

Martina Robinson

From: Sharon Horner
Sent: 08 October 2021 12:40
To: Harry Groome; Julian Arrowsmith
Cc: ENC PLANNING
Subject: RE: NE/21/01338/FUL - Auto Spares and Salvage Ltd, Raunds
Attachments: Example of complete red line location plan.pdf

Good Afternoon Harry,

Thank you for your email, additional information and confirmation of the description Point 8 as requested.

However, amended/further information is still required for Points 3 before the application can be validated – please see details below:

Point 3 – The amended 'location plan' that has been submitted, does not have **one** complete continuous red outline, there appears to be numerous red lines rather than one, which appear very confusing. As we now run a completely paperless planning office, we require this so that the application site is clear when plans are viewed online.

Unfortunately, we are not able to accept this plan, as the requirement is for one continuous red line around the entirety of the site, up to and including the access to the highway. Therefore, please provide an amended location plan accordingly and please refer to the attached example of red line location plan, showing one continuous red line.

Kind regards

Sharon

From: Harry Groome <[REDACTED]>
Sent: 07 October 2021 15:56
To: Sharon Horner <[REDACTED]>
Cc: ENC PLANNING <PLANNING.ENC@northnorthants.gov.uk>
Subject: RE: NE/21/01338/FUL - Auto Spares and Salvage Ltd, Raunds
Importance: High

Hi Sharon,

Please see attached updated documents, which I hope are sufficient enough now to move forward.

In regard to point 8 I can confirm, we are in agreement with this description.

Kind Regards,

Harry Groome
Director

[REDACTED]



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From: Sharon Horner <[REDACTED]>
Sent: 29 September 2021 15:44
To: Julian Arrowsmith <[REDACTED]>; Harry Groome <[REDACTED]>
Cc: ENC PLANNING <PLANNING.ENC@northnorthants.gov.uk>
Subject: RE:NE/21/01338/FUL - Auto Spares and Salvage Ltd, Raunds

Good Afternoon Julian,

Thank you for your email and additional information as requested. I can confirm that you have addressed Point 1 – Floor plans.

However, amended/further information is still required for Points 2, 3, and 8 (highlighted red)before the application can be validated – please see details below:

Point 1 – Amended floor plans received with dimensions and relevant doors/windows etc shown – acceptable for validation purposes.

Point 2 –As discussed, a separate amended site plan showing the distances between the boundaries, will still need to be provided, although you have provided written confirmation of the distances this is not acceptable for validation purposes - Please see attached example of required site plan.

Point 3 – As discussed the amended 'location plan' that has been submitted, does not include the access within the red outline. Unfortunately, we are not able to accept this plan, as the requirement is for a continuous red line around the entirety of the site, up to and including the access to the highway. Therefore, please provide an amended location plan accordingly - Please see attached example of red line required location plan.

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

“New storage building comprising insulated rooflights, roller shutter door, 2 personnel doors, fire escape staircase leading down from mezzanine floor located in the first bay”

Kind regards

Sharon

From: Julian Arrowsmith <[REDACTED]>
Sent: 29 September 2021 08:56
To: Harry Groome <[REDACTED]>

Cc: ENC PLANNING <PLANNING.ENC@northnorthants.gov.uk>
Subject: RE: NE/21/01338/FUL - Auto Spares and Salvage Ltd, Raunds

Good morning Sharon,

Please see attached update location plan as requested and floor plan.

This should be everything you require if you need anything else please let me know.

Kind Regards,

Julian Arrowsmith
Director



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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 <[REDACTED]>
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



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>
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 10th 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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