18/161. **ASSET OF COMMUNITY VALUE**

RESOLVED:

That a written request be submitted to East Northamptonshire Council asking that the Town Council be treated as a potential bidder for the Higham Ferrers Library building.

18/162. **COMMUNITY CENTRE WORKING PARTY**

18/162.1 **RESOLVED:**

That the Community Centre Working Party be reconstituted so it reports to full Council and to allow membership to be increased to include Councillors Gardner, Jackson, Reavey and Sauntson.

18/162.2. **RESOLVED:**

That the notes of the Community Centre Working Party held on 23rd July 2018 be received and noted.

- 18/162.3. **RESOLVED:**
That support be given to the initial draft plans for the community centre.
- 18/163. **EXTENSION OF MEETING TIME BEYOND A PERIOD OF 2 HOURS**
RESOLVED:
That standing order 1(dd) be temporarily suspended to allow the meeting to extend beyond a period of 2 hours.
- 18/164. **MOTION FROM A COUNCILLOR**
To consider the following motion from Cllr B Prigmore;-
‘That the Council investigate the feasibility of locating a portacabin adjacent to the Town Hall to provide extra office space for Town Hall staff.’
RESOLVED:
That consideration of the item be deferred pending provision of supporting information from Cllr B Prigmore.
- 18/165. **GREENWAY EXTENSION**
The Clerk reported that the School and both solicitor parties were happy with the original agreement but that the rewording of some clauses has been requested by the Education and Skills Funding Agency. In addition the School Governors have asked that consideration be given to a ‘lift and shift’ clause.
RESOLVED:
That if a ‘lift and shift’ clause must be included in the legal agreement it should be at the expense of the school.
- 18/166. **CLOSURE OF MEETING TO PUBLIC AND PRESS**
RESOLVED:
That in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and by reason of the confidential nature of the following items of business, the Press and the Public be excluded from the meeting.
- 18/167. **CONSERVATION OF THE TOWN CHARTERS**
18/167.1. **RESOLVED:**
That Museum Conservation Services be appointed as the contractor to restore and conserve the 5 Town Charters and Byelaw.
- 18/167.2. **RESOLVED:**
That the date for the all-day launch event be provisionally set for Saturday 29th June 2019 so the Charter Group and Council may begin planning for the event.
- 18/168. **RE-OPEN THE MEETING TO THE PUBLIC AND PRESS**
RESOLVED:
That the confidential business having been concluded, the Press and Public be re-admitted to the meeting.
- 18/169. **ITEMS TO REPORT**
Cllr B Prigmore requested an item to consider a policy for the flying of drones on public open space after witnessing drone use on Castle Fields.
Cllr C P O’Rourke suggested consideration be given to replacing the removeable dragon’s teeth bollards allowing access on to Saffron Road recreation ground.

Mayor
Date

