



WnDC Public Board Minutes

Present

John Markham (JM) Chair
John Weir (JW) Vice Chair
Cllr. Sandra Barnes (SB)
Mary Burrows (MB)
Cllr. Joy Capstick (JC)
David Dickinson (DD)
John Farrow (JF)
Cllr. Chris Millar (CM)
Ann Tate (AT)
Nick Thompson (NT)
Cllr. Tony Woods (TW)

In attendance:

Roger Mendonca (RM) Chief
Operating Officer & Deputy
Chief Executive

Ann Battom (AB) - Head of
Finance & Resources

Adrian Arnold (AA) - Director
of Planning Services

Chris Garden (CG) – Director of
Regeneration and
Development

Bill Allen (BA) – Director of
Implementation & Delivery

Sajeeda Rose - NEL

Charles Amies - HCA)

Gail Mathers – Board Secretary

Paper Reference: 2010-07-03-01

Minutes from Board Meeting held at the

Heroes Lounge
Franklins Gardens
Northampton
NN5 5WU

2.00 pm

21 September 2010

Paper reference	Minutes	Action
1. n/a	<p>Apologies</p> <p>Apologies were received from Cllr. Richard Church, Cllr. Jim Harker Peter Mawson, Tim Coburn and Hilary Chipping.</p>	
2. n/a	<p>Declaration of Interests - None.</p>	
3. Paper Ref. 2010-06-03-01	<p>Minutes</p> <p>IT WAS RESOLVED THAT:</p> <p>The minutes be approved as a true and accurate record of the meeting held on 6 July 2010.</p>	
4. n/a	<p>Matters arising – None.</p>	
5. Paper Ref. 2010-06-05-01	<p>Chief Executive's Report</p> <p>RM introduced the report and summarised a number of activities since the last meeting in July. The following points were made:</p> <p>Working with Government</p> <p>5.1 The visit from Bob Neill MP earlier this month proved very successful with positive comments coming out of the meeting.</p> <p>5.2 A visit from Andrew Stunell MP is scheduled for the 28 September. WNDC will host and be joined by the local authority partners.</p> <p>Progress through partnership</p> <p>5.3 Progress has been made on a number of projects over the summer, with the first phase of Becket's Park marina being completed and WNDC granting permission for the facilities building.</p> <p>5.4 Sandy Lane Improvement North, which is partly funded by WNDC, is due for completion in October 2010.</p> <p>5.5 The iCon continues to make progress and the characteristic timber frame is now complete.</p>	

	<p>Communications</p> <p>5.6 WNDC has now launched its refreshed corporate website with a cost saving of 50%.</p> <p>5.7 The completion of Upton Lodge Farmhouse resulted in positive media coverage. Other stories of interest included progress on the iCon, Moat Lane, Becket's Park marina and the £2.3m investment on the London Road Junction works.</p> <p>The Board noted the report.</p>	
<p>6. Paper Ref. 2010-06-06-01</p>	<p>Regeneration & Development and Implementation & Delivery</p> <p>CG introduced the report providing an overview of all the projects. In discussion the following points were made:</p> <p>6.1 Sandy Lane Improvement North is nearing completion with discussions taking place on progressing to the second stage.</p> <p>6.2 London Road and Ransome Road junction improvements are programmed to start in the autumn.</p> <p>6.3 CG highlighted the fact that during the Becket's Park project an excellent partnership has developed between WNDC and Groundwork North Northamptonshire which has resulted in WNDC being offered a position on their Board. The facilities building is due for completion in March 2011. A proposal was put forward that Kamljit Chana sit on their Board.</p> <p>IT WAS RESOLVED THAT THE BOARD:</p> <ol style="list-style-type: none"> 1. Noted the progress being made on key regeneration and development projects 2. Approved WNDC's involvement on Groundwork North Northamptonshire's Board. 	

Paper Ref.
2010-06-06-02

Avon Nunn Mills – Compulsory Purchase Order

CG introduced the report. In discussion the following points were made:

- 6.4 This paper seeks the authorisation from the Board to use Compulsory Purchase powers for land in unknown ownership at Nunn Mills Road which is a significant constraint to development.
- 6.5 At the meeting in July the Board received an update of the progress on the negotiations regarding the Collaboration Agreement.
- 6.6 The Collaboration Agreement has been reviewed and accepted by all parties and is almost ready for signature, allowing WNDC to take forward the CPO.
- 6.7 Ongoing discussions are taking place with Northamptonshire County Council, Northampton Borough Council and the Highways Agency in order to secure the rights needed for the road.

IT WAS RESOLVED THAT THE BOARD:

- 1. **Note** the progress that has been made with this project and specifically the Collaboration Agreement, the CPO Costs, Indemnity Agreement and the insurance policy covering certain potential liabilities associated with the CPO process.
- 2. **Authorise** the making of a Compulsory Purchase Order (to be known as the West Northamptonshire Development Corporation the Nunn Mills Road Compulsory Purchase Order 2010 ('the Order') under sections 142(1) and 142(4) of the Local Government Planning and Land Act 1980 and the Acquisition of Land Act 1981 for the acquisition of land and the creation of rights within the area described in this report and shown edged red on the Plan at Appendix A of this report, being land and rights which are needed to facilitate the regeneration of this part of its area, as described in this

	<p>report.</p> <p>3. Authorise the Chairman, in consultation with the Chief Executive, to settle and finalise the precise extent of the land and new rights to be acquired by the CPO, provided that they fall within the land identified on the Plan at Appendix A.</p> <p>4. Authorise the Chairman, in consultation with the Chief Executive, to:</p> <ol style="list-style-type: none"> 1. subject to him being satisfied that the appropriate legal agreements and protections are in place and that there are no planning impediments to the proposed road, take all necessary steps to secure the making, confirmation and implementation of the CPO including (but not limited to) finalising the Statement of Reasons, the publication and service of all notices and the presentation of WNDC's case at any Public Inquiry 2. acquire interests in land within the area subject to the CPO either by agreement or compulsorily 3. approve agreements with landowners and others having an interest in the area to be subject to the CPO setting out the terms for the withdrawal of objections to the CPO including where appropriate seeking agreements effecting the delivery of the road or any part(s) thereof 4. take such steps as may be necessary under section 19 of the Acquisition of Land Act 1981 to secure the confirmation of the CPO. 	
<p>7. Paper Ref. 2010-06-07-01</p>	<p>Planning</p> <p>AA introduced the report. In discussion the following points were made:</p> <p>Highlights</p> <p>7.1 Planning Application Performance has remained satisfactory.</p> <p>7.2 There are 63 applications on hand as at the end August 2010.</p> <p>7.3 A number of notable major planning applications have been approved.</p>	

<p>Paper Ref. 2010-06-07-02</p>	<p>IT WAS RESOLVED THAT THE BOARD:</p> <ol style="list-style-type: none"> 1. Note current planning performance. 2. Note the planning update and review of the major applications. 3. Note the planning decisions in Appendix A. <p>Transitional arrangements</p> <p>7.4 At the outcome of the Quinquennial review in January it was agreed that non-strategic planning powers would be returned to the local authorities in April 2011.</p> <p>7.5 Discussions have been ongoing and the outcome of these is an agreed position by Northampton Borough Council, Northamptonshire County Council, South Northamptonshire Council and Daventry District Council.</p> <p>7.6 CLG have viewed the revised schedule and are in agreement to the proposed amendments.</p> <p>7.7 The Chair commended all concerned on an excellent collaborative exercise.</p> <p>IT WAS RESOLVED THAT THE BOARD:</p> <ol style="list-style-type: none"> 1. Noted the report. 2. Agreed to the amendments to The West Northamptonshire Development Corporation (Planning Functions) Order 2006. 	
<p>8. Paper Ref. 2010-06-08-01 & Paper Ref. 2010-05-08-02</p>	<p>Finance</p> <p>AB introduced the report. In discussion the following points were made:</p> <p>8.1 Note that the WNDP Annual Report & Accounts 2009/10 was laid before Parliament on 19 July 2010.</p> <p>8.3 Note the use of the Corporate Seal.</p>	

	<p>IT WAS RESOLVED THAT THE BOARD:</p> <ol style="list-style-type: none"> 1. Noted the report. 2. Approved the use of the Corporate Seal. 	
<p>9. Paper Ref. 2010-06-09-01</p>	<p>Operations</p> <p>RM introduced the report and the following points were made in discussion:</p> <p>Health & Safety</p> <p>9.1 There were no accidents or near misses to report.</p> <p>Website</p> <p>9.2 The refreshed website was launched in August, achieving a Business Plan objective ahead of schedule.</p> <p>Collaborative working</p> <p>9.3 Board approval is sought for the establishment of the NEL/WNDC Steering Group, and for the terms of reference to be amended as required by the Chairman to allow NNDC to become part of the Group.</p> <p>IT WAS RESOLVED THAT THE BOARD:</p> <ol style="list-style-type: none"> 1. Note the refreshed website 2. Approve the establishment of the NEL/WNDC joint member steering group, for the terms of reference, and for the Chairman to approve any amendments to the terms of reference to facilitate engagement with NNDC. 	
<p>10.</p>	<p>Forthcoming meetings:</p> <ol style="list-style-type: none"> 1. 2 November 2010 2. 7 December 2010 	
<p>11.</p>	<p>There being no further business the meeting closed at 14:45.</p> <p>Gail Mathers</p> <p>Board Secretary</p> <p>21 September 2010</p>	

	<p>Signed by the Chairman:</p> <p>Dated:</p>	
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