



***Minutes of a meeting of Wootton and East Hunsbury parish Council
Held on Friday 11 November 2011 at 18:00pm***

Present: Cllrs; Nunn (Chair) Eldred, Patel, Costello, Hill, Bartley, Savage

**Also Present: Cllr Larratt (NBC and NCC)
Cllr Hill (NBC)**

2 members of the public

2011_70 Opening Procedures

- a. To receive and approve apologies for absence
Apologies were received from;
Cllr Penny –Away
Cllr Rayner – Away
Cllr Gonzalez De Savage – Away
Cllr Collard : Work commitment

It was resolved to accept the apologies

- b. Declarations of interest
None.

2011_71. Public Session

Members of the public will have the opportunity to make representations and ask questions relating to the development of the Tesco Store Mereway.

The chair opened the meeting and asked for comment from members of the public present.

A resident asked for it to be minuted that she wanted to thank the parish council for having made so much progress on the application and the alterations made thus far. The chair thanked the resident for her comments.

The resident said that she still had some major concerns about Health and Safety. The resident felt that there should be clear access to the front of the store for any emergency vehicles. Could consideration be given to putting an automatic barrier in that would give emergency vehicles access to the front of the store rather than them having to move through the car park.

The Chair noted that fire safety at the store had long been a concern of the council. Cllr Savage in particular had raised this previously when then the store layout had altered a few years ago and the relocation of concessions (mobile phone shop etc) meant that the second fire exit at the store was closed.

Cllr Larratt agreed that fire safety was an important point, the emergency services are consulted on plans as part of the building control process but it is certainly worth raising these concerns now.

Cllr Savage said he would ask East Midlands Ambulance service to carry out a site visit and comment. (Though it was noted that the short timescales involved may make this difficult)

Concerns were raised regarding the landscaping and the removal of trees along Clannell Road, whilst the bushes do trap litter they also act as a noise and pollution barrier. The Chair noted that the council had asked for the landscaping to be trimmed back and kept at a sensible height not for the trees to be removed all together.

Cllr Hill (NBC) suggested that the introduction of a bund along the Clannell road boundary may prove to be useful.

The Clerk explained that the that the occupants of No1 Sandhurst had spoken to her and they were keen to have the trees at the side of their property removed as these often caused problems with squirrels in their roof space and a huge quantity of fallen leaves. Overhanging brambles along the footpath of Sandhurst close were also a problem.

It was agreed that Tesco should be asked for a more detailed explanation of the landscaping. It was noted that if the application were approved the landscaping plan would probably be a reserved matter for officers to approve and agree a later stage.

If the application were approved the Parish Council would like to be able to agree to the landscaping plan and to the maintenance schedule.

Cllr Hill (NBC) said he felt the proposal to include traffic lights at the junction on Clannell Road was unnecessary and would cause more problems than it solved. He felt that a roundabout would be a far more sensible solution.

It was noted that although the junction had moved further west it had not moved far enough west so as not to cause a problem for residents in Falconers Rise, the Clerk summarised a response she had received from residents of 28 Falconers Rise who felt that the new layout simply moved the problems associated with the junction outside their home.

Cllr Larratt said he had met with Rob Sim Jones from Northamptonshire County Council Highways to discuss the application and he summarised the position of NCC highways officers.

NCC have not said that the junction cannot be moved further west, but they have said that the current scheme is acceptable. The Chair explained that the parish Council have all along asked that the Clannell road junction should be opposite the pathway at the rear of Barn Owl Close.

NCC have not insisted that the junction be signalised, but that if there is to be a roundabout then it must be demonstrated that there is adequate dog legging to allow for queuing traffic within the site. It was also noted that the ability for rat running should be avoided. It was noted by those present that this could be achieved through minor alterations to the car park layout and by making the dog leg left handed.

Cllr Eldred spoke on behalf of residents of Sandhurst Close who had contacted him and said that they still had serious concerns about the commercial traffic that would be entering the site from Clannell Road and he outlined the planning conditions residents would like to see in place if the application were approved.

It was agreed that a weight restriction should be asked for on Clannell Road, Cllrs Larratt and Hill explained that this can never restrict access, therefore it was agreed that a weight restriction should be asked for eastwards on Clannell Road to avoid any commercial traffic driving east on Clannell Road and onto Hilldrop etc.

Cllr Bartley said he felt it was imperative that conditions were placed on the dot com business to ensure that this doesn't end up in future coming through Sandhurst Close.

Cllr Costello said that changes in the revised plans were not significant enough to warrant the council changing their position that this was overdevelopment of the site. The 38% increase in size would surely lead to more than a 10% increase in traffic. He felt that what should be a large out of town store was being run from within a residential site.

The Chair noted that this really stemmed back to arguments previously made by Cllr Savage all along that such a large increase in the size of the store just doesn't add up with the predicted increase in traffic and sales.

The Chair said he supported the view of Cllr Costello.

Cllr Hill noted that the planning appeals lost was a key performance indicator and that the Planning Committee would be mindful of this. It was agreed though that this shouldn't be influencing decision making.

2011_72 To consider the following revised planning application:

Tesco Superstore Mereway: A revision to application number N/2011/0323 was received on 24th October 2011 N/2011/0323- Extension to the Existing Food Store, Erection of a New Non-Food Retail Unit (as replacement for the loss of an existing unit), New Bus Waiting Facility, Provision of New Pedestrian Footpaths, Landscape Works, Lighting Works and Revisions to the Car Park Layout at Tesco, Mereway

- **"The Parish Council reject the application entirely as overdevelopment of the site"**
 - **The parish council do not accept that a 38% increase in size of the store will only lead to a 10% increase in footfall.**
 - **The parish council believe that the application will have a significant detrimental impact on the local amenity.**
 - **The parish council agreed that they would however also ask that if the application is approved that the following conditions be imposed.**
1. We still require a yellow box junction on the west bound carriageway of Clannell Road at the junction with Falconers Rise.
 2. We continue to require the yellow lines on Sandhurst Close, but also require that a residents parking scheme throughout the rest of the road be implemented if required by residents and those small closes off it so that the problems are just not moved further round the estate. This should be funded by the developer for at least five years.
 3. Tesco to pay a sum of money to the Parish Council to monitor and maintain the cleanliness of the footpath from the Mereway underpass near Abbeyfield School to Sandhurst Close that runs behind

Olympia Close, Kentford Close, Sandhurst Close and Danes Camp Leisure Centre must also be required. A sum of money for the provision of litter bins should also be paid to the Parish Council.

4. All Dot Com / Home Delivery vehicles shall enter and exit the site from the Mereway roundabout.
5. The Sandhurst Close access shall be used only for vehicles servicing the four ancillary non-food retail units and restaurant unit in the south east corner of the site and for no other purpose without the approval of the Council and Parish Council.
6. The location of the re-cycling facilities shall be fixed in accordance with the plan and the facilities shall not be moved anywhere else within the site without the prior approval of the Council and Parish Council.
7. The siting of all external plant throughout the site, such as air-conditioning and refrigeration units, must be approved in advance by the Council and Parish Council.
8. The applicant must submit a scheme for the ongoing maintenance of the landscaping of the site for the approval of the Council and Parish Council before the commencement of any development.
9. A weight restriction should be placed on Clannell Road eastwards of the entrance from Sandhurst

Cllr Eldred noted that some enforcement work about litter was being carried out by NBC neighbourhood wardens.

It was also agreed that some research should be done to verify the traffic analysis from Tesco. The clerk is also to ask Tesco for their business plan which shows that the increase in store size will only lead to a 10% increase in footfall.

The meeting closed at 18.55