

**GEDDINGTON NEWTON AND LITTLE OAKLEY PARISH COUNCIL  
MINUTES OF FULL PARISH COUNCIL SPECIAL MEETING HELD ON  
MONDAY 21st SEPTEMBER 2015 at 7.00pm.**

**Members present:** Councillors N Batchelor (Chair), A Gordon, D Hodgkinson, D Rushton, C Buckseall, T Bailey (Cllr Bailey attended from 7.10pm)

**Apologies:** Councillors M Rowley, D Watson and J Padwick.

**Also present:** Two members of the public.

This meeting was called to discuss a planning application received by the Parish Council, the deadline for comments to KBC Planning being prior to the next monthly Parish Council meeting being held.

**PLANNING APPLICATION**

**KET/2015/0684**

<b>Applicant Name</b>	<b>Mr Lubana Geddington Bake,</b>
<b>Location</b>	<b>Unit 7, Grange Road,, Geddington, NN14 1AL</b>
<b>Proposal</b>	<b>Change of use from offices and storage, to food manufacturing place including the addition of 2 no. externally sited freezer units.</b>

**PUBLIC SESSION.**

There were no members of the public present until 7.16pm

Cllr Batchelor summarised both the application and the area concerned, with other cllrs adding to the initial issues stated. The main points raised were as follows:

1. Mr Lubana Geddington Bake does not currently occupy the building.
2. He would have to convert the whole of the inside of the building to accommodate a baking business (pies, lasagne and other baking products).
3. Ovens would be to the rear of the building, with vent holes backing on to residential properties.
4. Two walk-in freezers would be at the front of the property.
5. Nothing is stated as to hours of operation – concerns were raised that many baking products require a 3.00am start. Vehicles and deliveries also need to be considered. Councillors were concerned that Grange Road is unsuitable for such an operation as it already suffers from parking problems and congestion.
6. The re-notification application states change of use for the building and erection of freezers. Noted that these will block one car park space, affect access to no. 8 unit and make using a further car park space difficult.
7. Reported that that the units were designated as a base for “silent operation”.
8. Stated that the applicant is prepared to site the freezers inside the building if there are objections to the proposed siting at the front of the building.
9. There is no business plan included in the application to show hours of operation, highway usage etc. More information is needed.

The general comments above were then summarized as per below, with the addition of further important points:

1. The blocking of another person’s amenity (unit 8)
2. Noise – emanating from the freezers. Commented that each freezer will have an impact of 85 - 100 decibels.
3. It must be anticipated that there will be an increase in traffic, but no information relating to this has been given in a business plan.
4. Parking issues – the parking spaces are only suitable for cars – even a transit van would take up more than one space.

5. Bins – bearing in mind the nature of the food business, the bins will attract vermin, the smell (meat waste) would be intrusive – this is a hygiene concern in a residential area. No waste management details have been given.
6. The risk of fire would both internally and externally increase with up to three ovens being sited within the building.

Commented that inherently this is a residential area. The resulting noise, smells and parking/road difficulties is not compatible within the residential area. It would turn the development from light industrial use into industrial development bringing congestion and being incompatible with residential property on three sides. The unit is not suitable for food preparation.

Unit 8 tenant stated that the application goes against the lease. He added that the two freezers will encroach enormously into the yard/parking area. It would make it extremely difficult to park, and impossible to turn a vehicle. He added that it could ruin his and his brother's business. The severe congestion would affect the other businesses as well. Additionally, the footprint of the business would be doubled.

It is stated in the application that there will be no trade effluence. This needs to be challenged as it needs a concerted effort in a food processing operation for no trade effluence to be generated.

It was then proposed by Cllr Gordon:

The Parish Council object to the application for the following reasons:

1. It is unsuitable to have a general industrial unit operating in the middle of a residential area.
2. Grange Road is already a congested area regarding traffic flow and parking. The resulting increase in traffic and lack of parking facilities for both the unit and surrounding area are totally unworkable for the proposed application.
3. The smell that would emanate from the cooking of food on an industrial scale is not appropriate in the middle of a residential area.
4. The fire hazard from the ovens is not appropriate for the middle of a residential area.
5. The waste products from such an operation would encourage vermin and the smells are not appropriate for the middle of a residential area.
6. The application appears to be entirely in conflict with the range of activities the units are suitable for delivering.

Seconded by Cllr Rushton, the proposal to object to the application was supported unanimously.

## **AOB**

*Mrs C Hulett - Hillside, 4 Grange Road, Geddington, NN14 1AL. Two storey rear and single storey side extension.*

This planning application was received too late to be included in this agenda, but the closing date for comments is before the next monthly Parish council meeting.

All Cllrs present agreed that the application does not appear to be contentious. It was decided therefore that a meeting to make comment on it is not needed.

The quorum stated that they had no objections to the application.

*Meeting ended at 7.42pm*