

THRAPSTON TOWN COUNCIL

Mayor: Councillor Andrew McGovern

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Minutes of the Meeting of Full Town Council held on Tuesday 17th December 2024 at 7.15pm at the Town Council Office, Thrapston

Present:	Councillor McGovern (Chairman) Councillor Bellamy Councillor Glover Councillor Hawkins Councillor Latimer Councillor Lewis	Councillor Severn Councillor Wheeler Councillor Wilcox Councillor Winter Councillor Worley
Attending:	Linda Brodier (Town Clerk) Wendy Brackenbury (Unitary Councillor) 20 Members of the public. Ollie Sharp – Stone Lodge Therapeutic School Jack Woods & Daniel McCallum from Blossom Children's Homes	Lauren Wheeler (Assistant Clerk) David Brackenbury (Unitary Councillor)

FTC/12/01 **APOLOGIES**
Councillors Shortland-Ford and Storey had tendered their apologies which were accepted.

FTC/12/02 **DECLARATION OF INTEREST**
Councillor Winter: FTC/12/10.2 application for a memorial bench.

FTC/12/03 **PUBLIC OPEN TIME**
20 members of the public attended the meeting to raise their concerns to the Council regarding planning application NE/24/01082/FUL: 10 Brambleside, Thrapston for a change of use from Class C3a (dwelling) to a children's home for up to six children (Use Class C2) and part garage conversion into a habitable sensory room.

There were two spokespersons for the residents, who raised their concerns about what they believe to be the wrong location for a children's home. They spoke of inaccuracies in the application itself, that much of the application was cut and paste, that there should be a duty of care to the elderly as well, that there has been no assessment of neighbouring residents and no engagement, the potential impact from additional traffic, that the parking allowance is not to standards, any potential noise impact, that the developer fails to demonstrate need, and the fact that local services which are already stretched will have this additional burden. They made clear that it is not a case of NIMBY (not in my back yard) but feel quite strongly that the site is not suitable. However, they went on to say that if the application is approved they would like certain restrictions to be placed on the application, including age restriction to 7-12 year olds, instead of the current 7-17, maximum of 6 children, curfew on playing outside 8pm to 8am (or when dusk falls) to mitigate noise disturbances, parking to comply with current

guidelines, the request for a full travel plan, and a restriction on the C2 Use Class to that of children's home only, with all restrictions being rigidly monitored to avoid creep.

Daniel McCallum from Blossom Children's Home was then invited to speak. He confirmed:

- the application is solely for a children's home,
- any conditions imposed will be acknowledged and adhered to,
- they are governed by OFSTED,
- only children with learning difficulties will live there,
- OFSTED will carry out inspections, so there are many layers of protection,
- it is a home for 6 children with sensory and play rooms,
- they want to engage and work with the community
- they have their own schools, but will use local resources such as dentists and doctors,
- regarding parking they are working with highways and will park within the confines of the property,
- the level of traffic that will be experienced will be similar to that of a large family.

[Brought Forward]

FTC/12/07.1 To consider the following planning applications and determine the Council's responses.

NE/24/01082/FUL: 10 Brambleside, Thrapston. Change of use from (Use Class C3a dwelling) to a children's home for up to six children (Use Class C2 Residential Institution) and part garage conversion into a habitable sensory room.

Councillor Worley set down the material considerations for this planning application for councillors to consider, i.e. the principle of the development of the site, is the type of development acceptable within the town, the impact on the character of the area, the impact on residential amenity, impact on flooding, impact on anti-social behaviour. He urged councillors to consider the baseline for the application – i.e. what this property could reasonably be, i.e. it is a fact that 10 adults could live in this house and would not require any planning permission. Regarding inaccuracies in the application, Councillor Worley advised on what is objectionable and advised that any flaws need to be relevant, i.e. they are only relevant if a material consideration. With regards to parking and traffic, highways could be asked to do a traffic survey. [Councillor Hawkins left the meeting 19:50]. Councillor Worley then spoke about the C2 Use Class, saying it is a wide category.

The Chairman raised that from what he was hearing he understood that there are little grounds for the Town Council to object to, but asked if the Council can raise the residents' concerns. Councillor Worley confirmed that the Town Council can raise whatever concerns they want, but if they are not relevant, i.e. not a material consideration, they will be ignored.

Unitary Councillor Wendy Brackenbury spoke and advised the meeting that this application will be brought before the Planning Committee at North Northamptonshire Council for determination under material planning grounds. She confirmed that all consultees' responses will be read, and if felt necessary conditions will be attached to the application (if approved) – but conditions will have to be reasonable. For example, putting a curfew on from 8pm to 8am is not reasonable – as you could not impose such a curfew on a neighbouring family.

Much debate took place, concerns were raised with regards to engagement between the company and the residents and that this should be encouraged, that the concerns of the residents were noted and understood and could be echoed by the Council. It was however felt that the Town Council didn't have grounds to object. It was then raised that whilst it is acknowledged that people are concerned for change, Thrapston is the perfect location for such a children's home, it is a nice quiet area, close to parks; Thrapston is a caring community and should welcome children into the community.

The Chairman called for a proposal. Following much debate, it was **carried by majority with one vote against** that there be NO OBJECTION to the application, but that there be a request for conditions on the application (i) C2 Use Class to be restricted to children's home only, (ii) the number of residents must not exceed 6, and (iii) the age restriction of 7-17 must be adhered to.

It was further **carried by majority with one vote against** that the Council echoes the residents' concerns in its response and request engagement between the company and the residents.

[Members of the public left the meeting; Jack Woods & Daniel McCallum from Blossom Children's Homes left the meeting].

NE/24/01174/FUL: First Floor, Thrapston House, Huntingdon Road, Thrapston. Change of use Class E (Offices) to Class F (Specialist School).

Resolved: No Objection.

NE/24/01175/LBC: First Floor, Thrapston House, Huntingdon Road, Thrapston. Change of use Class E (Offices) to Class F (Specialist School).

Resolved: No Objection.

Councillor Worley set down the material considerations for these planning applications for councillors to consider, i.e. impact on highways, impact on the character of the area, impact on residential amenity, concluding that the impact on the highway is more prevalent to this application.

Discussions took place and it was **resolved** to SUPPORT this application.

FTC/12/11

UNITARY COUNCILLORS REPORT

Unitary Councillor David Brackenbury reported the following:

- There will be an application for a substantial solar farm development at the west end of North Northamptonshire near Mears Ashby going in which will be considered by the Secretary of State. Once he obtains a copy and is allowed to share the information he will.
- Coming to Planning Committee in the next few months will be the Kettering Energy Park application, encompassing a considerable solar farm.
- Coming to Planning Committee at the end of January will be the Titchmarsh / Thrapston Warehouse development application.
- NNC have a balanced budget, despite overspend in adult social care and children services.
- A capital programme – there will be a real time bus timetable in Thrapston from S106 monies to go on Midland Road.
- Central Government have been revising the NPPF (National Planning Policy Framework) – there were changes to housing numbers, but NNC have delivered a lot of housing in the last 10-15 years and its increase was low.

[Councillors Wendy and David Brackenbury left the meeting 20:36].

FTC/12/04

MINUTES

Resolved that the Minutes of the Full Council meeting dated 19th November 2024 be confirmed as a true record.

Minutes of Committee and Working Party meetings held in November 2024 were noted.

FTC/12/05

REPORTS OF REPRESENTATIVES TO OTHER BODIES

To receive reports from Councillors on meetings they have attended as representatives to other bodies:-

- Joint Action Group (JAG) – Councillor Hawkins
- Police Liaison Representative – Councillor Hawkins
- CHAT Youth Counselling – Councillor Wilcox

- Volunteer Action – Councillor Wheeler
 - Warehouse Applications – Councillor Hawkins
 - Thrapston Nene Valley Park – Councillor Wilcox
- Reports received and noted. No further action required.

- FTC/12/06 **FINANCE**
- FTC/12/06.1 **To approve the Financial Reports for November 2024**
Resolved that the Financial Reports for November 2024 be accepted, as attached at Appendix 1.
- FTC/12/06.2 **To receive and authorise payments due December 2024**
Resolved that the list of payments due in December 2024 be approved, as attached at Appendix 2.
- FTC/12/06.3 **To receive a report to adopt the Council's charges for 2025/26 as recommended by the Finance & General Purposes Committee.**
Resolved to adopt the Council's charges for 2025/26 as recommended by the Finance & General Purposes Committee, as attached at Appendix 3.
- FTC/12/06.4 **To receive, consider and approve the 2025-26 draft Budget v.3 as reviewed by the Finance & General Purposes Committee.**
Discussions took place regarding the budget v.3 as reviewed by the Finance & General Purposes Committee. [Councillor Hawkins returned to the meeting 20:46]. Following discussion, it was **resolved** to approve the budget v.3 as attached at Appendix 4. Councillor Worley wished to record that he objects to the £20,000 events budget but approves the overall budget.
- FTC/12/06.5 **Subject to the Budget being accepted and approved under FTC/12/06.4, to determine the precept request for the financial year 2025/26.**
The budget v.4 having been approved, **resolved** to precept for the sum of £481,741.
- FTC/12/07 **PLANNING, LICENSING & OTHER CONSULTATIONS**
- NE/24/00983/FUL:** 21 Clover Drive, Thrapston. Change of use of amenity land to residential use including new boundary wall to enclose amenity land and two-storey side and single storey rear extension.
Resolved to OBJECT to the application on the grounds of the impact on the street scene and the loss of amenity space, but to note that the Council has no objection to the principle of the extension.
- NE/24/01063/FUL:** 10 Chancery Lane, Thrapston. Replace asbestos roof sheeting. New roof lights and sash windows to existing openings. Replacement hardwood painted door.
Resolved NO OBJECTION.
- NE/24/01134/FUL:** 88 Springfield Avenue, Thrapston. Single storey side extension.
Resolved NO OBJECTION.
- FTC/12/07.2 **To receive notification of planning permissions granted, refused, withdrawn and appealed.**
- NE/24/00930/FUL:** Demolish garage. Single storey side and rear extension at 16 Woodpecker Way, Thrapston – PERMISSION REFUSED.
- NE/24/01002/TPO:** T7 Pine – remove lower dead branches at 17 Chancery Lane, Thrapston – CONSENT GRANTED.
- Noted.

- FTC/12/08 **POLICIES**
 FTC/12/08.1 **To receive draft Sexual Harassment Policy as approved by the Personnel Committee with a recommendation for the same to be approved and adopted. Resolved** to adopt the Sexual Harassment Policy as recommended by the Personnel Committee.
- FTC/12/09 **ST JOHNS AMBULANCE HALL**
 FTC/12/09.1 **To receive Officer Report following the Acquisitions Committee meeting providing an update for members with a view to discussions taking place regarding the future use of the building.**
 Discussions took place regarding the future use of the St Johns Ambulance building / site. It was **resolved** that the Acquisitions Committee should progress based on Option 3 (community centre/hall plus community hub plus storage plus meeting room) being progressed.
- FTC/12/10 **CORRESPONDENCE & GRANT APPLICATIONS**
 FTC/12/10.1 **To receive officer report together with a Grant Application from Thrapston Primary School and determine whether to award the grant.**
 Following discussion, it was **carried by majority with two votes against and two abstentions** to reject the funding application on the grounds that the school have a statutory duty to provide its facilities, together with the fact that their accounts are healthy.
- FTC/12/10.2 **To receive officer report together with an application for a memorial bench and determine whether to approve the bench.**
 Councillor Winter abstained from this discussion having declared an interest. **Resolved** to approve the application for the installation of a memorial bench in the cemetery in line with policy.
- FTC/12/12 **CLERK'S REPORT**
 Clerk's Report noted.
 The Clerk raised the subject of Thrapston Venturas and said that following their attendance at the meeting in October investigations had been undertaken regarding Castle Playing Fields as a training ground and any other available land – clarity was sought on next steps. It was agreed to bring the matter back to Council in February and to invite the Executives of the Sports Association to that meeting. The Clerk advised of rumours going around town about an all-weather pitch and that the Town Council have given land for this and are supporting the project financially. Clearly nothing has been agreed or even brought before the Council for discussion – this is purely to make the Councillors aware of the rumours.
 The Clerk then advised that a quote had been received for the replacement hard drive in the CCTV unit at a cost of circa. £800. This does not prevent the CCTV from working but does have an impact on the length of time images will be stored for. Given that the Council is investigating other CCTV providers it is felt that we should not replace this at present and await a review of the CCTV provider. Concern was raised as to whether the Premises Licence at the Plaza stipulated a need for CCTV recordings to be stored for a specific length of time – Clerk to check.
- FTC/12/13 **CHAIRMAN'S UPDATE**
 The Chairman thanked everyone for attending. He advised that he had enjoyed a couple of recent events with the Masons and the Rotary. He confirmed that his "end of year party night" is on the 12th April. Tickets will be £15.

There being no further business the meeting closed at: 21:21.

Signed

Dated

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APPENDIX 1 – FINANCIAL REPORTS FOR NOVEMBER

*The financial reports are available on the Town Council website.
To view the reports please.*

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APPENDIX 2 – LIST OF PAYMENTS FOR DECEMBER

*The list of payments is available on the Town Council website.
To view the reports please [Click Here](#).*

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APPENDIX 3 – 2025-26 COUNCIL CHARGES

*The 2025-26 charges is available on the Town Council website.
To view this document please [Click Here](#).*

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APPENDIX 4 – BUDGET v.4

*The 2025-26 budget is available on the Town Council website.
To view the budget please [Click Here](#).*

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