

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)

350.19 To receive any apologies for absence.
Cllr O Curtis

351.19 Notification of requests from members of the public to address the meeting in compliance with adopted protocol.
NONE RECEIVED

352.19 Declarations of interest:
COUNCILLORS ARE REMINDED THAT IF THEY HAVE EITHER A DISCLOSABLE PECUNIARY INTEREST OR OTHER INTEREST IN ANY ITEM THEN THEY SHOULD DECLARE THE INTEREST AND LEAVE THE MEETING FOR THAT ITEM
NONE RECEIVED

353.19 Notification of members questions in compliance with the council's standing orders.
NONE RECEIVED

354.19 Minutes: Confirm the minutes of the last meeting of the Planning Committee held on 29 August 2019

RESOLVED that the minutes of the planning committee held on 29 August 2019 be confirmed as a true record.

355.19 Planning applications received for consideration, if any:

19/01449/FUL | Conversion of garage into living accommodation (Retrospective) | 27 Saddlers Way Raunds Wellingborough Northamptonshire NN9 6RS

RESOLVED that Raunds Town Council object on the grounds that members do not appreciate retrospective applications and members have strong concerns over the loss of a parking space.

19/01551/FUL | Single storey rear extension and conversion of garage to habitable room | 29 Butts Road Raunds Wellingborough Northamptonshire NN9 6JG

RESOLVED that Raunds Town Council have no objections.

[19/01532/FUL](#) | Erection of 2 no. 3 bed roomed 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.**

[19/01662/TPO](#) | TPO 211 - 3 metre crown raise | 1 Chestnut Court High Street Raunds Northamptonshire NN9 6HA

RESOLVED that Raunds Town Council have no objections and agree that only the specified maintenance work should be carried out on the tree; subject to the recommendation of the Tree Preservation Officer.

[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.**

356.19 Planning appeals:
None Received

357.19 Planning permissions granted:

[19/01070/VAR](#) | Variation of a condition 13 to allow for revised drawings pursuant to application 16/00903/FUL Construction of 2 x 3 bed houses | Sub Station Site Midland Road Raunds Northamptonshire

[19/01205/FUL](#) | Single storey rear extension and raised garage walls (revised scheme to previous permission 19/00514/FUL) | 24 Derling Drive Raunds Wellingborough Northamptonshire NN9 6LF

[19/01177/TPO](#) | T3 Beech; Crown reduce by approximately 3.0 - 4.0 metres retaining lower, inner growth. Works to be carried out as recommended in item 6.4 of the attached arboricultural report by Simon Pryce. | Antona Stanwick Road Raunds Wellingborough Northamptonshire NN9 6DG

[19/00194/FUL](#) | Demolition of existing barns and erection of two detached dwellings with detached double garages (one with ancillary residential accommodation), including the temporary siting of a caravan during the construction phase. | The Poultry Farm Brooks Road Raunds Northamptonshire NN9 6NS

[19/01001/FUL](#) | Erection of a biomass boiler extension to existing outbuildings and wood chip drying and implement building (Proposals to serve the residential dwelling and not the farm) | Birch Farm Brooks Road Raunds Wellingborough Northamptonshire NN9 6NT

[19/00989/LBC](#) | To install multifuel stove with flue | 38 Grove Street Raunds Wellingborough Northamptonshire NN9 6DS

[19/01310/VAR](#) | Variation of conditions 4,7,12 and 14 to allow for revised drawings and Tree Survey pursuant to planning permission 18/00877/FUL dated 19.11.18 Demolition of existing dwelling and erection of 3 dwellings with amenity space and parking including modification of existing vehicular access (part retrospective) | Site Of 1 Chelveston Road Raunds Northamptonshire NN9 6DA

RESOLVED to note the planning applications granted

358.19 Planning permissions refused:

[19/01483/LDP](#) – Single Storey extension to rear of 17 Chelveston Road, Raunds, NN9 6DA

[19/01370/TPO](#) | TPO 0145 - Removal of all 3 trees at the rear of the property due to unequal weight distribution | 16 Chamberlain Way Raunds Wellingborough Northamptonshire NN9 6UE

RESOLVED to note the planning applications refused.

359.19 Planning applications withdrawn:

None Received

360.19 Planning applications referred to planning management committee at ENC:

None received

361.19 Amended planning application:

[19/01436/FUL](#) – Demolition of an existing room; Extension of the existing Medical Centre to provide additional Consulting rooms at The Cottons, Meadow Lane, Raunds, NN9 6UA

RESOLVED that Raunds Town Council still are support of this application and believe that this is a much need facility for the town, which will be welcomed by residents.

[19/00709/FUL](#) – Change of use from existing Care Home to 10 no residential flats including the alterations at Kingswood House at Kingswood House Hollington Road Rands NN9 6NH

RESOLVED that Raunds Town Council still strongly object to the application due to the loss of an important facility in the Town.

In addition, the proposed development is not in keeping with Raunds Neighbourhood Plan and does not meet the towns requirement that housing is of good design and attractive to families wishing to move to the area.

The proposed flats do not meet the parking standards set out by Northamptonshire County Council and this will add to the known local parking issues in this area. The flats are small and are only on the borderline of being acceptable in terms of dwelling size against recommended national standards.

362.19 Items not requiring planning consent:

None Received

363.19 Postal Addresses: To confirm the name and numbers for the new properties on land at Antona House, Stanwick Road, Raunds

RESOLVED that Raunds Town Council agree to these names and numbers

364.19 Street Naming: To agree the street names for development off Brick Kiln Road, North Street, Brooks Street, Raunds – Northdale End

- Richards Street
- Archer Avenue
- Nunley Crescent
- Pentelow Way
- Clark Drive
- Whiteman Lane
- Brawn Drive
- Clark Road

RESOLVED that Raunds Town Council agree to names supplied

There being no further business the meeting closed at 8.43pm

Approved: (Town Mayor)

Meeting Date.....12 November 2019..... (Council)

Confirmed: (Chairman)

Meeting date:28 November 2019..... (Committee)