

RAUNDS TOWN COUNCIL

PLANNING COMMITTEE

Minutes: 25 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 S Hughes, Cllr K Harrison

In Attendance:

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

643.20 To receive any apologies for absence.

Apologies received from Cllr L Wilkes, Cllr O Curtis,

Resolved to note the apologies.

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

None Received

645.20 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

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

None Received

647.20 Minutes: Confirm the minutes of the last meeting of the Planning Committee held on 4 March 2021.

RESOLVED that the minutes of the meeting held on 4 March 2021 be confirmed as a true record.

648.20 Planning applications received for consideration, if any:

NE/21/00344/FUL | Construction of a single storey rear extension with minor internal and external alterations | 4 Butts Road Raunds Wellingborough Northamptonshire NN9 6JG

Resolved that Raunds Town Council have no objections.

NE/21/00325/FUL | 2 storey side extension with car port and removal of existing garage | 20 Darsdale Drive Raunds Northamptonshire NN9 6FU

Resolved that Raunds Town Council object to this application.

It does not reflect the strong character of the surrounding area leading to it being an overdevelopment of the site. The development would be inappropriate and overbearing and is not in keeping with the street scene.

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”. Members support comments received from the public regarding the width of parking spaces. Due to the increase in capacity, this development impacts on the neighbouring property’s ability to park and is contrary to policies R2 (b) of the Raunds Neighbourhood Plan 2017 and 8 (b, ii) of the North Northamptonshire Joint Core Strategy, 2016.

Members would like to have it clarified that there are no restrictive clauses in place for this property and that they have permission from the developer of Darcie Park to carry out these structural changes.

NE/21/00300/FUL | Change of use of existing commercial unit from E(g) to B2 (General Industrial) to allow for MOT testing and light vehicle repair | 22 New Barn Farm Building Brick Kiln Road Raunds Northamptonshire – [Click here for Planning Use Classes](#)

Resolved that Raunds Town Council have no objections.

NE/21/00301/ADV | Company sign above entrance to unit | 22 New Barn Farm Building Brick Kiln Road Raunds Northamptonshire

Resolved that Raunds Town Council have no objections.

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

*[Raunds Town Council had originally objected](#) to this application. Applicant has come back with [responses to the comments](#) raised by RTC and Highways. – **to consider any further response***

RESOLVED that Raunds Town Council reaffirm our objections.

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

Exiting parking is not evident and the proposals do not demonstrate the adequate off road parking spaces required. Members support all concerns and comments raised by Highways in ensuring that this proposal will meet the requirements contained within the LHA Standing advice (Dated June 2016) and the Northamptonshire Parking Standards (Dated September 2016).

NE/21/00264/PDU | Change of Use from Offices (B1) to Residential (C3) - 2No Flats | 1 The Square Raunds Northamptonshire NN9 6HP

Original application: 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 – [Raunds Town Council objected](#) to and [ENC Refused](#) the application.

RESOLVED that Raunds Town Council reaffirm our objections.

Members continue to strongly object to the application as the loss of a retail unit does contravene Policy R9 of the Raunds Neighbourhood Plan.

The Town Council sees the Neighbourhood Plan 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.

Members support comments raised by highways. The exiting parking is not evident, and the proposals do not demonstrate the adequate off road parking spaces required to comply with the Northamptonshire Parking Standards. In the local vicinity, parking bays have time restrictions and the neighbouring car parks are not guaranteed to have available spaces.

649.20 Planning appeals:
None Received

650.20 Planning permissions granted:

20/01679/FUL | Single storey side extension | 9 Derling Drive Raunds Wellingborough Northamptonshire NN9 6LF – *RTC had no objection.*

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 – *RTC had no objection.*

20/01638/FUL | Demolition of garage/carport and addition of single storey side extension. | 23 Wellington Road Raunds Wellingborough Northamptonshire NN9 6DL – *RTC had no objection.*

NE/21/00117/FUL | Installation of 1 phone signal booster antenna to exterior of the Enterprise Centre | Enterprise Centre Michael Way Raunds Northamptonshire – *RTC had no objection.*

RESOLVED to note the planning applications granted.

651.20 Planning permissions refused:
None Received

652.20 Planning applications withdrawn:
None Received

653.20 Planning applications referred to planning management committee at ENC:
None Received

654.20 Amended planning application:
None Received

655.20 Items not requiring planning consent:
None Received

There being no further business the meeting closed at 8:17pm

Approved: (Town Mayor)

Meeting Date.....13 April 2021..... (Council)

Confirmed: (Chairman)

Meeting date: 29 April 2021..... (Committee)