

# THRAPSTON TOWN COUNCIL

Mayor: Cllr. Val Carter

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129-012/013

## PLANNING, LEISURE AND AMENITIES COMMITTEE

### Minutes of meeting Tuesday 04 December 2012

**Present:** Cllr. E Sewell, Cllr. V Carter ex officio, Cllr. P Goss, Cllr. D Read,  
Cllr. H McCormack, Cllr. K Draycott and Cllr. C Thorp  
**In attendance:** Jeanne Pike Clerk, Sara Crawley, Deputy Clerk  
**Members of the public:** Bryan Elliott

**01 Apologies for Absence:**  
There were no apologies.

**02 Declaration of interest in items on the Agenda:**  
Cllr. D Read declared an interest in Item 05 and due to his dual-hatted role. **Noted**

**03 Issues from members of the public:**  
There were no issues.

**04 Persimmon – Waters Edge:**  
Carl Webb who was to give a presentation on the way forward at Waters Edge tendered his apologies due to personal reasons. Further discussion at item 9.

**05 Planning Applications:**  
EN12/01800/FUL – Demolition of modern farm buildings and conversion of remaining traditional buildings to form 5 residential units with associated parking, turning, private amenity space, landscaping and the provision of a footpath link at Springfield Farm, Oundle Road. **No objection**  
EN/12/01741/FUL – Construction of 156 dwellings with associated roads including site regarding and landscaping at Old Station House, Midland Road

**Objection due to:**

- **Lack of usable open space**
- **Density of housing**
- **Planned traffic flow causing excess traffic flow in Market Road area**
- **Page 49 of Design & Access statement submitted reports the Town Council as saying they did not want to manage large amounts of open space – this statement is untrue and needs correction**

**06 Planning Decisions (for noting):**

Approvals:

EN/12/01146/FUL – Erection of entrance security barrier alterations, security hut, relocation of existing lorry parking, proposed bunded fuel storage tank and road alterations at plots 11-14 Haldens Parkway. **Approved**

EN/12/1457/FUL – Two storey rear extension at 7 Swan Close. **Approved**

EN/12/01459/FUL – Proposed double storey side and single storey front extension. Remove original dormer roof and replace with tiled roof supported by new first floor walls at 156 Oundle Road. **Approved**

EN/12/1469/FUL – change of flat roof on existing porches to pitched roof (21 and 23 Roman Way) **Approved**

EN/12/1626/FUL – Demolition of existing porch and car port. Erection of single storey front and two storey side extension on footprint of existing porch and carport to provide third bedroom and study at first floor and increased living space at ground floor. Parking for three cars to front garden at 6 Hillcrest Close. **Approved**

**07 Ground Maintenance Audit:**

Required actions noted:

Area 1 – Green Algae showing on Plaza wall (car park side) – monitor for growth, fence boards at Foundry Walk need replacing and gate springs at Waters Edge play area. Report both to developers.

Area 2 – Barrier needs painting – inform County and clean brass plaques outside office.

Area 3 - All in good order.

Area 4 – Gate spring broken at Windsor Drive and 'no dog' sign missing. Repair gate and replace sign. Boards from compound gate missing at Sissinghurst Drive and pile of builders rubble left – report to developers. Remove graffiti at Conway Drive play area and remove rubbish at Warwick Gardens spinney.

Area 5 – No change from last month. Wire fencing to be replaced at Castle Playing Fields, bins to be replaced at BMX track, fence repaired and rubbish removed and at Meadow Lane a tree with fungus needs inspecting and rail repaired on the bridge. Trees need cutting back on the railway line area.

Area 6 – Various overgrown vegetation to be removed shrubs to be replaced and bench slats to be replaced.

**08 Community Plan:**

Cllr. Read reported that the next meeting was due to take place on Friday 07 December 2012 and he will report back to the January PLA.

**Pass to PLA January**

**09 Water's Edge:**

Cllr. Carter reported that she had met with residents who live at the end house by the open space and who have asked to purchase some of the land. Cllr. Carter reported that the residents are not happy with the maintenance that Persimmon has provided up until now on the open space hence they wish to purchase the land to keep it as a natural landscape.

Members were unable to discuss the matter further without the input that was needed from Persimmon. Carl Webb will be invited to attend January PLA. **Action Clerk**

**10 Car Parking in Thrapston:**

Cllr. Read reported that he now has historical information on the land at Cosy Nook and the next stage is to prepare a bid for funding probably through the 'New Homes Bonus' scheme. He will consult with the Clerk and keep Council informed.

**Action Cllr. D Read and Clerk**

**11 Amendment to EN/11/01234/FUL – Sainsburys Proposed Supermarket:**

Sainsbury's has requested an amendment to the proposed hours in order to accommodate their requirements to service the proposed store.

The hours they have requested for extended servicing are very different from their original application with much earlier and later times as well as whole days on Sundays and Bank Holidays. Members agreed that the Town Council should object to this in the strongest possible terms due to the dishonest approach they felt had been applied; the lack of sensitivity for residents in the immediate area and the residential impact as a whole. A vote was taken and there were five in favour with two abstentions. **Clerk to send objection**

**12 Events Action Plan:**

Cllr. Carter informed members of her concern that some events in the past had not been properly considered and planned prior to the event itself. Therefore an Events Plan was being drawn up that would encompass (as far as possible) all actions needed to be arranged for each event. This plan would be updated whenever necessary.

**13 Clerks Report:**

1) The Planning Authority has confirmed that a planning application will not be necessary for the proposed Skate Park.

2) The Draft Consultation for the Community Infrastructure Levy (CIL) commenced on 09 November and continues until 4.30 pm on 21 December. The document can be viewed on the website at ENC. [www.east-northamptonshire.gov.uk/consultations](http://www.east-northamptonshire.gov.uk/consultations)

3) A letter received from the solicitors who are involved in the claim from the resident at 22 Orchard Way saying the Council has not responded to their request for a decision on the Council's responsibility for the subsidence damage. The Clerk has responded sending a copy of the letter dated 08 August which was sent 'Without Prejudice'.

4) The County Council has asked the Town Council to consider requesting further parking restrictions in the town. As members felt the time scale to be insufficient the Clerk will request an extension and pass the matter to the **January PLA**.

**14 Items for Future Agendas:**

There were no matters for future agendas but the amount of standing water (possibly coming from manholes) was noted and will be reported again to Anglian Water.

There being no other relevant business the meeting was closed at 8.45 pm.