

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)

422.19 To receive any apologies for absence.

Cllr O Curtis, Cllr L Wilkes

423.19 Notification of requests from members of the public to address the meeting in compliance with adopted protocol.

None received

424.19 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

425.19 Notification of members questions in compliance with the council's standing orders.

None received

426.19 Minutes: Confirm the minutes of the last meeting of the Planning Committee held on 31 October 2019

RESOLVED that the minutes of the planning committee held on 31 October 2019 be confirmed as a true record.

427.19 Planning applications received for consideration, if any:

19/01728/REM | Reserved matters: Revised scheme for Plot 3 access, appearance, landscaping, layout and scale pursuant to planning permission 17/02442/OUT -Outline: Erection of three residential dwellings (all matters reserved) and **19/00808/REM** | Antona House 32 Stanwick Road Raunds Northamptonshire NN9 6DG

RESOLVED that Raunds Town Council have no objections.

19/01757/FUL | Proposed single storey rear flat roof extension; along with extended garage roof over proposed extension; part conversion of existing garage; along with a render finish applied at rear first floor level | 77 London Road Raunds Northamptonshire NN9 6EH

RESOLVED that Raunds Town Council have no objections.

[19/01796/TPO](#) | TPO 0027 - Application for maintenance work to two Lime trees to the front of the property which are close to the carriageway. Work requested to Crown lift both trees to improve visibility when leaving the property entering onto the carriageway. In particular to remove large lower limb on left-hand side tree (as viewed from the road) A Further request also to carry out maintenance within the canopy by removing dead or crossing branches | Burley House Chelveston Road Raunds Wellingborough Northamptonshire NN9 6DA

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

[19/01633/OUT](#) | Outline: Erection of two dwellings (All matters reserved) | Land Adjacent Brook Farm Cottage Brooks Road Raunds Northamptonshire

RESOLVED that Raunds Town Council object due to:

- a) **Current flooding issues within the town; concerns have already been raised that there is a drainage problem in this area and subsequently roads have had to be closed. This development will increase the flood risk to other areas;**
- b) **The development will bring a substantial amount of traffic and upheaval of a road that is already in poor condition and has no footpaths;**
- c) **this development contravenes our Neighbourhood Plan as the additional dwellings far exceed our quota for housing numbers for the town;**

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

[19/01741/CND](#) | Discharge of conditions pursuant to applicant 12/01889/VAR and 09/01626/OUT - 'Sustainable urban addition to Raunds comprising residential; residential care facilities; business; storage and distribution; access and associated road infrastructure, public open space, landscaping, and conversion of existing buildings to provide residential and/or community facilities (All matters reserved except for access)' dated 12.10.09' Condition 18 - Finished Floor Levels Condition 28 - Construction Environmental Method Statement | Land North Of Raunds Fronting Brick Kiln Road North Street Brooks Road And Midland Road Raunds Northamptonshire

RESOLVED that Raunds Town Council strongly object to this application due to:

- a) **The entrance for the construction traffic is already on a dangerous road due to it being too narrow and on such a sharp bend;**
- b) **The plans not being clear as to what the applicant is trying to vary, and we would require further information on what is being proposed;**

- c) **Current flooding issues within the town; concerns have already been raised 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;**

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

428.19 Planning appeals:
None Received

429.19 Planning permissions granted:

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

[19/01701/AMD](#) | Non material amendments pursuant to application 16/02119/FUL Amendments sought: Amended fenestration details on unit 6A. Amended internal office and pod office footprints/configurations in unit 6A. Amended car park/hard-standing layout, including HGV parking and other parking provision for unit 6A and refined location of approved vehicle wash/fuelling facilities. Amended HGV egress from unit 6A yard, with additional gatehouse. Relocated sprinkler tanks - moved east but retained on the rear elevation. Approved acoustic fence repositioned with regard to approved security fencing. | 100 Scalley Way Raunds Northamptonshire NN9 6RJ

RESOLVED to note the planning applications granted

430.19 Planning permissions refused:
None Received

431.19 Planning applications withdrawn:
None Received

432.19 Planning applications referred to planning management committee at ENC:
None received

433.19 Amended planning application:
None received

434.19 Items not requiring planning consent:
None Received

435.19 Street Naming: To agree additional street names for development off Brick Kiln Road, North Street, Brooks Street, Raunds - Northdale End

- Groom Walk
- Stringer Close
- Bamford Lane

Along with further additional names:

- Hall
- Allen
- Spicer

RESOLVED that Raunds Town Council agree to the names supplied.

436.19 [Cambridgeshire and Peterborough Minerals and Waste Local Plan: proposed Submission Plan Consultation – 15th Nov 2019 – 9th Jan 2020](#): To note a joint minerals and waste local plan that will replace the current adopted joint plans.

RESOLVED to note the report

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:

- 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.**

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.

There being no further business the meeting closed at 8.52pm

Approved: (Town Mayor)

Meeting Date.....10 December 2019..... (Council)

Confirmed: (Chairman)

Meeting date: (Committee)

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

Marric Chartered Surveyors, 7 Furnells Close, Raunds, Northants NN9 6LJ,
Tel: 01933 460350
Email: marric@ntlworld.com