

Titchmarsh Parish Council – Thursday 17 June 2010

Agenda item 2010/06/11 Proposed relocation of Thrapston Cattle Market

Alistair Brodie of Henry H Bletsoe & Son attended meeting on behalf of David Bletsoe who was otherwise engaged at another appointment. Mr Brodie gave a brief address of his role within the company and the focus of the address at the meeting this evening.

Mr Brodie explained the reasons which necessitate the relocation of the cattle market currently located off Market Road in Thrapston, namely;

- The site is now not big enough
- No longer suitable
- ENC would like to see the cattle market relocated to a more suitable – edge of town location

Mr Brodie produced a plan showing several sites which have been considered for the relocation of the cattle market. These sites included:-

- Land adjacent to the Kettering Road, Islip roundabout
- Land beyond this roundabout abutting the Eurofleet site
- South of A14
- Land at Wharth Park, Raunds (situated between Raunds and Ringstead)
- Land adjacent to Astwell Augers – beside A14

The cluster of sites identified have been rejected as being unsuitable for numerous reasons, though predominantly highway issues.

The new site would ideally be situated on an area of some 20 acres creating a complete agricultural centre all under one roof to include cattle market, agricultural merchants, agricultural machinery merchants and office accommodation.

ENC planners attitude towards the relocation of the cattle market is that they would like to see a more substantial retail development (ie supermarket) on the existing cattle market site as they are keen to see Thrapston with an anchor store which will prove good for the town. ENC wish to see a cattle market remain within the town, though in a different location. ENC preferred site is the land adjacent to Ikea which encompasses land already owned by the Bletsoe family, though to make the relocation of the cattle market viable and create an “agricultural centre” additional land is required, which is currently in the ownership of the Diocesan Board of Finance. Henry H Bletsoe & Son wish to seek the view and comments from TPC. Having already met with the Parochial Church Council (PCC) they have expressed a negative view at the proposal. However the Diocesan Board of Finance have indicated that they will review the proposal.

Henry H Bletsoe & Son understand the concerns already expressed regarding the proposal and have already approached the planners at ENC regarding the comments regarding industrialisation

encroachment on to Titchmarsh. There are clear policies in place to prevent coalescence between villages.

Much discussion took place between the members and Alistair Brodie. The members expressed their concern regarding the highways issue surrounding the relocation of the cattle market to the land adjacent to Ikea. Mr Brodie suggested that road improvements would be made and possibly consideration being given to a weight restriction to the village to prevent livestock transporters travelling through the village. A large turning area would be constructed on the entrance into the market to enable "lost" drivers to safely turn around, which is something they cannot do at the moment and therefore end up in the village due to unsuitable turning facilities, this new turning area would be a preventative measure. A throttle in the road could be explored creating a narrowing of the road to prevent HGV's entering in to the village, though consideration needs to be given to businesses on the periphery of Titchmarsh that still require access to their own sites. A throttle could prove problematic. The members reiterated to Mr Brodie the problems already experienced with HGV traffic emanating from the industrial park.

The members asked if there were lorry movement stats available indicating the number of movements from the proposed site. Mr Brodie advised he did not have this information with him. Though confirmed the proposed days that the market would be trading from the site, twice a week (Thursday and Saturday).

David Bletsoe arrived at 8.40 pm.

Mr Brodie and Mr Bletsoe confirmed that they were currently in negotiation with the proposed purchasers of the town centre site for an exchange of contracts on the site within weeks rather than months. Contractual arrangements, to submit planning on the new site, build the new livestock centre, whilst still operating from the old site are hoped to be submitted simultaneously. Once the new livestock centre is completed transition from old site to new site would take place. At no time would the Bletsoe family leave themselves open to not having an operational market.

SP asked Mr Brodie if it was felt necessary, would they be prepared to attend a public meeting to answer any questions from the public. Mr Brodie advised that they would be prepared to hold an exhibition in the village to show the detailed proposals, but not be happy to front a public meeting.

The chairman thanked Mr Brodie and Mr Bletsoe for their time and for attending this evenings meeting to explain the finer details of the proposal. It was agreed that the PC would wait till a formal planning application was submitted, and then discuss the matter further.

Mr Brodie and Mr Bletsoe left the meeting at 8.50 pm