PRESENT:
Cllr R Jeffs [Chair],
Cllr N Beck, Cllr H Howell, Cllr D Allard, Cllr K Davidson-Jeffs, Cllr L Wilkes,

In Attendance:
Ms Kate Houlihan, Town Clerk (Minutes)
Mr David Shaw (Planning consultant on behalf of Roxhill)
Cllr R Levell
Cllr L Jones
Cllr B Tyman
1 member of the public

121.15 APOLOGIES FOR ABSENCE
Apologies received from Cllr D Hughes

122.15 NOTIFICATION OF REQUESTS FROM MEMBERS OF THE PUBLIC TO ADDRESS THE MEETING IN COMPLIANCE WITH ADOPTED PROTOCOL
None received.

123.15 DECLARATIONS OF INTEREST
None received.

124.15 NOTIFICATION OF MEMBERS QUESTIONS IN COMPLIANCE WITH THE COUNCIL’S STANDING ORDERS
None received.

125.15 MINUTES
Minutes of the Planning Committee meeting, held 28 May 2015 were examined for accuracy.

RESOLVED that the Minutes of the Planning Committee meeting held 28 May 2015 be approved.

126.15 ROXHILL
Members received a presentation from David Shaw of Roxhill on the developments at Warth Park.

David Shaw, on behalf of Roxhill, gave an update on various matters relating to the development at Warth Park.

Sculpture – A draft design for the sculpture was expected shortly and this would be passed to the Town Council for approval. The materials to be used for the sculpture were to require minimal maintenance, as once installed the Town Council would take responsibility for the upkeep of the statue.
**Asda and Consumer Area** – Asda had confirmed they still planned to open a store at Warth Park. The store, at 15,000 sq. ft, would be 20% smaller than originally planned. As well as food the store would stock basic household item and items from their George range. The store would include a petrol station. (Appendix 1)

**Members of the council requested that the petrol station should include an electric car charge point.**

No opening date had been confirmed but October 2016 seemed a likely timescale. The store would not be open 24 hours a day but would probably have opening hours from 6am-10pm.

It was likely that KFC would open at the same time as Asda.

There was strong interest in the family diner/pub and it was anticipated that a chain would take on the site.

There was currently little interest in the hotel site, but Roxhill had agreed to submit a planning application for the site to see if this generated any interest.

**Howdens** – Howdens Joinery had confirmed that they would be taking a unit at Warth Park. Howdens required a unit of 60,880 sq metres. This represents an increase of 14% floor space for B8 (storage or distribution) use. This was above the maximum permitted within the current planning consent for the site and so a planning application has been submitted to be considered.

David Shaw presented a planning statement (Appendix 2) which explained that the building fits within the structure of the park and leaves the landscaping and country park unaffected.

**Members raised a number of questions regarding traffic flows and travel plans for the site.**

Roxhill do not expect the change in floor space to affect the projected traffic flows to the site.

**Warth Park Phase 3** – David Shaw explained that as Warth Park had been a successful development there were plans to consider Warth Park Phase 3, which would use land on the other side of Meadow Lane. These plans were in the very early stages and further details would be presented at a future meeting.

Mr Shaw was thanked for his time and information.

**RESOLVED that members note the briefing.**

**127.15 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION**

**PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION, IF ANY**

EN/15/01051/VAR – Variation of condition 13 – to increase floor space limits – pursuant to planning permission 11/00700/OUT Outline: Demolition of existing buildings, development of employment park including A3/4/5, B1b and c, B8, C1, D1 and D2 uses together with access, parking areas and open space all matters reserved except for access at Phase 2 Warth Park Way Raunds.
RESOLVED that
a) Raunds Town Council has no objection to the application;
b) The Town Council would welcome the opportunity to engage with Howdens to discuss how the residents of Raunds can benefit from any employment opportunities that arise;
c) The Town Council would also like to engage with Howdens on other relevant community initiatives.

128.15 PLANNING APPEALS
None received

129.15 PLANNING PERMISSIONS GRANTED

EN/15/00529/FUL – Residential development of three dwellings and associated parking including alterations to access. Erection of single storey rear extension to existing dwelling on site at Red Bank, 36 Wellington Road, Raunds, NN9 6DL

EN/15/00886/FUL – Proposed external wall mounted condensing unit to the rear of the existing property to serve the convenience store at 91-97 Brook Street, Raunds NN9 6LL.

EN/15/00780/FUL – Change of use B1 unit (Bakery to Mixed Use B1/A1/A5. Creation of new integral shop front area at Unit 2 Enterprise Road, Raunds NN9 6JE.

EN/15/00777/FUL – Single storey rear and first floor front extensions at 5 Catlow Close, Raunds NN9 6SA.

RESOLVED that the list be received and noted.

130.15 PLANNING PERMISSIONS REFUSED
None received

131.15 PLANNING APPLICATIONS WITHDRAWN
None received

132.15 PLANNING APPLICATIONS REFERRED TO THE PLANNING COMMITTEE AT EAST NORTHAMPTONSHIRE COUNCIL
None received

133.15 AMENDED PLANNING APPLICATIONS
None received

134.15 ITEMS NOT REQUIRING PLANNING CONSENT
None received.

However the clerk noted that 2 notices had been received in the office that day to convert no. 34 and 36 Brook Street to residential properties. This would be discussed further at the Full Town Council meeting on 14\textsuperscript{th} July 2015.
135.15 NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY
Members considered the North Northamptonshire Joint Core Strategy – June 2015
Focused Changes to the Pre-Submission Plan

RESOLVED that information be received and noted.

136.15 RINGSTEAD GRANGE QUARRY
Members received details of the additional screening mound at Ringstead Quarry.

RESOLVED that
   a) The meeting be received and noted;
   b) The Full Council be asked to appoint a representative to attend the liaison group meetings.

   There being no further business the meeting concluded at 8.25pm

Approved…………………………………………………………………… (Town Mayor)
Meeting Date……………………14 July 2015…………………….. (Council)

Confirmed…………………………………………………………………. (Chairman)
Meeting Date……………………30 July 2015………………….. (Committee)
Appendix 2:

Warth Park, Raunds

Planning application under S 73 of the Town and Country Planning Act to vary condition 13 of planning permission 11/00700/OUT granted on 22 March 2012.

Planning Statement

1. Planning permission 11/00700/OUT contains a condition no 13 which limits the floorspace on the site as follows;

   13. No more than 105,073 sq m of floorspace is permitted under this outline permission, within which no more than 6050 sq m shall be for A3-5, C1 or D1-2 uses and within which no more than 1500 sq m shall be for D2 use (health and fitness), no more than 2500 sq m shall be for C1 use (hotel), no more than 300 sq m shall be for D1 use (nursery) and no more than 2500 sq m shall be for A3-A6 uses. (food and drink). No more than 3348 sq m of the total floorspace shall be for B1 uses and no more than 100,000 sq m of the total floorspace shall be for B8 uses.
   Reason: To ensure an appropriate mix of uses on the site.

2. The original floorspace limits were imposed prior to the design of fully detailed proposals for individual buildings. A cautious approach was adopted to floorspace limits. However as the site has been designed in detail it is proving possible to achieve a more efficient use of land and to accommodate more floorspace without reducing the areas of open space and other infrastructure requirements. The overall mix of uses on the front part of the site remains the same.

3. We currently have strong interest from an occupier who requires a building with 60,880 sq metres of floorspace. We have undertaken a design exercise to consider how this fits on the site. This is shown on drawing AFL051A and its overall setting on Warth Park is shown in drawing FO148. This demonstrates that the building fits within the structure of the Park without extending beyond the original areas of development and leaves the structural landscaping and country park unaffected.

4. This proposal would increase the overall floorspace for B8 use from a maximum of 100,000 sq metres to a maximum of 114990 sq m as shown in table 1 below. The front part of the site with mixed uses remains unaltered.
Table 1; B8 uses

<table>
<thead>
<tr>
<th></th>
<th>Original floorspace (sq m)</th>
<th>Built and Proposed floorspace (sq m)</th>
<th>Difference (sq m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geopost</td>
<td></td>
<td>3,912</td>
<td></td>
</tr>
<tr>
<td>Airwair</td>
<td></td>
<td>11,985</td>
<td></td>
</tr>
<tr>
<td>DSV</td>
<td></td>
<td>38,213</td>
<td></td>
</tr>
<tr>
<td>Unit 5</td>
<td></td>
<td>60,880</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>100,000</strong></td>
<td><strong>114,990</strong></td>
<td><strong>+14,990</strong></td>
</tr>
</tbody>
</table>

5. We considered that the increase in floorspace may change the traffic generation to the Park. We have therefore reviewed the Transport Assessment taking into account the proposed changes in floorspace limits. This Assessment is included with this application. It demonstrates that the proposed floorspace will not increase traffic beyond that which was originally assessed and considered acceptable.

6. We have considered whether the increase in floorspace has any other implications. We have concluded that it does not since it does not increase the permitted height of buildings nor does it have any other environmental implications. The more efficient use of land that is already permitted for development is considered a benefit.

7. If planning permission is granted for this variation to condition 13 then the details of the proposed unit 5 will be dealt with through a reserved matters application in the same way as the Airwair and DSV developments.

David Shaw, Town Planning Consultant, 03 June 2015.