

	<p>19/00011/LBC: The installation of tilt sensor and 2 no. crack monitors to the inside of arch no.5 for the purposes of monitoring at Nine Arches Bridge, Bridge Street, Thrapston.</p> <p>No Objection.</p>	Submit a No Objection	Assistant Clerk
6.	<p>To receive notification of planning permissions granted, refused and appealed.</p> <p>18/02459/OUT: Planning Permission Refused: Proposed residential development to erect four dwellings on redundant land at rear of 7 – 12 The Willows.</p> <p>18/02149/FUL: Planning Permission Granted: Extension to existing Club House, Sports Club, Chancery Lane, Thrapston.</p> <p>18/01186/REM: Reserved Matters Approved: Namely appearance, landscaping, layout and scale pursuant to planning application 12/01957/OUT. Land between Oakleas Rise and A14 Midland Road, Thrapston.</p> <p>Cllr Boyd raised the fact that there was graffiti on the large fence on the bund on the Orbit development, visible from the A14 and asked if we could contact the Developer and ask them to repaint the area.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Telephone Developer</p>	<p>Administrator</p>
7.	<p>To receive a report from the Facilities Manager and agree action.</p> <p>Resolved to proceed with the recommended spend to replace the remaining old windows and other proposed Plaza works, as detailed in the report in Appendix 1. Save the portable PA system, which the Committee have agreed to purchase an appropriate system with two wireless microphones and adequate speaker coverage.</p> <p>Resolved to recommend to the Finance Committee to amend the Plaza hire charges to charge an additional amount if hirers require stage extensions.</p>	<p>Arrange work and purchase of equipment</p> <p>Draft recommendation to Finance Committee</p>	<p>Facilities Manager</p> <p>Assistant Clerk</p>
8.	<p>Plaza Boardroom furniture – resubmission of quotation for approval.</p> <p>Resolved to purchase the furniture detailed in March report at the resubmitted price.</p>	Place order	Assistant Clerk
9.	<p>To receive an update on the various Land Registry Titles by Meadow Lane and agree action.</p> <p>Cllr Read tabled his findings regarding the land in line with the attached report at Appendix 2.</p> <p>Resolved to draft a letter to VSH Law to ask them to proceed with the Registration of the land with Land Registry for the land from the rear of Castle Playing Fields along the old railway line.</p> <p>Investigate Council records to ascertain the agreement with the Town Council and the Tennis club and report back to next meeting.</p>	<p>Letter to VSH Law to proceed with Registration</p> <p>Investigate Town Council records</p>	<p>Assistant Clerk</p> <p>Assistant Clerk</p>

	The Town Council has an obligation to maintain the track from Green Lane up to the Skate Park. Agreed to bring this item back to a further meeting to consider actions and conclude.	Noted Add to Agenda for June	Assistant Clerk
10.	To receive a report on the Council's position regarding the Section 106 at The Willows and agree action. The comments from Lamb and Holmes from the report were discussed, highlighting the point that Lamb and Holmes (the Town Council's Solicitors) were still in discussions with Bramble Development's Solicitors therefore the matter is still deemed to be live. Cllr Carter shared the wish from the local residents for the land to remain as amenity land and their preference for the land to remain as it is without further maintenance from the Town Council. Resolved to agree that the Town Council wish to pursue transfer of land and will engage Lamb and Holmes to proceed with this matter on our behalf.	Email Lamb and Holmes instructing them to draft a letter to Sloan Plumb Wood	Assistant Clerk
11.	Clerk's Report for Noting <ul style="list-style-type: none"> A copy of an application to East Northants Council from CC Town Planning for a proposed score box and store at Thrapston Cricket Club was tabled and will come through the Committee in due course for consideration. All relevant documents for future planning meetings will continue be placed in the shared drive for reference prior to the meeting. 	Noted Noted	
12.	Chairman's Comments The Chairman thanked everyone for attending tonight's meeting.		
13.	Items for Future Agendas None received.		
	There being no further business the meeting closed at 20:40		

Signed

Dated

Appendix 1

Report to Council:	Facilities Manager's Report
Date:	26 March 2019

Report Prepared By:	John Ystenes
Details:	<p>Plaza refurbishment: remaining work Although we are now fully operational there are a few remaining items. On current estimates we believe all necessary expenditure can be contained within the remaining budget of £9,550.</p> <p>Window replacement The largest single cost will be for the replacement of all the windows to the front (13 in total) and side elevations of the original art deco structure which I recommend we proceed with as soon as possible. We propose to install double glazed UPVC units to match existing, black framework to the outside and white inside. Toughened glass will be installed where necessary. Total cost of £4460.</p> <p>Proposed other works totalling a cost of £5,000: Coat rails (2) ground floor cloakroom - £150 Stage bay panels - £600 Fitted mat to front of bar/counter - £200 Prepare and paint central support pillar in entrance lobby - £100 Glitter Ball for main hall - £200 Boardroom tea/coffee vending/facility - £150 Changing Rooms benches - £350 Changing Rooms - full length acrylic mirrors - £150 Desk for audio/visual equipment (boardroom) - £300 Car Park Sign (disabled access) - £100 Scrubber /Dryer * (for floor maintenance) - £1500 Studio/booth in Boardroom **- £1,200</p> <p>This represents a proposed spend of £9,460 which on current estimates leaves a surplus of £90. We shall seek the keenest prices so as to leave a little more headroom for the unforeseen.</p> <p>The cost of the refurbishment of the Disabled Toilet (£2500) is already included in the spent/committed element of the budget and the work will be programmed during April or May.</p> <p>As part of the Plaza's ongoing programme of maintenance we will be looking to activate the Intruder Alarm, estimates will be obtained in due course for Council's consideration.</p> <p>*Main hall floor - ongoing maintenance We are liaising with Capital Floors and they have already provided basic guidelines to get us started. However we may need to purchase a scrubber/dryer for use as necessary and we now have details of a recommended specialist supplier. We are also looking at other "off the shelf" options.</p> <p>**Studio/Booth in Boardroom Ideally the sound and lighting desk would be enclosed so as to afford privacy to other Boardroom users. We are looking at various options and likely costs but we need time to properly evaluate the options before making a decision. Costs are estimated at £1,200.</p> <p>Stage extensions - ongoing management The Facilities Team have assembled and dismantled the equipment for TADS' recent performances and it is clear that it will take 2 people 2 hours to perform the task. (1 hour to set up and 1 hour to dismantle. If users require the hall to be presented in anything other than its standard form then Council may wish to</p>

consider a nominal charge. 4 hours at Caretaker/Cleaner rates might be the way to go?

Tree work - (General)

The latest Arboricultural report has been received and only one tree (in Orchard Way green space) needed to be felled urgently. The remaining identified work is all priority 2 (action within 12 months) and subject to a final physical check against the report findings we shall schedule the work for autumn this year.

Remaining priority 2 work from last year's report is now complete. However, we are left with 4 stumps in the Peace Park that should ideally be ground out. We have asked for a quote for the work but we could leave "as is" if the cost is prohibitive. The risks are low but the stumps are unattractive.

Tree work - Warwick Gardens Spinney

The Arboricultural report requested by our insurers has been forwarded to them. The report concludes that a number of trees need to be felled, creating an open space adjacent to the affected property. Once the cleared area has been established we may need to consider whether a low boundary fence or rail will be necessary to prevent unwanted intrusions. In the meantime we have a quote of **£600** plus VAT for the recommended work and I recommend that we accept and proceed without further delay.

Persimmon - Transfer of Play areas and Green Spaces Foundry Walk and Water's Edge

We have inspected the areas again to make sure the various improvement works have been carried out. A few minor items are outstanding and we will follow them up. In the meantime we are awaiting Persimmon's legal team to provide the appropriate documentation.

Burial Ground - Topple Test

Tests have been carried out and appropriate records completed. One memorial in the Oundle Road Cemetery was deemed to be unsafe and has been laid down. Tests will now be done annually in line with regulations.

Play Areas

We are back in step with routine inspections and now the weather has improved we shall start on a programme of minor repairs and maintenance. This will include graffiti removal, using our own kit initially, but perhaps needing to bring in specialist assistance with the most stubborn examples.

Vandalism of fences around the Skate Park continues and we are awaiting quotes for the repair and reconstruction of the post and rail fence to the ditch side and the provision of a new metal fence to the roadside (Meadow Lane). We will also seek a quote for the replacement of the rustic fencing and gate to the Town walk.

The contract for the replacement of 4 play surfaces in the Sissinghurst Drive Play area has been awarded to Wicksteed Engineering and we are awaiting receipt of their proposed start date. We shall repair and refurbish the various items of equipment ourselves.

Janis Zakis has been handed the paperwork for the Peace Park Centenary Project and will be progressing this.

CCTV Skate Park

	<p>The provisional route for the cable run has now been agreed and ADT will prepare a plan for presentation and discussion with the Sports Association. We aim to have those discussions week commencing 29 March and the work is likely to be carried out in late April or early May.</p> <p>Council Office Wireless Projector Moore Audio have prepared a quote to provide install a wireless projector at a cost of £550 there will be an additional cost for the electrics.</p> <p>Portable PA System There is a potential need for the purchase of a portable PA system at a cost of £420 plus VAT. This would be used for all outdoor events.</p>
For Consideration:	<ul style="list-style-type: none"> • Consider and determine recommended spend on the following:- <ol style="list-style-type: none"> 1. £4,460 on the window replacement. 2. £5,000 on the proposed other works to complete the refurbishment. 3. £600 on the tree work at Warwick Gardens Spinney. 4. £550 on the Council office wireless projector. • Decide if we wish to recommend to the Finance Committee an additional charge for the hire of stage extensions. • Decide if we want to proceed with the purchase of a portable PA system at a cost of £420.

Appendix 2

Report to Council:	Report on Council's position on the Section 106 at The Willows, Thrapston
Date:	26 March 2019
Report Prepared By:	Margaret Ward
Details:	<p>Further to agenda item 8 at the Committee meeting on 5 March, the Assistant Clerk was asked to investigate the situation further, seeking information from Lamb & Holmes on their recollection of events and where the Council stand on the matter and costings should we wish to pursue the matter further.</p> <p>As agreed at the last meeting a 'holding letter' was sent to Sloan Plumb Wood stating that Council was seeking legal advice regarding the entitlement of the land and would be in touch again thereafter.</p> <p>On communication with Lamb & Holmes, John Scott confirmed the case had been passed over him in 2015. His recollection of events was excellent and clarified the following:</p> <p>2009 – ENC Enforcement Team were being a bit awkward about transferring the land, therefore case dragged on.</p> <p>22 June 2016 – John had a meeting with Councillor Read as Bramble Developments were looking to transfer the land and Thrapston Town Council didn't seem keen to have the land as there was concern regarding the cost of the upkeep.</p> <p>August 2016 – BDW's Solicitor (Shoosmiths) were in communication with Lamb & Holmes regarding confirmation of drawings outlining the actual piece of land for transfer.</p> <p>15 August 2016 – last piece of communication from Bramble Development's Solicitor confirming they were awaiting instructions from their Client. John Scott sent a copy of this email for our information.</p> <p>John Scott's general comments were:</p> <ul style="list-style-type: none"> • That the matter is still live as communication from them is outstanding. • That even if the Section 106 had lapsed, there is still a contractual obligation for them to comply which is not time limited. • The land was always set aside as amenity land and if they want to build they would have to apply for a Variation of the 106. • That he was prepared to draft a letter to their Solicitors on our behalf to 'formally' encourage them to move to a conclusion. His costs would be £50 + VAT. • If it actually comes down to litigation it would be for ENC to take the matter forward.
For Consideration:	<ol style="list-style-type: none"> 1. Agree whether we wish to pursue transfer of the land. 2. Agree if we wish Lamb & Holmes to write to Sloan Plumb Wood.