

RAUNDS TOWN COUNCIL**PLANNING COMMITTEE****Minutes: 4 March 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, Cllr K Harrison

In Attendance:

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

603.20 To receive any apologies for absence.

None Received

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

None Received

605.20 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

Personal Interest - Item 608.20 – Application 20/01679/FUL - applicant known to Cllr Howell & Cllr Wilkes

Personal Interest - Item 547.20 – Cllr Howell is District Councillor for the Parish Council

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

None Received

607.20 Minutes: Confirm the minutes of the last meeting of the Planning Committee held on 28 January 2021.

RESOLVED that the minutes of the meeting held on 28 January 2021 be confirmed as a true record.

608.20 Planning applications received for consideration, if any:

20/01679/FUL | Single storey side extension | 9 Derling Drive Raunds Wellingborough Northamptonshire NN9 6LF

Resolved that Raunds Town Council have no objections.

NE/21/00117/FUL | Installation of 1 phone signal booster antenna to exterior of the Enterprise Centre | Enterprise Centre Michael Way Raunds Northamptonshire

Resolved that Raunds Town Council have no objections.

NE/21/00192/FUL | Single storey garage. | Orchard House Chelveston Road Raunds Wellingborough Northamptonshire NN9 6DA

Resolved that Raunds Town Council have no objections; however, the plans show the extension with patio doors and windows so it is not clear that the development could be used as a garage. Additional clarity for the use of the room would be helpful.

NE/21/00203/FUL | Modification to existing plot boundaries, demolition of existing store and construction of new single storey bungalow | 15 Webb Road Raunds Wellingborough Northamptonshire NN9 6HH

Cllr Wilkes abstained from the vote.

Resolved that Raunds Town Council object to this application.

The dwelling does not reflect the strong character of the surrounding area, does not promote good design and is an over development of the site with cramped amenity space for both the new and existing properties; therefore, contravening R2 and R3 of the Raunds Neighbourhood Plan, 2017 and 8(d) of the North Northamptonshire Joint Core Strategy, 2016. The development also contravenes our Neighbourhood Plan Para: 4.9 as the additional dwelling exceeds our quota for housing numbers.

Raunds Town Council support Highways comments regarding the concerns to the proposed parking location and space to allow vehicles to safely manoeuvre. There is a lack of information on visibility splays and clarification on parking would be required for both properties.

NE/21/00187/FUL | First floor side extension, single storey rear extension and two-storey rear extension (Resubmission of 20/01530/FUL - revised proposal) | 8 Harris Close Raunds Wellingborough Northamptonshire NN9 6TA

Original application: 20/01530/FUL | First floor side extension, single storey rear extension and two storey rear extension | 8 Harris Close Raunds Wellingborough Northamptonshire NN9 6TA – Raunds Town Council had no objections; however, [ENC refused the application](#).

Cllr Wilkes abstained from the vote.

Resolved that after further review, Raunds Town Council object to this application.

The proposal would still close the gap between neighbouring properties creating the cramped terracing effect which does not reflect the strong character of the surrounding area or promote good design. The proposal is contrary to R2 and R3 of the Raunds Neighbourhood Plan, 2017 and 8(d) of the North Northamptonshire Joint Core Strategy, 2016.

Raunds Town Council support Highways comments. The proposals for parking do not demonstrate they comply with the Northamptonshire Parking Standards guidelines.

NE/21/00173/FUL | The erection of a single storey dwelling | 42 London Road Raunds Northamptonshire NN9 6EJ

Original application: 19/01632/FUL Erection of a detached single storey dwelling with associated access to highway | 42 London Road Raunds Northamptonshire NN9 6EJ and 19/01986/FUL Erection of a detached single storey dwelling with associated access to highway (resubmission of 19/01632/FUL) – [Raunds Town Council had objected to and ENC had refused both applications.](#)

Cllr Wilkes abstained from the vote.

Resolved that Raunds Town Council still strongly object to this application. Members could not see clearly any changes made from the previous applications that were refused.

It still does not reflect the strong character of the surrounding area. It is an over development of the site with a lack of amenity space for both the new and existing properties which is contrary to policies R2 and R3 of the Raunds Neighbourhood Plan and 8(d) of the North Northamptonshire Joint Core Strategy, 2016.

Members would like clarification on parking for both properties.

NE/21/00123/FUL | Erection of bungalow and garage | 19 North Street Raunds Wellingborough Northamptonshire NN9 6HX

The application is to change one of the existing bungalows that already has permission.

Related application: 19/01532/FUL | Erection of 2 no. 3 bedroomed bungalows | 19 North Street Raunds Wellingborough Northamptonshire NN9 6HX – [link here to the original objection by Raunds Town Council](#); and [ENC granted permission](#)

Cllr Wilkes abstained from the vote.

Resolved that Raunds Town Council object to this application.

- 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.**

20/00954/FUL | Full application with additional amendment for the erection of 14no. dwellings and associated works | Land Known As The Poplars Brick Kiln Road Raunds Northamptonshire – [link here to the original objection by Raunds Town Council](#). – to consider any further response.

Cllr Wilkes abstained from the vote.

RESOLVED that Raunds Town Council reaffirm our objections.

There is inadequate information on the plans submitted. There is no site plan or clear comprehensive details of the development.

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.

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

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

Raunds Town Council support statutory consultees comments supplied and support the need of a speed survey.

Highway safety is of great concern and the visibility splay onto Brick Kiln Road are unclear. The increased traffic imposes a significant risk.

Clarification is still required from the developer to 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.

Raunds Town Council would like the opportunity to be able to comment again on this application once the additional information is available.

609.20 Planning appeals:

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

The Appeal is allowed subject to conditions. [RTC Objected and ENC Refused this application.](#)

Raunds Town Council are disappointed that original objections have not been taken into consideration.

RESOLVED to note the planning appeals.

610.20 Planning permissions granted:

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 – *Raunds Town Council Objected to this application.*

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

20/01586/FUL | Garage conversion into living space | 32 Chelveston Road Raunds Northamptonshire NN9 6GQ – *Raunds Town Council had no objections.*

20/01101/FUL | External alterations, 2 storey side extension and 2 storey rear extension including additional habitable roof space | Madison Chelveston Road Raunds Wellingborough Northamptonshire NN9 6DA – *Raunds Town Council Objected to this application.*

RESOLVED to note the planning applications granted.

611.20 Planning permissions refused:

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 – *This application was taken to ENC on 17 February 2021 where Cllr Howell spoke on our behalf.*

RESOLVED to note the planning applications refused.

612.20 Planning applications withdrawn:

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 applications withdrawn.

613.20 Planning applications referred to planning management committee at ENC:

None Received

614.20 Amended planning application:

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

This amendment is a reduction in the size of the proposal. Raunds Town Council had no objection to the original application. To consider further comments on the amendment.

Resolved that Raunds Town Council have no objections.

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

This amendment includes tracking drawings to address concerns raised by the Town Council. – [link here to the previous objection by Raunds Town Council](#). To consider further comments on the amendment.

Cllr Wilkes abstained from the vote.

Resolved that Raunds Town Council reaffirm the original objections.

615.20 Items not requiring planning consent:

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

Raunds Town Council Objected to this application; however, East Northamptonshire Council's decision stated that it did not require prior approval of the Local Planning Authority. The proposal constitutes permitted development as defined in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and may therefore be carried out providing that it is wholly in accordance with the submitted details.

Resolved that Raunds Town Council are disappointed that original objections have not been taken into consideration. This site is in the middle of a residential area and raise concerns over the potential negative Health & Safety impact.

616.20 Final consultation stage for East Northamptonshire's Local Plan: This consultation will run for six weeks, from Friday 5 February to Friday 19 March 2021. Further details about how to respond and to view the consultation documents are available at: www.east-northamptonshire.gov.uk/consultation

Resolved that...

- a) this is sent to all councillors asking to read through and forward any comments they have to the office.**
- b) The assistant to the clerk to liaise with the chairman of planning any comments received to send.**

617.20 Public Consultation on the Hargrave Draft Neighbourhood Development Plan. Consultation runs from 25 January 2021 – Monday 8th March 2021. Documents can be viewed at: <http://www.parish-council.com/hargrave/index.asp?pageid=717406>

Resolved that Raunds Town Council support the development of Hargrave Parish Council's Neighbourhood Plan.

618.20 Public Consultation on the Town and Country Planning (Local Planning) (England) Regulations 2012 - Re: Residential Annexes - Supplementary Planning Document – Consultation Draft: This consultation will run from 22 February 2021 to 4.30 pm 22 March 2021. Further details about how to respond and to view the consultation documents are available at: www.east-northamptonshire.gov.uk/consultation

Resolved that...

- a) **this is sent to all councillors asking to read through and forward any comments they have to the office.**
- b) **The assistant to the clerk to liaise with the chairman of planning any comments received to send.**

There being no further business the meeting closed at 8:55pm

Approved: (Town Mayor)

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

Confirmed: (Chairman)

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