

THRAPSTON TOWN COUNCIL

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**Minutes of the Meeting of the Planning & Asset Management Committee
held on Tuesday 5th February 2019 at 19:15 at the Town Council Office**

**Present: Cllr Otterwell (Chairman), Cllr Boyd, Cllr Carter, Cllr Charles, Cllr Draycott,
Cllr Read, Cllr Wheeler**

**In attendance: Linda Marshall (Clerk), Margaret Ward (Assistant Clerk)
Andrew Gray of Aitchison Raffety, Justice Nyakatawa of Barratt Homes
Members of the Public**

No.	Item	Action	By Whom
1.	Apologies for Absence None.		
2.	Declaration of Interest Cllr Carter – Item 13.		
3.	Public Open Time Mr Godfrey addressed the Council to speak about the “humming” noise from Haldens Parkway. He gave an overview of the issues he has been experiencing and his dealings with East Northamptonshire Council. He advised the Council of the personal impact the noise is having on himself and other residents. Mr Phillips addressed the Council and spoke about the “humming” noise from Haldens Parkway. He gave an overview of his experiences to date. It was understood from Mr Godfrey and Mr Phillips that they were seeking the support of the Town Council as they were not getting anywhere with East Northamptonshire Council. Councillors had received background information prior to the meeting. Thanks were given to Mr Godfrey and Mr Phillips for attending.		
4.	To approve the Minutes of the Plaza Committee meeting dated 5th December 2018 Resolved that the Minutes of the Plaza Committee meeting dated 5 th December 2018 be confirmed as a true record.		

5.	<p>To approve the Minutes of the Planning & Asset Management Committee meeting dated 8th January 2019</p> <p>Resolved that the Minutes of the Planning & Asset Management Committee meeting dated 8th January 2019 be confirmed as a true record.</p>		
6.	<p>To hear from Andrew Gray of Aitchison Raffety re the Proposed Residential Development at The Willows, Thrapston</p> <p>Mr Gray, Chartered Town Planner, addressed the Council and spoke about the proposed development at Land to the Rear of 7-12 The Willows. He stated that it is a viable scheme and does comply with the land supply provision of the framework.</p> <p>Councillors had received the all papers relating to the proposed development and further information on the history of the site.</p> <p>Mr Gray was questioned about the area of open space and the S106 Agreement. Mr Gray advised that he was aware of it but that it is a legal matter and therefore he won't discuss it.</p>		
7.	<p>To hear from Justice Nyakatawa of Barratt Homes re the planning application for 3 additional dwellings at Charters Gate</p> <p>Mr Nyakatawa addressed the Council and spoke about their latest planning application, having taken on board the objections previously submitted by the Council. He advised that it is now for two additional dwellings not three, both being two storey not three. He advised that changes have also been made to the elevations in line with previous objections. Photos and plans were circulated. Mr Nyakatawa was questioned about the need for the two houses on an area of open space. Mr Nyakatawa responded that their proposals comply to standards. Discussions then took place regarding the bund. Members of the Council voiced that Barratts had previously laboured the point of how important the bund was to shield and protect the houses – how can the new proposal of narrowing the bund be adequate. Mr Nyakatawa advised that a Consultant's Report has been undertaken and it is reported that no further insulation to the houses is required.</p> <p>Mr Nyakatawa was asked what Barratts would do if this planning application wasn't granted. He advised that they would appeal and if they lost that, then they would do nothing.</p>		
8.	<p>To receive and consider the following planning applications and to determine the Council's responses.</p> <p>Resolved to submit the following responses on the planning applications as follows:-</p> <p>18/01441/FUL: Additional 3 plots pursuant to previous outline approval 07/02457/OUT at Land off Huntingdon Road and Market Road, Thrapston</p> <p>Object: The site is already very cramped and the additional dwellings will make this worse. Further there is</p>	Object for reasons given.	Clerk

	<p>a natural open space which could be used by residents on this site. This will be lost if these additional dwellings are permitted.</p> <p>18/02434/TPO: Two ash within TPO. One tree was felled prior to the applicants acquiring the site. The remaining tree is noted as T35. It is to be felled as highways notes the tree is causing damage to an existing highway structure. Land off Huntingdon Road and Market Road, Thrapston</p> <p>Members were not clear on the reason for the removal of the tree – clarification is sought. Further, does a S.38 Agreement negate a TPO? Finally, clarity sought that the tree would be replaced with a tree.</p> <p>18/02453/FUL: Demolition of car port, part of wall, erection of three dwellings with garages, parking, access and landscaping at Land rear of 15 Chancery Lane, Thrapston</p> <p>No Objection.</p> <p>18/02459/OUT: Proposed residential development to erect four dwellings on redundant land at Land rear of 7-12 The Willows, Thrapston</p> <p>Cllr Carter advised Members that she had spoken to East Northamptonshire Council relating to this site and had also spoken with some of the residents of The Willows. She advised Members of some of the history relating to this site.</p> <p>Object: The proposed development is outside the boundary of the town build. The land in question has been designated as amenity land/open space. The land in question is subject to a S106 Agreement which states that it be transferred to the Town Council. Referring to the Local Plan Thrapston has already fulfilled its housing requirement (the 5 year housing supply has been met). Finally the proposed development is not in-keeping with the surrounding properties and doesn't match the needs of the town.</p> <p>Mr Gray left the meeting at 20:28.</p>	<p>Further clarification and information sought.</p> <p>Submit a No Objection.</p> <p>Object for reasons given.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
9.	<p>To receive notification of planning permissions granted, refused and appealed.</p> <p>18/01900/FUL: Planning Permission Granted: Proposed replacement of existing garage with a two storey two bed dwelling and associated site works at 68 Market Road, Thrapston</p> <p>18/01879/FUL: Planning Permission Granted: Single storey extension to existing detached double garage to allow additional garaging at 148 Oundle Road, Thrapston</p>	<p>Noted</p> <p>Noted</p>	

	<p>18/00114/FUL: Planning Permission Granted: Change of use of part of the Coal Delivery Yard to a Self-Storage Facility Resubmission of 17/02042/FUL at Coal Yard, Midland Road, Thrapston</p> <p>18/02184/TPO: Consent Granted: T1-T4 Walnut – Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches at Land rear of The Hermitage, Huntingdon Road, Thrapston</p> <p>18/01958/LDP: Determined Lawful: Single storey rear extension at 32 Nine Arches Way, Thrapston</p> <p>18/02210/FUL: Planning Permission Refused: Double storey rear extension, single storey side extension and new garage to the rear at 15 Hortons Lane, Thrapston</p> <p>18/01953/FUL: Application Withdrawn: Change of use of part of shop (A1) to create an additional 1 bed flat to rear ground floor of premises (C3) at 44 High Street, Thrapston</p> <p>18/00301/FUL: Appeal Allowed: Planning Permission Granted: Replacement windows to first and second floors as part of conversion to flats as per planning permission 16/00369/FUL at 48 High Street, Thrapston</p> <p>17/02142/REM: Appeal Dismissed: Erection of up to 75 Dwellings and Associated Roads at Land between Oakleas Rise and A14, Midland Road, Thrapston</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	
10.	<p>To receive and consider correspondence from Sylvia Prestwich regarding the noise issues at Haldens Parkway and to hear from Cllr Carter following her meeting with East Northamptonshire Council</p> <p>Members had read the letter from Sylvia Prestwich and had heard earlier from Mr Godfrey and Mr Phillips. Cllr Carter briefed Members of her meeting with East Northamptonshire Council during which ENC had said that they are happy that they have followed due process, but that they can only act on “formal” complaints. The residents concerned believed their complaints were formal but understood that they would now need to follow a formal complaints procedure. It is believed that the noise is coming from the Morrisons’ refrigeration units. It was noted that the Town Council doesn’t have the facility or the means to measure noise, and doesn’t have the environmental knowledge. It was confirmed that if the Town Council have a noise issue, then they would forward it on to East Northamptonshire Council themselves.</p> <p>Following discussions it was suggested to the residents that they complete the Noise Complaints Form and ask other residents to do likewise, sending it with a covering letter stating that they are lodging a formal complaint. The residents were also advised when requesting Freedom of Information requests to be more specific and pinpoint what information and dates spans they require. Finally it was suggested that they could always</p>		

	commission their own independent report which would carry more weight.		
11.	To receive and consider the Revised Local List of Information Requirements and determine the Council's response within the consultation period ending 4 March 2019 Resolved no comment.	No action required.	
12.	To agree to the disposal of the Plaza dance floor It was noted that following the recent refurbishment and installation of the wooden floor the dance floor was no longer required. Resolved to the disposal of an asset, being the Plaza dance floor, at a cost of £200 to the Ringstead Social Club.	Sell the dance floor.	Facilities Manager
13.	To receive comments from the Solicitor on the draft Lease with the Sports Association. To discuss and agree action. Resolved that the new Lease should include the sports field land (football/cricket pitch area), with rights only over Chancery Lane Playing Field. Resolved that the clause relating to the disposal of the building at the end of the term or if the lease is terminated should relate to the Clubhouse and Ancillary Buildings & Structures.	Advise solicitor accordingly so first draft can be issued.	Clerk
14.	To receive a report from the Facilities Manager, to discuss and agree any items requiring consideration Report taken as read.		
15.	To receive and consider a request to have an enclosed dog walking area on Lazy Acre Resolved to investigate further. Clerk to seek costings from other local councils and information on how they came to the decision to build such an area and data on how well it is now used.	Obtain further information	Clerk
16.	To consider whether the Plaza should have a TV Licence It was noted that if a Plaza hirer used their mobile device to watch live TV then a licence was required. Despite it being in our Terms & Conditions of Hire that no live TV should be watched, this would be difficult to monitor. It was noted that a Licence would cost £150. Information was sought as to whether having a Licence would enable the Council to put on Live TV Shows/Big Events (e.g. Eurovision/World Cup).	Obtain further information	Clerk
17.	To receive and consider a report on the Plaza's Premises Licence and discuss and agree items requiring consideration Resolved to transfer the Licence from the Management Committee to the Town Council. Resolved that the Clerk be registered as the Designated Premises Supervisor and that she attends the necessary training course to fulfil the requirements.	Arrange the transfer and book the relevant course	Clerk
18.	To receive an update on the Library, review the current position and agree action The Clerk advised that she and Cllr Carter had attended the consultation meeting on the 31 st January during which they were advised that a proposal from the County Council to sell the library building to the Town Council		

	would be sent out shortly. They were further advised that there would be a separate proposal issued to the Friends of Thrapston Library to run a library provision. Resolved to call an Extra Ordinary Meeting once the proposal has been received.		
19.	Clerk's Report for Noting (i) The Clerk reminded Members that we still have the large document from the solicitor to read through which gives details of the various land registry titles down by Meadow Lane. Cllr Read took the document and will report back at a later meeting. (ii) The Clerk advised that the postal numbering for Boxcar Close has now been completed.	Noted.	
20.	Chairman's Comments The Chairman thanked everyone for their patience and help and thanked everyone for attending tonight's meeting.		
21.	Items for Future Agendas None received.		
	There being no further business the meeting closed at 21:16		

Signed

Dated