

**RAUNDS TOWN COUNCIL**

**PLANNING COMMITTEE**

**Minutes: 1 October 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 H Howell (Chair), Cllr S Hughes, Cllr L Wilkes

**In Attendance:**

Miss Kate Houlihan, Clerk to the Council

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

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

Apologies received from Cllr K Harrison

**Resolved to note the apologies**

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

**None Received**

**281.20 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**

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

**None Received**

**283.20 Minutes:** Confirm the minutes of the last meeting of the Planning Committee held on 27 August 2020

**RESOLVED that the minutes of the meeting held on 27 August 2020 be confirmed as a true record.**

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

**20/00954/FUL** | Full application for the erection of 14no. dwellings and associated works | Land Known As The Poplars Brick Kiln Road Raunds Northamptonshire

**RESOLVED that Raunds Town Council strongly object on the grounds of over development of the site.**

**This development contravenes our Neighbourhood Plan Para: 4.9. The additional dwellings far exceed our quota for housing numbers.**

**The full planning application has changed substantially from the original outline permission granted, 18/01744/OUT. The approved outline application was for 10 dwellings, this application is for 14 which leads to over-crowding on the site. There is no longer any amenity space included within the site boundary which is very disappointing.**

**A lot of the parking on the site is tandem parking and this contravenes the Northamptonshire Parking Standards which advises that “On plot tandem (in line) parking is inconvenient and is generally best avoided where possible as both spaces are rarely used”. The Town Council also support the comments from regarding the width of parking spaces and the use of triple tandems.**

**The Town Council is already aware of flooding issues on Brick Kiln Road these additional properties will add to the flood risk.**

**Raunds Town Council support all concerns and comments raised by Highways that need to be addressed.**

**Can the developer confirm that the local highways authority will adopt the road? Without adoption there could potentially be no street lighting installed and refuse vehicles will not enter the site and so a suitable bin collection point would have to be provided.**

**20/01101/FUL | External alterations, 2 storey side extension and single storey rear extension | Madison Chelveston Road Raunds Wellingborough Northamptonshire NN9 6DA**

**Raunds Town Council have no objections to the development in principle but would ask that consideration is given to make sure that it does not overlook neighbouring properties.**

**20/01010/FUL | Erection of a two storey detached dwelling (Re-submission 19/01898/FUL) | 2 Primrose Hill Raunds Wellingborough Northamptonshire NN9 6LY**

**RESOLVED that Raunds Town Council strongly object on the grounds of over development of the site.**

**There is no amenity space included within the site boundary which is very disappointing.**

**Raunds Town Council have strong concerns regarding access as the development is on an extremely dangerous bend.**

**Raunds Town Council support all concerns and comments raised by Highways that need to be addressed. There is a lack of information on visibility splays and parking provision for the development.**

**20/01049/PDU** | Change of use from Offices (B1) to Residential (C3) - 2 no. flats (Schedule 2, Part 3, Class O) | 1 The Square Raunds Northamptonshire NN9 6HP

**RESOLVED that Raunds Town Council strongly object to the application as the loss of a retail unit contravenes Policy R9 of the Raunds Neighbourhood Plan.**

The Town Council sees the Neighbourhood Plan as vital to give the retail offering within the town statutory protection. Rather than accept the demise of the High Street, Raunds Town Council is taking steps to protect and invigorate the town centre. The Raunds Neighbourhood Plan emphasises the importance of maintaining the retail offering in the High Street. Proposals which lead to the permanent loss of commercial units should be supported by evidence to demonstrate that their continued commercial use is no longer viable, or that an alternative use would positively enhance the viability of the town centre.

Within the prime shopping areas defined in Figure 6 of the Raunds Neighbourhood Plan at least 70% of the existing stock of ground floor commercial space should remain in non-residential use.

The Town Council also objects to the application as the lack of off-road parking is below the minimum set out by Northamptonshire County Council in the Northamptonshire Parking Standards. In the local vicinity, parking bays have time restrictions and the neighbouring car parks may not have available spaces.

**20/01062/FUL** | Render front porch (retrospective) | 1 Webb Road Raunds Wellingborough Northamptonshire NN9 6HH

**RESOLVED that Raunds Town Council object to the application as it is not in keeping with the street scene.**

**20/01100/FUL** | Demolition of existing side conservatory and construction of new single storey side extension with car port link to existing garage | 34 McInnes Way Raunds Wellingborough Northamptonshire NN9 6SR

**RESOLVED that Raunds Town Council have no objections to the development in principle but would ask that consideration is given to make sure that the height of the roof is not protruding to neighbouring properties.**

## **285.20 Planning appeals:**

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

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

**19/01630/OUT** | Outline: Erection of five dwellings (All matters reserved) | Land Adjacent Brook Farm Cottage Brooks Road Raunds Northamptonshire

**RESOLVED to note the planning appeals.**

**286.20 Planning permissions granted:**

**20/00785/VAR** | Variation of condition 1 to allow for increase roof pitch to garage now constructed pursuant to 19/01728/REM - Reserved matters: Revised scheme for Plot 3 access, appearance, landscaping, layout and scale pursuant to planning permission 17/02442/OUT | Antona House 32 Stanwick Road Raunds Northamptonshire NN9 6DG

**20/00690/FUL** | Extension to existing apartment block housing three additional one bed units. Re-submission of extant permission 17/00100/FUL dated 18th December 2017 | Rowena House Clare Street Raunds Northamptonshire NN9 6PQ

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

**287.20 Planning permissions refused:**

None received

**288.20 Planning applications withdrawn:**

None received

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

None received

**290.20 Amended planning application:**

**20/00999/FUL** | Amendment to the proposed road north of the proposed care home site to form a turning head | Land North Of Raunds Fronting Brick Kiln Road North Street Brooks Road And Midland Road Raunds Northamptonshire

**RESOLVED that Raunds Town Council are unsure as to what, if any changes have been made to the road layout from the previous application, 20/00745/FUL.**

**Members reaffirm our strong objection to road layout as per our previous objections:**

**Highways –**

- The design speed of 20mph is not accepted.
- The applicant will need to demonstrate junction visibility splays of 2.4m x 43m in accordance with the enforceable 30mph speed limit
- The tracking of the refuse vehicle entering, turning around and exiting the site is not acceptable as the body appears to swing over the footways. This would be a significant safety concern and needs to be revised.

**The Town Council would like to re-affirm our objections to the overall scheme:**

**Crime –**

The submitted documentation does not identify what measures have been considered/implemented to mitigate against possible crime.

**Parking –**

Parking falls below Northamptonshire Parking Standard guidelines.

**Medical Provision –**

The CCG can confirm that there is not currently capacity in the local primary healthcare system to absorb the likely increase in demand.

**A number of consultees have also requested additional information to be made available to support the application and Raunds Town Council would like the opportunity to be able to comment again on this application once the additional information is available.**

**291.20 Items not requiring planning consent:**

None Received

- 292.20 [Virgin Park & Charge Point:](#)** An update on progress so far with the Virgin Park and Charge Project to install on-street electric charge points in Northamptonshire, and informing of the start of further public consultation being undertaken by Liberty Charge on a number of proposed sites in Brackley, Brixworth, Bugbrooke, Irthlingborough, Moulton, Northampton, Raunds, Rushden and Thrapston.

A list of the proposed locations for on-street electric charge points, how to respond to the consultation and the deadline for comments is outlined in the letter.

Members asked for the Clerk to reply and thank them for reviewing the previously considered sites and agree that the main thoroughfare through the Town Centre is a better option for the on-street electric charge points.

It was requested that Virgin confirm if the units would charge 1 or 2 cars so that it can be established how many parking spaces would not be accessible for others visiting the shops.

It was agreed that it would be pragmatic to have one point in Brook Street and request that a second point alternatively is installed on High Street near to the library.

It was unclear as to the reasoning for the electric charging point proposed on Makenzie Road as it was located at the end of a road in a residential area where there are already current parking issues.

Members agreed to request that contact is made directly with Raunds Town Council to agree locations due to our local knowledge of the Town.

**Resolved that the Clerk to reply with the comments and concerns raised.**

**293.20 Planning for the Future:** To note an executive [summary for Parish and Town Councils in Northamptonshire from Northants CALC](#) following on from a meeting regarding the proposal from Ministry of Housing, Communities and Local Government (MHCLG) to speed up and modernise the planning system, delivering more much needed new homes for communities across the country. Information from the Government [here](#).

**Resolved that a working party is formed and will meet on Thursday 8<sup>th</sup> October to go through the paper.**

There being no further business the meeting closed at 8:37pm

Approved: ..... (Town Mayor)

Meeting Date.....13 October 2020..... (Council)

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Confirmed: ..... (Chairman)

Meeting date: .....22 October 2020..... (Committee)