

## **RAUNDS TOWN COUNCIL PLANNING COMMITTEE**

**Minutes: 31 October 2019. Start Time 19:30**

**PRESENT:** Cllr Duff (Chair), Cllr L Wilkes, Cllr S Hughes

**In Attendance:**

Miss J Coduri: Assistant to the Town Clerk (Minutes)

**355.19 Planning applications received for consideration, if any:**

**19/01532/FUL** | Erection of 2 no. 3 bedroomed bungalows | 19 North Street  
Raunds Wellingborough Northamptonshire NN9 6HX

**RESOLVED** that Raunds Town Council object due to:

- a) **Current flooding issues within the town; concerns have already been raised that Brick Kiln Road has a drainage problem and this will add to the flood risk;**
- b) **Back yard development leading to over development of the site and that this development contravenes our Neighbourhood Plan Para: 4.9. The additional dwellings far exceed our quota for housing numbers.**
- c) **Members support the concerns and comments from Highways that need to be addressed including the access issues for emergency services and refuse vehicles.**

## **RAUNDS TOWN COUNCIL PLANNING COMMITTEE**

**Minutes: 28 November 2019. Start Time 19:30**

**PRESENT:** Cllr J Duff (Chair), Cllr R Levell, Cllr S Hughes

**In Attendance:**

Miss J Coduri: Assistant to the Town Clerk (Minutes)

**437.19 Further information received regarding planning application:**

**19/01532/FUL** | Erection of 2 no. 3 bedroomed bungalows | 19 North Street  
Raunds Wellingborough Northamptonshire NN9 6HX

**Resolved** that Raunds Town Council's current objections still stand. The information given via an email from Mr Eric Cleaver, as shown in appendix 1, has no relevance to the objections stated at the previous meeting as set out below:

- d) **Current flooding issues within the town; concerns have already been raised that Brick Kiln Road has a drainage problem and this will add to the flood risk;**
- e) **Back yard development leading to over development of the site and that this development contravenes our Neighbourhood Plan Para: 4.9. The additional dwellings far exceed our quota for housing numbers.**

- f) Members support the concerns and comments from Highways that need to be addressed including the access issues for emergency services and refuse vehicles.**

**The Town Council will request support from the District Councillors for Raunds at East Northamptonshire Council.**

**Concerns have been raised from members of the public that there is a drainage problem in this area and subsequently roads have had to be closed. This development will increase the flood risk as it is at the lowest point where the water accumulates.**

#### **Appendix 1: Email from Mr Cleaver**

Dear Ms Houlihan,

We act for the applicant in respect of the above planning application, which was recommended for refusal by your Planning Committee when it met on 31 October 2019.

We have provided East Northamptonshire Council with information (see the Council's planning website) explaining why we consider that, on this occasion, the grounds provided by the Town Council do not warrant refusal of the application by the District Council.

It is not known whether the significant and long term highway safety measures that would result from the granting of this application were readily apparent to the members at the Committee meeting.

The highway footpath serving North Street is very narrow (at 800mm) and is flanked by a stone wall across the frontage of No. 19. The use of this footpath already places pedestrians in very close proximity to the carriageway and it is not suitable for use by baby carriages and for wheeled mobility aids. There is no room for pedestrians to pass each other without stepping onto the carriageway. Furthermore, the speed of vehicles using the carriageway (in the north/south direction) is likely to increase once the tight bend at the junction of Brick Kiln Road and North Street is replaced with a 'T' junction at the end of Brick Kiln Road.

The current application intends to widen the footpath to 1800mm, with a further width of 300mm provided between the footpath and the repositioned stone wall. This will form a link between the 1800mm wide footpath to be constructed by the developers of Northdale Park and the wide footpath in front of Nos. 15 and 17 North Street. The cost of this work would be met by the applicant. NCC Highways are in full agreement with this proposal. Please see the attached drawing for further details.

Given all of the above you are requested to copy this email to the members of the Planning Committee and request that they give consideration to removing the Council's current recommendation that the application be refused.

Please do not hesitate to contact me should you require any additional information.

With thanks,

Eric Cleaver

Eric A Cleaver MRICS, C.Build E, FCABE  
Chartered Surveyor and Chartered Building Engineer