

THRAPSTON TOWN COUNCIL

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**Minutes of the Meeting of the Planning & Asset Management Committee
held on Wednesday 10th April 2019 at 19:15 at the Town Council Office**

Present: Cllr Otterwell (Chairman), Cllr Charles, Cllr Carter, Cllr Draycott

In attendance: Margaret Ward (Assistant Clerk)

No.	Item	Action	By Whom
1.	Apologies for Absence Apologies were received and accepted from Cllr Read and Cllr Boyd..		
2.	Declaration of Interest None.		
3.	Public Open Time None.		
4.	<p>To receive and consider the following planning applications and to determine the Council's responses. Resolved to submit the following responses on the planning applications as follows:-</p> <p>19/00383/FUL: Change of use from current class A4 to B8 storage and distribution at 32 Huntingdon Road, Thrapston.</p> <p>Object: The proposed development causes concern for the following reasons:</p> <ul style="list-style-type: none"> The site does not have a satisfactory means of access for a storage and distribution centre as the site is in a residential area where the residents opposite the building use the road for parking as there is no off road parking on their properties. This could restrict access to the site and would cause congestion on the road which may give rise to highway safety issues. If the employees of the business required on-site parking this would restrict the access and delivery options further. 	Object for reasons given	Assistant Clerk

	<ul style="list-style-type: none"> • There are concerns about child safety as a park butts onto the site and the current access is a small gap in the wall just along from the site which may become obscured by vehicles entering and exiting the premises. This park is well utilised and this entrance has a high footfall of children especially before and after school times and on school holidays. • As the site is immediately opposite residential properties the delivery days, times and class of vehicle delivery (e.g. HGV's, transit vans) are an important factor in understanding the impact on the residents. • Again, child safety concerns are an issue from additional delivery vehicles as the commercial premises next door is a children's shoe shop, so a high number of children are in the immediate vicinity. • If planning is passed for this change of use, if the property was sold or the current owner wished to grow the business into a bigger operation with more deliveries and collections, is it possible to place conditions on the planning consent to prevent this from happening? • As the planning application is only for one section of the building, how can we ensure that over time the business is not expanded to encompass the whole building? Again, this would cause more traffic and heighten the above concerns even further. • More detailed information, clarifying the above points is required for the Committee to re-consider the application. • Planning permission for this building was previously refused in August 2017 for some of the concerns raised above. 		
5.	<p>Chairman's Comments The Chairman thanked everyone for attending tonight's meeting.</p>		
	<p>There being no further business the meeting closed at 19:40</p>		

Signed

Dated