

RAUNDS TOWN COUNCIL

PLANNING COMMITTEE

Minutes: 29 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 J Duff (Chair), Cllr S Hughes, Cllr L Wilkes, Cllr Harrison, Cllr H Howell, Cllr O Curtis

In Attendance:

Miss Kate Houlihan, Clerk to the Council

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

346.20 To receive any apologies for absence.

None Received

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

None Received

348.20 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

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

None Received

350.20 Minutes: Confirm the minutes of the last meeting of the Planning Committee held on 1 October 2020

RESOLVED that the minutes of the meeting held on 1 October 2020 be confirmed as a true record.

351.20 Planning applications received for consideration, if any:

20/01157/FUL | Single storey front and rear extension and two storey side extension | 38 Webb Road Raunds Wellingborough Northamptonshire NN9 6HH

RESOLVED that Raunds Town Council have no objections

20/01179/TPO/ | T1 and T2 Beech - lift approximately five metres over the front lawn, reduce and shape the sides facing the property/garage by 2 to 3 metres | 38 Wellington Road Raunds Wellingborough Northamptonshire NN9 6DL

RESOLVED that Raunds Town Council agree that only the specified maintenance work should be carried out on the trees and request that the TPO Officer at East Northamptonshire Council reviews the application.

20/01145/FUL | Two storey side extension and a single storey rear extension. | 5 Nichols Way Raunds Wellingborough Northamptonshire NN9 6SB

RESOLVED that Raunds Town Council have no objections

20/00983/FUL | Installation of low threshold French windows to existing front bay window; installation of a modular ramp to provide disabled access; lounge conversion to facilitate Ground Floor Living. | 45 Chelveston Road Raunds Wellingborough Northamptonshire NN9 6DA

RESOLVED that Raunds Town Council have no objections and support a planning condition that states once the adaptations are no longer required by the occupier, the front garden and bay window are to be reinstated to their current appearance. Members ask for regular monitoring from enforcement to ensure the condition is upheld.

20/01264/TPO/ | T1, T2, T3 (protected under TPO 145) - Pine trees, to remove | 16 Chamberlain Way Raunds Wellingborough Northamptonshire NN9 6UE

RESOLVED that 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.

352.20 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 - *The appeal is dismissed. The main issues are the effect of the proposed development on the character and appearance of the area, and car parking provision for the appeal property.*

19/01986/FUL | Erection of a detached single storey dwelling with associated access to highway (resubmission of 19/01632/FUL) | 42 London Road Raunds Northamptonshire NN9 6EJ - *The appeal is dismissed. The main issues are the effect of the development on the character and appearance of the area, and on the living conditions of the occupiers of the existing and proposed dwellings with particular regard to the level of garden space.*

RESOLVED that members are pleased that objections raised by Raunds Town Council were supported by ENC and the applications refused, and that these refusals were also upheld at appeal.

20/00581/FUL | Two storey side extension | 39 Mallows Drive Raunds Wellingborough Northamptonshire NN9 6SE

18/01109/FUL | Full application for 10 dwellings, including access, parking, landscaping and associated infrastructure. | Land To The North East Side Of Midland Road Raunds Northamptonshire – *to consider a further response to the [original objection by Raunds Town Council](#).*

RESOLVED that Raunds Town Council still strongly object to this application and have no further comments to add to the original objection.

RESOLVED to note the planning appeals.

353.20 Planning permissions granted:

20/00871/FUL | Erection of single storey side extension; First floor extension over existing garage to include rear balcony; and Garage conversion to habitable room | 112 Marshalls Road Raunds Wellingborough Northamptonshire NN9 6EU

20/00664/FUL | Retrospective application for change of use from open space to residential garden land (Re-submission of 19/00249/FUL) | 51 Thorpe Street Raunds Wellingborough Northamptonshire NN9 6LS

20/00931/FUL | Replace grass area to the front of property with block paver to allow additional parking space for the property | 2 Honeysuckle Way Raunds Northamptonshire NN9 6GJ

20/00941/TPO/ | TPO 145 T1 and T2 - lift both trees approx five metres. T2 - reduce the side of tree that faces south and east by approx two metres | 36 Wellington Road Raunds Wellingborough Northamptonshire NN9 6DL

20/00598/FUL | Creation of Bin store and storage compound, renovation of Stone arch, Removal of trees, decorative iron archway, replacement of handrails and new handrails to Evelyn Walk. new pathways and lighting | Saxon Hall Brook Street Raunds Wellingborough Northamptonshire NN9 6LL

RESOLVED to note the planning applications granted.

354.20 Planning permissions refused:

20/00618/FUL | Demolition of existing derelict nursery buildings and erection of a 6 bedroom detached dwelling, together with a new stable block, and associated site works | 111 London Road Raunds Northamptonshire NN9 6DB

20/00619/FUL | Demolition of existing derelict nursery buildings and erection of a 5 bedroom detached dwelling and associated site works | 111 London Road Raunds Northamptonshire NN9 6DB

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 to note the planning permissions refused.

355.20 Planning applications withdrawn:

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 to note the planning permissions withdrawn.

356.20 Planning applications referred to planning management committee at ENC:

None received

357.20 Amended planning application:

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 still strongly objects to this application and do not believe that the amended plans have met Highways specifications with regards to the splays and distance.

Raunds Town Council continue to have strong concerns regarding access as the development is on an extremely dangerous bend and cars do have to accelerate in order to get up the hill from the junction with Thorpe Street. The council does not support the comments from the applicant that cars are at walking pace as they drive up Primrose Hill.

Members uphold our original objections that it is an over development of the site with no amenity space included within the site boundary.

20/00960/FUL | Erection of four employment units (Use Class B1(c)/B2/B8) with ancillary offices, including new vehicular and pedestrian access, HGV and car parking, internal access roads, servicing, external lighting, landscaping, infrastructure and associated works | West End Land North Of Brick Kiln Road Raunds Northamptonshire – Please see Raunds Town Council’s original [objection letter](#) and an accompanied [response letter from Savills](#) on behalf of Aequitas Estates.

RESOLVED that Raunds Town Council still strongly objects to this application and do not believe that the amended plans mitigate concerns raised by the Town Council.

Raunds Town Council believes that the site should be developed for the original intended purpose only, i.e. small employment units. Whilst this site is not protected through a specific policy in the JCS, the Town Council believes that the principles in JCS policy 35 are valid when considering this site. Application 18/00982/FUL Land North of Northampton Road was refused in September 2020 as it did not comply with JCS policy 35. IE the proposed use of the buildings did not comply with the B1 and B2 use proposed in the outline application.

The Town Council has engaged a planning consultant and a more detailed response will be sent shortly.

358.20 Items not requiring planning consent:

None Received

There being no further business the meeting closed at 8:14pm

Approved: (Town Mayor)

Meeting Date.....10 November 2020..... (Council)

Confirmed: (Chairman)

Meeting date:26 November 2020..... (Committee)