

## Martina Robinson

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**From:** Sharon Horner  
**Sent:** 17 September 2021 14:44  
**To:** Harry Groome  
**Cc:** ENC PLANNING  
**Subject:** RE: NE/21/01338/FUL - Auto Spares and Salvage Ltd, Raunds

Good afternoon Harry,

Thank you for your email.

As previously advised and confirmed by my senior colleague today, you will need to provide amended/further information for:

Point 1 – as you have noted this, I look forward to receiving the amended floor plans.

Point 2 – An amended site plan showing the distances between the boundaries, although you have provided written confirmation of the distances this is not acceptable for validation purposes.

Point 3 – The location plan is not acceptable, as explained below, the red line will need to be around the entirety of the application site to include access to the highway.

Point 8 – Please provide confirmation of the description.

I look forward to receiving the information

Kind regards

Sharon

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**From:** Harry Groome [REDACTED]  
**Sent:** 16 September 2021 17:17  
**To:** Sharon Horner <[REDACTED]>  
**Cc:** ENC PLANNING <PLANNING.ENC@northnorthants.gov.uk>; Julian Arrowsmith <julian@fgagroup.co.uk>  
**Subject:** RE: NE/21/01338/FUL - Auto Spares and Salvage Ltd, Raunds

Hi Sharon,

Please see below comments in red.

Kind Regards,

**Harry Groome**  
Director

[REDACTED]

[www.fgagroup.co.uk](http://www.fgagroup.co.uk)



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**From:** Sharon Horner [REDACTED]  
**Sent:** 16 September 2021 14:51  
**To:** Harry Groome [REDACTED]  
**Cc:** ENC PLANNING <[PLANNING.ENC@northnorthants.gov.uk](mailto:PLANNING.ENC@northnorthants.gov.uk)>  
**Subject:** NE/21/01338/FUL - Auto Spares and Salvage Ltd, Raunds

Good afternoon Mr Groome,

Thank you for the additional information as requested in my letter of 10<sup>th</sup> September 2021.

However, there are still a few outstanding points that you haven't addressed and will therefore, need to provide the appropriate information. Please see items below:

Point 1 - As previously explained in my letter these new amended drawings specifically the floor plan do not show all the windows, doors and details, you have provided the proposed ground floor plan without these details.

Please see the specific points of what has been omitted from the floor plans and provide all floor plans for each floor.

- There are windows shown on the elevation, at ground floor level either side of the glazed entrance door, along with numerous windows shown at first floor level.
- A fire escape door with stairs shown on one elevation, along with roof lights at the upper/2nd floor
- The elevation showing the roller shutter door, has a window at first floor level and roof lights at the upper/2nd floor

Please provide amended drawings as per listed below:

- Amended ground floor plan, first floor plan, second floor/roof plan, showing the omitted details as listed above.  
**Noted.**

Point 2 – The amended site plan appears to be an aerial photo, however this is not acceptable for validation purposes.  
**The amended site plan was done as per instruction, the site plan is effectively the location plan.**

- You will need to provide a site layout plan similar to the amended location plan you have now provided, as per the National requirements a site layout/block plan must be to a scale appropriate to the site and development (normally 1:500 or 1:200), and have all relevant dimensions of the key elements of the proposal clearly written.  
**Does the attached planning drawing not suffice, it has all the key element of the projects with dimensions.**
- This includes the **distance** from the site boundary of any proposed works. We require this so that the proposed dimensions are clear when plans are viewed online." This is required as we now run a completely paperless planning office. **The boundary distance is 3m from the hedge row.**
- All site layouts should include a "North point" The plan should show your proposals for the new works in relation to the site boundaries and other buildings within and surrounding the site. **We have had the North point put on both drawings we have submitted.**



- This will allow the officer to assess any potential visual impact of the scheme.

Point 3 – The amended location plan does not include the entirety of the application site curtilage in red, It only outlines the proposed building in red and the access.

- An amended plan will be required, showing the entirety of the application site within one red line (including the access to the adopted highway, as already shown on this current amended location plan). Any adjoining land in which the applicant has an interest should be edged in blue. **The location plan shows the exact location of the building as subsequent access (see attached) with the blue line showing the additional land that the owner has highlighted in blue.**

Point 8 - Please confirm in writing that you are happy with the amended description as given above. This amendment is suggested as descriptions for applications need to be clear, concise and precise.

I look forward to receiving the amended information.

Kind Regards

Sharon

**Sharon Horner | Planning Technician**  
**Planning and Economy**  
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