

## **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 to consider if any:**

**19/01632/FUL** | Erection of a detached single storey dwelling with associated access to highway | 42 London Road Raunds Northamptonshire NN9 6EJ

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

- a) 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.**
- b) Members support the request for Highways' evidence regarding parking. The existing parking located on the plans supplied is unclear. Clarification on parking would be required for both properties.**

**ENC's refusal:**

1. The new dwelling as proposed would not reflect the strong character of the surrounding area, and the proposed layout would result in cramped amenity space for both the new and existing properties. It is therefore considered to be contrary to policies R2 and R3 of the Raunds Neighbourhood Plan (made November 2017) and Policy 8(d) of the North Northamptonshire Joint Core Strategy 2016 in design / layout terms. The proposal also fails to take the opportunities available for improving the character and quality of an area and the way it functions which Paragraph 130 of the NPPF (2019) requires.

2. In the absence of mitigation for the Nene Valley Special Protection Area or an assessment to demonstrate that the proposal satisfies the requirements of the Habitat Regulations, the proposal is contrary to Policy 4 d) of the adopted North Northamptonshire Joint Core Strategy 2016 and adopted Upper Nene Gravel Pits Special Protection Area Supplementary Planning Document 2016.

## **RAUNDS TOWN COUNCIL PLANNING COMMITTEE:**

**Minutes: 30 January 2020. Start Time 19:30**

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

**In Attendance:**

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

**538.19 Planning Applications to consider if any:**

19/01986/FUL | Erection of a detached single storey dwelling with associated access to highway (resubmission of 19/01632/FUL) | 42 London Road Raunds Northamptonshire NN9 6EJ

**Resolved that Raunds Town Council object to this application. Members could not see clearly any changes made from the original application that was refused. (19/01632/FUL) It still would not reflect the strong character of the surrounding area, it still results in a cramped amenity space for both new and existing properties and is contrary to policies R2 and R3 of the Raunds Neighbourhood Plan. From our previous objection the existing parking located on the plans supplied are still unclear. Members would like clarification on parking for both properties.**

**ENC's Refusal:**

The new dwelling as proposed would not reflect the strong character of the surrounding area, and the proposed layout would result in cramped amenity space for both the new and existing properties. It is therefore considered to be contrary to policies R2 and R3 of the Raunds Neighbourhood Plan (made November 2017) and Policy 8(d) of the North Northamptonshire Joint Core Strategy 2016 in design / layout terms. The proposal also fails to take the opportunities available for improving the character and quality of an area and the way it functions which Paragraph 130 of the NPPF (2019) requires.