

RAUNDS TOWN COUNCIL

PLANNING COMMITTEE

Minutes: 28 January 2021. 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 L Wilkes, Cllr S Hughes, Cllr O Curtis

In Attendance:

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

466.20 To receive any apologies for absence.

Apologies received from Cllr K Harrison

Resolved to note the apologies.

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

None Received

468.20 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

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

None Received

470.20 Minutes: Confirm the minutes of the last meeting of the Planning Committee held on 17 December 2020.

RESOLVED that the minutes of the meeting held on 17 December 2020 be confirmed as a true record.

471.20 Planning applications received for consideration, if any:

20/01589/FUL | Erection of a two storey side and rear extension; Replacement of side drive and single garage with integral garage | 67 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF

Resolved that Raunds Town Council have no objections.

20/01638/FUL | Demolition of garage/carport and addition of single storey side extension. | 23 Wellington Road Raunds Wellingborough Northamptonshire NN9 6DL

Resolved that Raunds Town Council have no objections.

NE/20/01719/PNT | Mast and associated **supporting apparatus** (re-submission of 20/00495/PNT) | Grass Verge In Between 1 Titty Ho And Grove Street Titty Ho Raunds Northamptonshire

– *Original application 20/00495/PNT for the Mast and **supporting equipment** was objected by Raunds Town Council; however, East Northamptonshire Council's decision stated that it did not require prior approval of the Local Planning Authority.*

Cllr Wilkes abstained from the vote.

Resolved that Raunds Town Council object to this application.

This site falls within the secondary shopping area as designated within the Raunds Neighbourhood Plan. The attractiveness of the area and the quality of the public realm is vitally important, this development is detrimental to that.

The scale and appearance of the mast and the vast amount of apparatus required is overbearing and has a negative visual impact on the street scene. It does not promote good design and it is not in keeping with the character of the surrounding area as stated in the Raunds Neighbourhood Plan, Policy R2b

Concerns were raised with the amount of apparatus required at ground level that could potentially cause damage to underground drainage and culverts in the area.

NE/21/00001/FUL | Two storey side extension and part single storey front extension to include WC | 53 Fair Oaks Drive Raunds Wellingborough Northamptonshire NN9 6HJ

Cllr Wilkes abstained from the vote.

Resolved that Raunds Town Council object to this application.

The scale, siting, and design of the development has a negative impact on the street scene. It contravenes Policy R2 of the

Neighbourhood Plan 2017 and Policy 3 (a) and 8 (d) i and ii of the North Northamptonshire Joint Core Strategy 2016.

Raunds Town Council support all concerns and comments raised by Highways that need to be addressed. Exiting parking is not evident and the proposals do not demonstrate three off road parking spaces required to comply with the [Northamptonshire Parking Standards](#) guidelines.

472.20 Planning appeals:

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 - *This application has gone to appeal, closing date for any further comments is 12th February 2021. Originally objected by Raunds Town Council and refused by East Northamptonshire Council – to consider any further response.*

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 - *This application has gone to appeal, closing date for any further comments is 15th February 2021. Originally objected by Raunds Town Council and refused by East Northamptonshire Council – to consider any further response.*

RESOLVED Raunds Town Council have no further responses to make and note the planning appeals.

473.20 Planning permissions granted:

20/01380/FUL | Single storey rear extension and two storey side extension | 27 Cherry Walk Raunds Wellingborough Northamptonshire NN9 6DD

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

20/00856/FUL | Erection of double garage to rear of dwelling | 14 St Crispin Way Raunds Wellingborough Northamptonshire NN9 6SD

20/01514/FUL | Proposed single storey extension to existing garage and conversion into studio and store | 131 Langham Road Raunds Wellingborough Northamptonshire NN9 6LB

20/01570/FUL | Erection of part two storey part single storey rear extension | 69 London Road Raunds Northamptonshire NN9 6EH

RESOLVED to note the planning applications granted.**474.20 Planning permissions refused:**

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

20/01530/FUL | First floor side extension, single storey rear extension and two storey rear extension | 8 Harris Close Raunds Wellingborough Northamptonshire NN9 6TA

RESOLVED to note the planning applications refused.**475.20 Planning applications withdrawn:**

None received.

476.20 Planning applications referred to planning management committee at ENC:

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 – [link here to the original objection by Raunds Town Council](#). Item taken to ENC on 20th January 2021 where Cllr Howell spoke on our behalf – to note any outcome.

Application was granted. Member agreed that this was an unacceptable permission and members were extremely concerned that the Town Council objection and Neighbourhood Planning Policies were not adhered to.

20/00347/OUT | Outline: Residential development for up to 21 dwellings and access (with all matters reserved except Access) | Hillside Brick Kiln Road Raunds Wellingborough Northamptonshire NN9 6HY – [link here to the original objection by Raunds Town Council](#). Item taken to ENC on 20th January 2021 where Cllr Howell spoke on our behalf – to note any outcome.

Application was deferred.

RESOLVED to note the planning applications referred to planning management committee at ENC.**477.20 Amended planning application:**

20/01674/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

– Original application 20/00999/FUL for the proposed road north of the proposed care home was refused, link here to [Raunds Town Council's objection](#) and link here to [East Northamptonshire Council's Decision Notice](#).

Cllr Wilkes abstained from the vote.

RESOLVED that Raunds Town Council object to this application.

The Town Council is concerned at the lack of clear information included with the application. There are no measurements shown to establish whether the road is wide enough to serve two vehicles and so neglects a well-designed, safe and convenient access.

The development contravenes Policy 8(b) and (d) of the North Northamptonshire Joint Core Strategy 2016, Policies R2, R10 and R20 of our Raunds Neighbourhood Plan 2017 and paragraphs 109 and 110 of the National Planning Policy Framework 2019.

478.20 Items not requiring planning consent:

None Received

There being no further business the meeting closed at 8:01pm

Approved: (Town Mayor)

Meeting Date.....9 February 2021..... (Council)

Confirmed: (Chairman)

Meeting date: 25 February 2021..... (Committee)