

**RAUNDS TOWN COUNCIL**

**PLANNING COMMITTEE**

**Minutes: 25 April 2023. Start Time 7:30pm**

**PRESENT:** Cllr T Swailes (Vice Chairman), Cllr O Curtis, Cllr M Levell and Cllr R Levell.

**In Attendance:**

Steve Tucker, Clerk (Minutes)  
Louise Blood – Administrative Assistant

**723.22 To receive any apologies for absence.**

Apologies were received from Cllr R Beattie, Cllr P Byrne, Cllr B Cross, Cllr A Fernley and Cllr L Wilkes

Cllr O Curtis attended as a substitute for Cllr R Beattie.

**724.22 Notification of requests from members of the public to address the meeting in compliance with adopted protocol.**

None received.

**725.22 Notification of members questions in compliance with the council's standing orders.**

None received.

**726.22 Declarations of interest:**

None.

**727.22 Minutes:** To confirm the minutes of the Planning Committee meeting held on 30<sup>th</sup> March 2023.

**RESOLVED to confirm the minutes of the Planning Committee meeting held on 30 March 2023.**

**728.22 Planning applications received for consideration:**

NE/23/00282/FUL | Proposal: Change of use of ground floor to retail shop. Change of use of upper floor to residential flat with internal and external alterations. | Location: Spire Works Park Road Raunds Wellingborough NN9 6JL.

**TO BE CONSIDERED WITH:**

NE/23/00283/LBC | Proposal: Change of use of ground floor to retail shop. Change of use of upper floor to residential flat with internal and

external alterations. | Location: Spire Works Park Road Raunds Wellingborough NN9 6JL.

**RESOLVED that Raunds Town Council supports the restoration of the building and its return to use, but objects to the planning application on the grounds that Policy R18 of the Raunds Neighbourhood Plan (Locally Listed Buildings) specifies that development proposals in respect of such buildings will take account of the scale of harm or loss against the significance of the building and its setting. The Council considers that a retail unit conversion would require changes to the façade that would be detrimental to the unique and historic characteristics of the building. In addition, there is insufficient parking provision to accommodate a retail unit and the likely consequence of this will be unsafe on-street and/or pavement parking in a busy residential area, presenting a safety concern to pedestrians and passing traffic.**

NE/23/00305/FUL | Proposal: Erection of garage and home office | Location: 23 Lawson Street Raunds Wellingborough NN9 6NG.

**RESOLVED that Raunds Town Council have no objections.**

NE/23/00274/VAR| Proposal: Variation of condition 4 to allow for access from Brookes Road for agricultural purposes only, in accordance with proposed turning head and track access 18027-SK114, pursuant to 12/01889/VAR. Variation of Condition 4: Removal of the access between Brooks Road and the eastern part of the site so that access to and from this eastern parcel is via Midland Road only. Approved plan CS24675/T/108 to be substituted with revised plan CS0593-T-001, pursuant to Application 09/01626/OUT - 'Outline application: Proposed Sustainable urban addition to Raunds comprising residential (Use Class C3); residential care facilities (Use Class C2); business (Use Class B1); storage and distribution (Use Class B8); new vehicular and pedestrian access and associated road infrastructure, public open space, landscaping (including flood alleviation measures), and conversion of existing buildings to provide residential (Use Class C3) and/or community facilities (Use Class D1) (All matters reserved except for access)' dated 12.10.09| Location: Land North Of Raunds Fronting Brick Kiln Road North Street Brooks Road And Midland Road Raunds.

**RESOLVED that Raunds Town Council objects to the application on the grounds that the consultee comments from NNC Transport and Highways state that the scheme has not received the correct Section 278 Technical Approval.**

NE/23/00291/FUL | Proposal: Proposed garage with ancillary bedroom and shower room above, and addition of external staircase| Location: Gay Meadows 8 Streather Court Raunds Wellingborough NN9 6DR.

**RESOLVED that Raunds Town Council have no overall objections but recommends that any approval is subject to a condition**

**stipulating that the whole structure should remain for ancillary use.**

NE/23/00397/TPO | Proposal: T1 to T4 lime trees - Raise crowns to the east to 5 metres removing encroaching limbs and reaction growth from previous pruning to allow light into 16 Ramsey Close; T2 and T3 Lime - reduce upper crowns by 4 metres in height to allow more light in to 16 Ramsey Close. | Location: Pantiles London Road Raunds Wellingborough NN9 6EQ.

**RESOLVED that Raunds Town Council have no objections, subject to adherence to the requirements of the Planning Authority Tree Officer.**

**729.22 Planning appeals:**

None.

**730.22 Planning permissions granted:**

NE/22/01435/FUL | Location: 1 De Ferneus Drive, Raunds, Wellingborough, NN9 6SU | Description: Erection of single storey side and rear extension.

NE/23/00081/FUL | Location: 101 Windmill Lane, Raunds, Wellingborough, NN9 6SJ | Description: Single storey front and rear extension with conversion of existing garage to a habitable room.

NE/23/00121/FUL | Location: 18 Chamberlain Way, Raunds, Wellingborough, NN9 6UE | Description: First floor extension and loft conversion.

**Members noted the planning permissions granted.**

**731.22 Planning permissions refused:**

None received.

**732.22 Planning applications withdrawn:**

None received.

**733.22 Planning applications referred to NNC planning management committee:**

None received.

**734.22 Amended planning application:**

20/01453/OUT | Proposal: Outline Planning Application for a Sustainable Urban Extension comprising residential development of up to 2,200 dwellings (Class C3), residential institution (Class C2), up to 110,000 square metres of employment development (Classes B2

(General Industrial), B8 (Storage and Distribution), E(comprising Office, Research and Development of Products or Processes and Industrial Processes)), two local centres, two primary schools, one secondary school, details of the principal accesses from A6 /John Clark Way roundabout and Newton Road, secondary vehicular and non-vehicular accesses, public open space including Suitable Alternative Natural Greenspace, cemetery, allotments, noise mitigation features, drainage, primary sub-station utilities apparatus and associated engineering works, demolition of existing buildings, earthworks and ground remodelling (All Matters reserved except Access) at Rushden East Urban Extension Liberty Way Rushden Northamptonshire.

**RESOLVED that Raunds Town Council have no objections.**

**735.22 Application received for prior notification:**

None received.

**736.22 Items not requiring planning consent:**

None received.

**737.22 Consultations:**

Regulation 18 North Northamptonshire Gypsy and Traveller Local Plan (Information herewith)

**RESOLVED that the consultation documents be noted and that members be reminded of their entitlement to submit their individual responses as desired.**

Street Naming and Numbering Application - Site E, off Brick Kiln Road, Raunds (Information herewith)

**RESOLVED that the following suggestions be made to the Street Naming and Numbering Authority, in order of preference:**

- (i) **Coronation Street (or any similar variation i.e. Coronation Road/Way/Close etc);**
- (ii) **Charles Street (or any similar variation);**
- (iii) **Windsor Way (or any similar variation).**

**738.22 Planning enquiries:**

None received.

There being no further business the meeting closed at 20.28pm.

Confirmed: ..... (Chairman)

Meeting date: .....23 May 2023..... (Committee)