

# THRAPSTON TOWN COUNCIL

Mayor: Cllr. Craig Wheeler

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**Minutes of the Meeting of the Planning & Asset Management Committee  
held on Tuesday 4<sup>th</sup> October 2022 at 19:15 at the Town Council office, Thrapston.**

**Present: Cllr Worley, Cllr Hawkins, Cllr McGovern, Cllr Wheeler**

**In attendance: Linda Brodier (Clerk)  
Public: Andy Hill [19:20]**

No.	Item	Action	By Whom
1.	<b>Apologies for Absence</b> Cllrs McLuckie, Storey & Winter had tendered their apologies which were accepted.		
2.	<b>Declaration of Interest</b> None.		
3.	<b>Public Open Time</b> None.		
4.	<b>To approve the Minutes of the Planning and Asset Management Committee meeting dated 6<sup>th</sup> September 2022</b> <b>Resolved</b> that the Minutes of the Planning & Asset Management Committee meeting dated 6 <sup>th</sup> September 2022 be confirmed as a true record.		
5.	<b>To receive and consider the following planning applications and to determine the Council's responses:</b> [Mr A Hill arrived at the meeting].  <b>NE/22/01034/FUL:</b> Installation of biomass boiler at Centenary House, Bridge Street, Thrapston <b>Resolved: No objection subject to a Condition that the applicant must only burn their own waste and not import it.</b>  <b>NE/22/01119/FUL:</b> Installation of external wall insulation, to extend approximately 100mm from existing wall surfaces at 166 Oundle Road, Thrapston <b>Resolved: No Objection</b>  <b>NE/22/01204TCA:</b> T1 Cherry, T2 Silver birch to take down, T3-4 Damson to prune, T5-6 to prune, T7-32 to prune at Pashler Gardens, Thrapston <b>Resolved: No Objection.</b>	Submit No Objection with Comments  Submit No Objection  Submit No Objection	Clerk  Clerk  Clerk

6.	<p><b>To receive notification of planning permissions granted, refused and appealed:</b></p> <p><b>NE/21/00568/FUL: Permission Refused. Erection of dwelling and associated parking at Land rear of 7-9 Chancery Lane, Thrapston</b></p> <p><b>NE/22/00945/LBC: Permission Granted. Repair or replace roof tiles and add insulation on a section of roof to rear. Rebuild two capped-off chimney stacks to same elevation at 17 Huntingdon Road, Thrapston</b></p> <p>Noted.</p>		
9.	<p><b>To consider further information regarding the Section 106 Agreement for the Orbit site and agree action</b></p> <p>Mr Hill was invited to address the Council, having arrived after Public Open Time.</p> <p>Mr Hill explained about various problems he and the residents on The Sidings estate have been experiencing, predominantly relating to the maintenance charge which they are being asked to pay and the works actually being carried out by Orbit. As an example Mr Hill explained about the noise bund – there was a dispute as to whether Orbit would maintain this – then having agreed that they were liable to maintain it they charged the residents £8,500 for 1 days' work undertaken by 2 contractors. The residents, being led by Mr Hill, are in dispute with Orbit regarding their maintenance charge against the works being undertaken, amongst other things.</p> <p>Mr Hill wanted clarity that the Town Council would be taking ownership of the Public Open Spaces as there had been some confusion over this and, if so, when that would be. The Committee explained that the transfer of land under the S106 (two parcels of land) had started and was with solicitors but was held up by Orbit putting in an application for a variation. The Committee could not give a definitive answer as to when the transfer would take place as it currently awaits approval of the variation. The Committee clarified that before any transfer is signed an inspection of the Public Open Spaces will take place and Orbit will be asked to “make good” any areas of concern prior to the transfer. The Council will ensure all areas are in good order before the transfer takes place.</p> <p>Mr Hill asked if he could be kept informed when the transfer takes place; the Committee agreed to this. Mr Hill also asked for confirmation of the discussions which have taken place tonight's meeting which he can share with other residents. [Mr Hill left the meeting 20:01].</p> <p>The Committee having noted the further information regarding the Section 106, that in 2021 North Northamptonshire Council confirmed that they are holding £66,783.27 against the open space contribution and £132,892.28 against the open space maintenance contribution, confirmed that no further action is required and the transfer of land under the S106 will continue.</p>	<p>Advise the resident when the transfer takes place. Provide a summary to the resident of discussions at tonight's meeting.</p>	<p>Clerk</p>
7.	<p><b>To discuss budgetary needs for the next financial year regarding Asset Management with a view to making a recommendation to the Finance &amp; Resources Committee</b></p>		

	<p>The Committee reviewed the earmarked maintenance reserves and the budget as presented. Under the earmarked maintenance reserves a further £2,000 was allocated to Plaza Redecoration &amp; Internal Works; under the budget the Tree Planting was reduced to £1,500. It was noted that £142,900 is currently held in earmarked maintenance reserves. It was suggested that following budget setting the Council will need to determine if the sums held are adequate. The budget and earmarked maintenance reserves were approved with the above changes – a recommendation for inclusion in the overall annual budget will be made to the Finance &amp; Resources Committee.</p>		
8.	<p><b>To receive a quotation for £1,092.00 from HJ Horticulture Ltd to prepare and plant out a rose garden in the cemetery to use for the scattering of ashes and agree action</b></p> <p><b>Resolved</b> to accept the quotation and instruct HJ Horticulture to carry out the work, taking £750 from the annual budget and £342 from the maintenance earmarked reserves. It was noted that over time the costs will be neutral given the income this will generate.</p>	Instruct contractor	Facilities Manager
10.	<p><b>To receive example tree management plans from Raunds and Irthlingborough Town Councils; to receive Notes of Meeting with Brian Ogden. To discuss and consider a Tree Management Plan for Thrapston, including that already drafted by the Facilities Manager, and agree action to progress matters</b></p> <p>Following discussion it was agreed to use the Facilities Manager's plan as an introduction, and then to use extracts from the Raunds plan relating specifically to tree management. It was agreed to include that when 1 tree is felled that 2 are planted (location to be determined by officers); that dead trees will be left until dangerous when they will be cut to trunk and left. The plan should include that if a tree is dangerous it comes down.</p> <p>Clarification was sought on who determines if a tree is dangerous – it was noted that an arboriculturalist survey will be undertaken 5-yearly. In between times, i.e. following a storm, it was clarified that the Clerk would determine if a tree is dangerous on the grounds of H&amp;S and risk to public and, if so, she will take appropriate action under delegated powers.</p> <p>It was agreed to re-draft the Tree Management Plan for approval.</p>	Re-draft Tree Management Plan	Clerk
11.	<p><b>To receive a quotation for £895 from Wilby Tree Surgeons Ltd to carry out a health and safety survey to include all trees within The Carr and all trees overhanging the Town Walk</b></p> <p><b>Resolved</b> to accept the quotation and instruct Wilby Tree Surgeons to carry out the work. It was noted that this area of the town will fall in-line with the routine 5-yearly inspections going forwards.</p> <p>The Clerk was asked to explore whether the maps from the surveys could be plotted on our Pear Mapping system.</p>	Instruct Contractor  Explore mapping	Facilities Manager  Clerk
12.	<p><b>Clerk's report (for noting)</b></p> <p>The Clerk raised that a resident is concerned about the entrance off Market Road into Kingfisher Road, saying it</p>		

	is a wider than normal junction and motorists and pedestrians can't always see each other – the resident is concerned that an accident may happen. The resident had contacted North Northamptonshire Council but was advised that the Town Council needs to raise it. The Clerk will report this to North Northamptonshire Council via Fix My Street.	Report on Fix My Street	Clerk
13.	<b>Chairman's Comments</b> The Chairman thanked everyone for their attendance and for making the meeting quorate.		
	<b>There being no further business the meeting closed at 20.42.</b>		

Signed .....

Dated .....

DRAFT