

**RAUNDS TOWN COUNCIL****PLANNING COMMITTEE****Minutes: 28 May 2020. Start Time 19:30**

**NB: The meeting was held via Zoom video link. Details of the meeting and a link enabling members of the public to join the meeting were published on the Town Council website. The meeting was held in compliance with Regulation 5 (2) of the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020**

**PRESENT:** Cllr J Duff (Chair), Cllr O Curtis, Cllr S Hughes, Cllr L Wilkes, Cllr H Howell

**In Attendance:**

Miss Kate Houlihan, Clerk to the Council

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

**89.20 To elect a Chairman of the Committee**

Cllr Duff called for nominations for the Chairman and it was proposed by Cllr Helen Howell and seconded by Cllr Lee Wilkes that Cllr Jamie Duff be elected as Chairman of Planning

**RESOLVED that Cllr Jamie Duff be elected as Chairman of the committee.**

**90.20 To elect a Vice-Chairman of the Committee**

Cllr Duff called for nominations for the Vice-Chairman and it was proposed by Cllr Sylvia Hughes and seconded by Cllr Lee Wilkes that Cllr Helen Howell be elected as Vice-Chairman of Planning

**RESOLVED that Cllr Helen Howell be elected as Vice-Chairman of the committee.**

**91.20 To receive any apologies for absence.**

**None Received.**

**92.20 Notification of requests from members of the public to address the meeting in compliance with adopted protocol**

**None Received.**

**93.20 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.**

**94.20 Notification of members questions in compliance with the council's standing orders.  
None Received.**

**95.20 [Minutes](#):** Confirm the minutes of the last meeting of the Planning Committee held on 23 April 2020.

**RESOLVED that the minutes of the meeting held on 23 April 2020 be confirmed as a true record.**

**96.20 Planning applications received for consideration, if any:**

[20/00495/PNT](#) | Mast and supporting equipment | Grass Verge In Between 1 Titty Ho And Grove Street Titty Ho Raunds Northamptonshire

**RESOLVED that Raunds Town Council object to this application:**

- a) **The site of the mast falls within the secondary shopping area as designated within the Raunds Neighbourhood Plan. As such the attractiveness of the area and the quality of the public realm is vitally important, this development is detrimental to that.**
- b) **The scale and appearance of the mast is overbearing, does not promote good design and is not in keeping with the character of the surrounding area as stated in the Raunds Neighbourhood Plan, Policy R2b.**

[20/00457/FUL](#) | First floor extension over garage conversion to form annex | Wellingdale Brooks Road Raunds Wellingborough Northamptonshire NN9 6NT

**RESOLVED that Raunds Town Council have not objections; however, would require that a suitably worded condition ensuring that the proposed annex remains ancillary to the dwelling for the lifetime of the development and the site remains agricultural.**

[20/00466/FUL](#) | Extension to existing garage allowing for car to access; Lowering of ground level and creation of dormer roof to allow for accommodation above the garage | 23 Newtown Road Raunds Wellingborough Northamptonshire NN9 6LX

**RESOLVED that Raunds Town Council object to this application:**

- a) **Due to the increase in capacity it removes parking from the original dwelling and does not provide adequate parking allocation for all dwellings on the site**
- b) **The backyard development leads to overdevelopment of the site, the development would be overbearing.**
- c) **The impact of overlooking neighbouring properties.**

[20/00486/FUL](#) | Proposed Commercial Development for a B1 Office Unit and Ancillary Storage Barn at Blotts Barn | Blotts Barn Brooks Road Raunds Northamptonshire NN9 6NS

**RESOLVED that Raunds Town Council object to this application:**

- a) The area is not designated as an employment site within the Raunds Neighbourhood Plan policy R13
- b) The development contravenes policy R14 a-e,
- c) This is an overdevelopment of site.
- d) The access road, Brooks Road is liable to flooding
- e) The increased traffic imposes a significant risk due to lack of pathways for pedestrians, the road is already busy with tractors cyclists and horse riders and there is a riding stable in close the proximity. There is a lack of passing points on the road, which is already busy with tractors cyclists and horse riders. This is a single track road and entirely unsuitable for the proposed traffic volumes.
- f) The Town Council understand that the LHA will not adopt the road as it no longer conforms to acceptable standards.

[20/00524/ADV](#) | Installation of 4 no new digital freestanding signs and 1 No 15" digital booth screen | McDonalds London Road Raunds Northamptonshire NN9 6EQ

**RESOLVED that Raunds Town Council have no objections.**

[20/00561/VAR](#) | Variation of condition 3 to allow for revised plans pursuant to 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 Condition 3 - approved plans | 77 London Road Raunds Northamptonshire NN9 6EH

**RESOLVED that Raunds Town Council have no objections**

[20/00493/FUL](#) | Single storey front extension to existing bungalow to make existing bedroom 2 bigger | 1 Welbourne Close Raunds Wellingborough Northamptonshire NN9 6HE

**RESOLVED that Raunds Town Council object to this application:**

- a) It is out of keeping with the street scene and clearly extends beyond the building line.
- b) There is no evidence showing the measurements of the proposed extension, so it cannot be determined if the development encroaches on the public highway or how far it falls within the boundary.

[20/00575/TPO/](#) | TPO 52 -Oak- fell because of excessive shading in the garden and the cause of subsidence of the swimming pool area and pushing of retaining walls. | 46 Butts Road Raunds Wellingborough Northamptonshire NN9 6JG

**RESOLVED Raunds Town Council object to this application on the grounds that any tree with a TPO should not be removed, works should only be carried to ensure that the tree is safe and well managed; subject to ENC's Tree Preservation Officer's comments.**

**97.20 Planning appeals:**

None Received

**98.20 Planning permissions granted:**

[20/00284/FUL](#) | Demolish existing Entrance Porch, construct new Entrance Porch and Reception/Office Extension, replace existing timber external windows and doors with new polyester powder coated aluminium and replace existing timber fascias and soffits with new through coloured cement board | Saxon Hall Brook Street Raunds Wellingborough Northamptonshire NN9 6LL

[20/00028/FUL](#) | Installation of a manege (personal use) | M And M Stables Shelton Road Hargrave Northamptonshire NN9 6BL

[20/00155/ADV](#) | 2no. high level illuminated building mounted signs and 5no. low level, non illuminated ground mounted totem way finding signs | 100 Scalley Way Raunds Northamptonshire NN9 6RJ

**RESOLVED to note the planning permissions granted.**

**99.20 Planning permissions refused:**

None Received

**100.20 Planning applications withdrawn:**

[20/00306/FUL](#) | Two story extension to left hand side and single story to the rear of the property | 81 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF

[20/00441/FUL](#) | Two storey side extension | 39 Mallows Drive Raunds Wellingborough Northamptonshire NN9 6SE

**RESOLVED to note the planning permissions withdrawn.**

**101.20 Planning applications referred to planning management committee at ENC:**

None received

**102.20 Amended planning application:**  
None Received

**103.20 Items not requiring planning consent:**  
None Received

There being no further business the meeting closed at 8:28pm

Approved: ..... (Town Mayor)

Meeting Date.....9 June 2020..... (Council)

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Confirmed: ..... (Chairman)

Meeting date: .....25<sup>th</sup> June 2020..... (Committee)