

Titchmarsh Parish Council full Council meeting Thursday 21 April 2011

Agenda Item 10 – Relocation of Thrapston Cattle Market to a new Livestock Centre located in Huntingdon Road, Thrapston

David Bletsoe –Henry H Bletsoe & Son in attendance to address the Parish Council regarding the above proposals

Mr Bletsoe opened the meeting by thanking the PC for the opportunity to attend this evening's meeting, and to also thank those present for attending the public consultation held last week. The aim of the consultation is to collate the views and thoughts of the public prior to submitting a formal planning application, which is anticipated within the next 4-6 weeks.

The proposal is to relocate the cattle market to the site behind the Primark building on land owned by the Bletsoe Family. The second site which was presented to the PC last year, encompassed the site which is owned by the Bletsoe family together with some extra land owned by the Diocese. Due to the Diocese being unwilling to sell any additional land, the proposal is to use the smaller area of land, as detailed above. The site will comprise an agricultural centre with building, support area, canteen, sale ring and canteen. A couple of small units will also be available to serve the farming community. Parking area, agricultural merchants and agricultural dealership. In the long term they will also be looking to relocate the office premises from the High Street in Thrapston to the livestock centre.

Access to the livestock centre will be off Ranway. Some of the biggest concerns raised are the highways implications. NCC wish to keep Ranway rural, they are aware of the problems encountered with HGV's currently overshooting the industrial site and finding themselves in Islington or having to turn around in unsuitable entrances along Ranway and Islington. It is proposed for improvements to be made to Ranway with a narrowing of the road beyond the entrance into the livestock centre, so lorries are unable to proceed any further along Ranway, thus alleviating HGV problems through Islington. NCC highways envisage a scheme whereby should HGV's overshoot they have a facility to be able to reverse in to the entrance of the livestock centre and are able to turn around. The gates to the livestock centre will remain unlocked so the facility to turn around is available to all HGV's and not just those visiting the livestock centre. Increased directional signage to be erected along Ranway and also along the A605 alleviating HGV's turning at the brow of the hill in to Titchmarsh, but directing vehicles straight on to the industrial estate. The road improvements along Ranway will also include passing bays, which will be sufficient for flow of traffic but unsuitable to be used as overnight/parking bays. NCC do not want to widen Ranway, as they wish to see this road kept as rural as possible so HGV's can see the clear definition of where the industrial area starts and ends and also where the rural area starts and ends.

A question arose regarding drainage and sewage. A balancing pond will be provided in the corner of the site fed by a rain water harvest scheme. Foul drainage will be pumped through the public sewer located at the A605 or alternatively via the sewer already situated in Haldens Parkway. Henry H Bletsoe & Son's consultants are looking in to this matter, for the best practical solution.

The Parish Council participated in discussion with Mr Bletsoe during his address and expressed concern over signage, which needs to be carefully considered to prevent any potential problems escalating with HGV's travelling through the village. Industrial erosion towards Titchmarsh. Alterations to Ranway to accommodate HGV vehicles and manoeuvring in and out of the site.

Mr Bletsoe advised that Henry H Bletsoe & Son are looking for a good relationship from the onset and to work with the Parish Council and Thrapston Town Council to overcome any problems and to prevent HGV issues. When asked directly by the PC "What benefit is the relocation of the livestock centre going to bring to Titchmarsh?" Mr Bletsoe advised that the direct relocation of the livestock will benefit the farming community and ultimately if the road scheme is correct this will stop the HGV problems that the village is currently experiencing.

Regarding the industrialisation along Ranway Mr Bletsoe felt that this could be seen as a doorstop or thin of the wedge.

In conclusion the PC reiterated to the Mr Bletsoe the concerns of the PC and also made suggestions for other means of access to the site and facilities for turning around. The PC also requires Mr Bletsoe to find out about the details of the weight restriction, which is allegedly in place for Ranway. A final question arose regarding pedestrian access of the area, and what provisions have been made for this.

Finally moving forward with formal submission of plans for the site, Mr Bletsoe suggested for ease if the PC had any objection to the road up to the entrance of the proposed livestock centre, to be known as Huntingdon Road and beyond the entrance known as Ranway. The PC agreed that this was a sensible idea and would alleviate any confusion in the location of the livestock centre, particularly in light of the use of satellite navigation equipment, if the road is known as Huntingdon Road from the onset this eliminate's HGV's being directed to the village rather than to the industrial area.

Mr Bletsoe thanked the PC for their time this evening and that the comments made, would be fed in to the public consultation. Mr Bletsoe left the meeting at 8.50 pm

Following Mr Bletsoe's departure of the meeting much discussion by the PC members followed, regarding the points raised. The contents of the letter received by a resident of Islington regarding the proposals was also discussed. The points contained within the letter were all addressed during Mr Bletsoes discussion. A suitable response will be sent to the addressee confirming that the points were raised at this evenings meeting and his comments will be fed in to the public consultation process, pending receipt of a formal planning application.

Concluding the discussion between the members and bearing in mind a planning application is yet to be received. GL submitted the following proposal:-

This Parish Council is not in favour of the relocation of the cattle market to Titchmarsh under any circumstances.

At this point of the meeting both MA and JC vacated the room due to their prejudicial interest and did not participate in the vote of the following proposal.

JG seconded. Voting followed. 3 against, 3 in favour, 1 abstention. 2 unable to participate in the vote due to a prejudicial interest.

The chair made the casting vote against the proposal. It was **RESOLVED** that the proposition is rejected.

On returning to the room the chair re-counted the conclusion of the motion to JC and MA

It was noted for the next agenda and for discussion by the new council whether the PC wish to enter to talks with NCC highways regarding access to the livestock centre in Ranway.