

RAUNDS TOWN COUNCIL

PLANNING COMMITTEE

Minutes: 1 October 2020. Start Time 19:30

PRESENT: Cllr H Howell (Chair), Cllr S Hughes, Cllr L Wilkes

In Attendance:

Miss Kate Houlihan, Clerk to the Council

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

284.20 Planning applications received for consideration, if any:

20/01049/PDU | Change of use from Offices (B1) to Residential (C3) - 2 no. flats (Schedule 2, Part 3, Class O) | 1 The Square Raunds Northamptonshire NN9 6HP

RESOLVED that Raunds Town Council strongly object to the application as the loss of a retail unit contravenes Policy R9 of the Raunds Neighbourhood Plan.

The Town Council sees the Neighbourhood Plan as vital to give the retail offering within the town statutory protection. Rather than accept the demise of the High Street, Raunds Town Council is taking steps to protect and invigorate the town centre. The Raunds Neighbourhood Plan emphasises the importance of maintaining the retail offering in the High Street. Proposals which lead to the permanent loss of commercial units should be supported by evidence to demonstrate that their continued commercial use is no longer viable, or that an alternative use would positively enhance the viability of the town centre.

Within the prime shopping areas defined in Figure 6 of the Raunds Neighbourhood Plan at least 70% of the existing stock of ground floor commercial space should remain in non-residential use.

The Town Council also objects to the application as the lack of off-road parking is below the minimum set out by Northamptonshire County Council in the Northamptonshire Parking Standards. In the local vicinity, parking bays have time restrictions and the neighbouring car parks may not have available spaces.