

DAVENTRY TOWN COUNCIL

Minutes of the Special Meeting of Daventry Town Council held at Town Council Offices, 3 New Street, Daventry on Monday, 6th September 2022 at 6.30pm

Cllr Malcolm Ogle – Chairman

Councillors:

Mike Arnold
Janet Matthews
Lynne Taylor
John Tippet
Katie Thurston
Karen Tweedale
Phillip Silk-Neilsen

IN ATTENDANCE: Deborah Jewell (Chief Officer)
Gary Lees (Pegasus Group)
Pritesh Shah (David Wilson Homes)
Melissa Balk (Davidsons)
David James (WNC Councillor, Daventry East Ward)
0 Member of the press

TC2210.1 APOLOGIES.

Councillor	Apologies	Resolved
Dawn Branigan	Received and considered	Apologies Approved
Stephen Dabbs	Received and considered	Apologies Approved
Lynn Jones	Received and considered	Apologies Approved
Alan Knape	Received and considered	Apologies Approved
Ted Nicholl	Received and considered	Apologies Approved
Emily Carter	None-Received	Apologies Not Approved
Holly Steenson	None-Received	Apologies Not Approved

TC2210.2 DECLARATION OF INTERESTS.

Councillor	Declaration Of Interest	Minute Number
John Tippet	Business association with candidate – non-pecuniary	TC2208.3

TC2210.3 OUTLINE PLANNING APPLICATION DA/2020/0100 - DAVENTRY NORTHEAST SUSTAINABLE URBAN EXTENSION, B4036 LONG BUCKBY ROAD, DAVENTRY. DEVELOPMENT OF AN URBAN EXTENSION TO THE NORTH-EAST OF DAVENTRY INCLUDING CIRCA 3,400 DWELLINGS (USE CLASS C3), ELDERLY PERSONS ACCOMMODATION (USE CLASS C2), A NEW LOCAL CENTRE (INCLUDING CONVENIENCE STORE (USE CLASS A1)), PUB/RESTAURANT (USE CLASS A3/A4), DAY NURSEY/COMMUNITY AND OTHER USES WITHIN USE CLASS D1 AND RETAIL TERRACE (USE CLASSES A1 - A5 & D1), AN EXTENSION TO DAVENTRY COUNTRY PARK, TWO NEW PRIMARY SCHOOLS, A NEW SECONDARY SCHOOL, HIGHWAY INFRASTRUCTURE (INCLUDING A NEW ACCESS INTO THE SITE OFF EASTERN WAY AND A NEW ROAD LINK TO NORTON, INVOLVING STOPPING UP PART OF DAVENTRY ROAD TO VEHICULAR TRAFFIC), NEW WALKING AND CYCLING ROUTES, STRUCTURAL GREENSPACE, WILDLIFE CORRIDORS AND ASSOCIATED LANDSCAPING, DRAINAGE AND INFRASTRUCTURE WORKS.



The Chairman, Cllr Malcolm Ogle, welcomed representatives from The Pegasus Group, David Wilson Homes and Davidsons to the meeting.

Members reflected on the length of time it had taken from the first letter received in 2008, advising of this area of land being identified for a major development, workshops being held in 2016 and submissions made by the Town Council in relation to initial proposals. Gary Lees, Pegasus Group agreed the process had taken longer than anyone had anticipated and advised this was due to discussions relating to the provision and location of a secondary school, the need to bury the overhead electrical cables and the demands of the former Daventry District Council and now West Northamptonshire Council for the development of 4000 homes as opposed to developers suggested build of 3400 homes on land allocated for this development with the requirement for the provision of a secondary school.

Members of the Town Council advised they were strongly opposed to the construction of a secondary school on land adjacent to Eastern Way, Daventry being more supportive of a school being developed within the residential area.

Mr Lees referred to the Town Council's submission and objection to the development and asked for questions thereon.

Members asked if there link between the new development and the existing Monksmoor development was to extend to vehicular traffic. The developers confirmed there was no policy requirement for a bus link between the Daventry Northeast Suburban Extension and the Monksmoor development links were planned but this would be pedestrian and cycle routes to ensure access to community facilities.

Members also questioned if funding would be made available for a General Practice, they advised that they would be happy to provide a site for a health centre, but this was dependent on decisions made by the Clinical Commissioning Group and the local authority. It was envisaged that a flexible mechanism would be included in the Section 106 to allow for the possibility of a health centre.

Members referred to allocation of land for a cemetery, the developers advised they were under not statutory obligation to provide land for a cemetery but they would look into the possibility of providing land for a memorial garden.

The developers asked the Town Council if they would be considering the maintenance of the open space. Members advised this was an option if it complied with the Town Council's Acquisition Policy as detailed within the councils Asset Management Plan 2022-25 which states that "Where a land asset/amenity space is to be adopted by Daventry Town Council then a commuted sum covering the anticipated maintenance and management costs from a minimum of 15 years will be expected."

Members asked if discussions had taken place re community transport, the developers advised that bus services would be part of the S106 negotiations and confirmed they would refer back to the Town Council once the viability exercise with West Northamptonshire Council had been undertaken.

TC2210.4 DATE OF NEXT MEETING.

Monday, 26th September 2022.

The meeting closed at 20:36 hrs.

SIGNED..........DATED.....26.9.22.....