

**RAUNDS TOWN COUNCIL**

**Minutes: 13 November 2018 Time 7.30pm.**

**PRESENT:**

Cllr R Levell (Chair), Cllr L Wilkes, Cllr R Tyman, Cllr H Howell, Cllr J Duff, Cllr B Tirebuck, Cllr D Hughes, Cllr N Beck, Cllr R Beattie.

**435.18 Planning Matters**

**18/02005/FUL** – Erection of a single storey detached dwelling (resubmission of 18/00775/FUL) at Land Adjacent 10 Belmont Gardens Raunds. (PP-07347454)

**RESOLVED** that Raunds Town Council Object on the grounds of over development of the site and that the access and parking arrangements are unsuitable.

Please note our previous objection 31/05/2018: **RESOLVED** that Raunds Town Council believes that if permitted this application would lead to over development of the site.

The Town Council would ask ENC to note that Raunds Town Council have placed a covenant on this land to restrict development on the site to no more than 2 properties.



East  
Northamptonshire  
Council

## EAST NORTHAMPTONSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

### REFUSAL OF PLANNING PERMISSION

18/02005/FUL

---

Location

Land Adjacent..10 Belmont Gardens..Raunds..Northamptonshire.....

Proposal

Erection of a single storey detached dwelling (resubmission of 18/00775/FUL)

---

Applicant

T Partrick

c/o Agent

Agent

Mr E Cleaver - Marric Chartered Surveyors

7 Furnells Close Raunds NN9 6LJ United Kingdom

Date received

12 October 2018

Date valid

22 October 2018

---

Under the provisions of the Town and Country Planning Act 1990 the Local Planning Authority hereby **REFUSE PLANNING PERMISSION** for the above development in accordance with the application and plans submitted, for the following reason:

1. Belmont Gardens comprises two storey properties which are generally in semi detached pairs and a single detached bungalow, as is proposed in this case, would be at odds with this. In addition, the dwelling is to be positioned behind the building line for the other properties on the same side of the road. As a result of these two points, the proposal is contrary to the relevant parts of Policy 8 of the adopted North Northamptonshire Joint Core Strategy and Policy R2 of the Raunds Neighbourhood Plan which seek to ensure developments are in character with their surroundings.

**Your attention is drawn to the following notes:**

**1. Reason for decision**

In reaching this decision the Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with Paragraph 38.

**2. Drawings that this decision is based upon.**

This decision is based upon the 1:1250 scale site location plan plus drawings MCS 18.07-01P, MCS 18.07-02P (REV B), MCS 18.07-03P and MCS 18.07-05P.

18/02005/FUL

Decision Date  
28 November 2018

Signed:

A handwritten signature in black ink, appearing to read 'Paul Bland'.

Paul Bland  
Head of Planning Services

Further information can be found in the Report which is published on our Website: <http://www.east-northamptonshire.gov.uk/viewplanningapplications>

## RIGHT OF APPEAL:

Your attention is drawn to the following notes which explain how to submit an appeal should you be aggrieved by the above decision.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant of permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 or Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990, within 6 months of the date of this notice. However, where an enforcement notice has been served on the same, or substantially the same, development as in the application within 2 years of the date the application was made, the period for receiving an appeal is within **28 days** of the date of the decision notice or of the date by which the Local Planning Authority should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the Local Planning Authority had to determine the application, the period for receiving the appeal is within **28 days** of the date the enforcement notice was served (unless this extends the normal 6 months or 12 week deadline) (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Chapter III of the Planning (Listed Buildings and Conservation Areas) Act
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act

Dcrefulz