

NORTHAMPTON BOROUGH COUNCIL

CABINET

Wednesday, 15 March 2017

PRESENT: Councillor Nunn (Chair); Councillor Larratt (Deputy Chair); Councillors Eldred, Hadland, Hibbert and King

1. APOLOGIES

Apologies were received from Councillor Hallam.

2. MINUTES

The minutes of the meeting held on 15th February 2017 were agreed and signed by the Leader.

3. INTENTION TO HOLD PART OF THE MEETING IN PRIVATE

The Leader explained that Appendix 2, 3 and 4 (private) of Item 9 – Northampton Waterside Enterprise Zone: Proposed Purchase of Land at St Peter's Way contained detailed information relating to Heads of Terms and other information of a commercial nature, in order to protect the Council's Financial and Legal interests. Therefore, it had been exempted under schedule 12A, Part 1, (3) "Information relating to the financial or business affairs of any particular person (including the authority holding that information)" and schedule 12A, Part 1, (5) "Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings".

The Leader commented that Item 10 would be moved ahead of item 9 in order to discuss the appendices in private at the conclusion of the meeting. Therefore, at that stage members of the public and press would be asked to leave the meeting.

4. DEPUTATIONS/PUBLIC ADDRESSES

County Councillor Brendan Glynane address the Cabinet on item 7. He welcomed the report and recommendations put forward by the Cabinet. He stated that a lot of hard work had been put into this project, praising members of the Cabinet, ward Councillors and local resident associations for their support. In addition it was pleasing to see so many houses being put back in good condition. He indicated that he would like to see even more progress made in Delapre moving forward.

John Bright, a member of the Far Cotton Residents Association addressed the Cabinet on item 7 and referred back to an email sent to the Cabinet Member for Regeneration, Enterprise and Planning in August 2016. He commented that there had been a number of issues in Far Cotton with the number of HIMO's, including issues around fly-tipping and parking restraints. In addition while welcoming the report, he stated that the improvements to Delapre Abbey would, in his view, assist the Council with implementing this directive.

County Councillor Gareth Eales addressed the Cabinet on item 8. He welcomed the report and recommendations laid out. He stated that the possibility of using Claret Carpark would help alleviate some of the issues in the St James area. He outlined four key points that needed to be taken into account and looked at, namely:

- The Cabinet and Council needed to now look at the practicality of issues on parking instead of spending time coming up with ideas;
- All Ward Councillors needed to be involved at all stages of the process;
- There had been a lack of progress on the link road around St James and needed to

- be addressed urgently; and
- The Council needed to address the issues surrounding the County Council moving into the town centre and the number of vehicles potentially impacting on St James.

As an aside, Councillor Eales commented that he would speak to colleagues at royal mail to see if there was any possibility to collect data in relation to item 7.

5. DECLARATIONS OF INTEREST

Councillor King declared a personal non-pecuniary interest in item 10 by virtue of having done previous youth work on the consultation.

6. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

There were none.

7. PROPOSED ARTICLE 4 DIRECTIONS - HOUSES IN MULTIPLE OCCUPATION (HMO) IN FAR COTTON, DELAPRE AND CLIFTONVILLE

Councillor Davenport addressed the Cabinet and stated that she welcomed the recommendations in the report. She commented that the Council had learnt lessons from the previous issues in Kingsthorpe. The Cabinet needed to ensure that concerns relating to Forest Road were addressed. In her opinion this directive would increase the number of first time buyers in the area and improve the overall living conditions for the local residents.

Councillor McCutcheon echoed comments made by Councillor Davenport and in addition welcomed the excellent research carried out by officers, supported by local residents. He suggested that officers worked on the ground and spent a day in the area looking at any issues and seeking possible solutions to any issues. In addition, it was vital to look at different sources to canvass the area to collect as much data as possible.

In response the Cabinet Member for Housing and Wellbeing suggested contacting the postal service to see if Postmen could collect data while on their rounds.

Councillor Hadland elaborated on his report and noted that there had been overwhelming support for this directive from local residents. He commented that the use of postmen would need to be looked at, especially in terms of data protection. In addition he stated that something needed to be done quickly, however due to statutory constraints there needed to be a 12 month period in place to gather evidence.

The Deputy Leader welcomed the recommendations and stated that he was pleased to see work happening in the Cliftonville area.

RESOLVED:

That Cabinet resolved the making of:

2.1.1 An immediate Article 4 Direction to remove permitted development rights for the change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, to a use within Class C4 (houses in multiple occupation) of that Schedule in the area bounded by the River Nene to the north, Cotton End Road to the east, Forest Road/ part of Pleydell Road/ Delapre Crescent/ Rothersthorpe Road to the south and heading north towards the rear of Rothersthorpe Industrial Estate where it meets St Leonard's Road roundabout before heading north along Towcester Road, as shown on Map 1

2.1.2 a non-immediate Article 4 Direction to remove permitted development rights for the

change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, to a use within Class C4 (houses in multiple occupation) of that Schedule in the area bounded by London Road, heading south towards Mere Way then heading east up to the school, then heading north towards the rear of the properties at Friars Avenue, then following the northern boundary of the school and the recreation grounds, heading west towards Towcester Road, before heading north to the roundabout then turning west, north then west again up to the railway line, then heading north towards Rothersthorpe Road, then turning east towards Towcester Road, heading slightly north before turning east to include the Far Cotton Recreation Ground, some of the properties in Pleydell Road and properties south of Forest Road. Within the Cliftonville area, the proposed non immediate Article 4 Direction starts from the junction of Billing Road and Cliftonville Road, heading south to the rear of 2 to 22 The Nurseries, turning east along perimeter including all properties in the Nurseries leading to the south-western corner of Three Shires Hospital, heading north in a line to include all properties in the Avenue and Berkeley Close, including 32A to 29, up to the western boundary of 80 Billing Road (excluded from area), west along Billing Road as far as Cliftonville Road, including all properties on the southern side of Billing Road. These boundaries are shown on Map 2, and they are to come into force after 12 months.

8. CABINET RESPONSE TO SCRUTINY PANEL - MATCH DAY PARKING

Councillor Ashraf addressed the Cabinet and stated that having lived in the St James area most of her life she was well aware of the issues surrounding traffic, parking and air pollution. She welcomed the appointment of a parking attendant at St James and the proposal to open up Claret carpark. She outlined her frustrations that the link road had not made more progress and stressed that a meeting needed to take place as soon as possible to resolve this.

Councillor Hadland elaborated on his report and noted the work of the Scrutiny Panel on these issues. He commented that a meeting of stakeholders was due to take place in early April, if possible, and that membership of this group could be altered at any stage to involve the right people.

RESOLVED:

That Cabinet:

- 2.1 Note the recommendations included in the Overview and Scrutiny report on match day parking.
- 2.2 Approve the formation of a working group, led by NBC in partnership with Northamptonshire County Council as the lead transport authority to assess the recommendations made by O&S Group and implement where appropriate.
- 2.3 That the Overview and Scrutiny Working Group are formally congratulated on a high quality and comprehensive report and thanked for the time and effort given to producing it.

9. NORTHAMPTON WATERSIDE ENTERPRISE ZONE: PROPOSED PURCHASE OF LAND AT ST PETER'S WAY

Councillor Stone addressed the Cabinet and welcomed the recommendations in the report. She stated that the proposal would bring an injection of life into the area. She commented that she was concerned with possible governance arrangements and wanted assurances that

processes would be followed correctly. Furthermore she asked for clarification on what plans there were for Northampton Partnership Homes (NPH) if they moved out of their current building and what proposals were to be implemented with regards to the old oil tanks on site.

Councillor Hadland elaborated on his report and commented that this was a strategic area that needed developing. The site was in a prominent position and was a once in a lifetime opportunity to develop. He welcomed the expertise within the department, having previously carried out a similar project. With regards to NPH, they required a large site due to the need for a large car park. He commented that a business case was being prepared for this.

At this point the meeting went into private session.

RESOLVED

That Cabinet:

1. Notes the results of environmental due diligence undertaken for the Council by AMEC Foster Wheeler (AMECfw).
2. Accepts the draft Heads of Terms for the proposed purchase of the site at Exempt **Appendix 2**, and authorises the Director of Regeneration, Enterprise & Planning acting in consultation with the Borough Secretary and the Cabinet Member for Regeneration, Enterprise and Planning, to consider and agree any beneficial amendments.
3. Approves the purchase of additional environmental insurance for the site via Arthur J. Gallagher & Co., at a cost of £250k, to be funded from the Strategic Investment Reserve, and instructs the Director of Regeneration, Enterprise & Planning acting in consultation with the Borough Secretary, to take out said insurance at the time of purchase.
4. Authorises the Director of Regeneration, Enterprise & Planning acting in consultation with the Chief Finance Officer and the Cabinet Member for Regeneration, Enterprise & Planning, to complete the purchase of the site from National Grid at an agreed price of £1.5 million, plus £72,000 stamp duty, as appropriate.
5. Approves the existing Capital Scheme being increased by £72,000 to cover stamp duty and that this also be funded from the Strategic Investment Reserve.
6. Notes that the site is being purchased to enable the relocation of NPH and its depot and that exchange of contracts will therefore not take place until (i) NPH formally confirm that they will relocate to the site, (ii) accept the market rent for their proposed new premises, and (iii) that VFM is demonstrated for both the General Fund and Housing Revenue Account, through the business case being prepared by NPH and NBC Finance.
7. Instructs the Director of Regeneration, Enterprise & Planning, subject to the completion of the proposed purchase, to submit a further report concerning the procurement arrangements and programme for the new office accommodation and associated development that is proposed for the site.

10. GROWING TOGETHER NEIGHBOURHOOD PLAN

Councillor Chunga addressed the Cabinet and commented that the referendum showed the overwhelming support for this plan. It showed that people in these areas wanted to govern

how decisions were made and highlighted this as an example of good governance. Furthermore, he thanked Councillor King for her work on this over the years and wanted to note his thanks to the Pat Strachan, the independent examiner.

Councillor Duffy addressed the Cabinet and echoed the comments made by Councillor Chunga.

Councillor Hadland elaborated on his report and stated that this was an example of people coming together to achieve something for their communities.

Councillor King stated her wish to have on record her thanks to Councillor Duffy for all her work in this project.

RESOLVED:

That Cabinet recommends to Full Council:

1. that Full Council 'makes' the Growing Together Neighbourhood Plan, in accordance with Section 38(A)(4) of the Planning and Compulsory Purchase Act 2004;
2. that the Growing Together Neighbourhood Plan and the Decision Statement (**Appendix 1**) be published on the Council's website, and paper copies be provided in locations where people who live, work and carry on business in the area can view them; and
3. that the Decision Statement and details on how to view the Growing Together Neighbourhood Plan be sent to the qualifying body (Growing Together Neighbourhood Forum) and any person who asked to be notified of the Council's decision.
4. that the Growing Together Neighbourhood Forum be congratulated on the successful outcome of the referendum.

The meeting concluded at 6:54 pm