

RAUNDS TOWN COUNCIL

PLANNING COMMITTEE

Minutes: 29 April 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, Cllr L Wilkes, Cllr O Curtis

In Attendance:

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

Mr Andrew Gray – Aitchison Rafferty

Mr Phil Hardy– Grand Union Housing Group

Members of the Public

692.20 To receive any apologies for absence.

None Received

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

Mr Andrew Gray from Aitchison Rafferty had requested to talk in conjunction with their client in relation to application NE/21/00379/FUL – 35 dwellings on land adjacent to Elizabeth Close.

Mr Gray informed members that their client, Grand Union Housing Group, are seeking to deliver 35 affordable homes in Raunds. He apprised the importance to build more homes to help address the current housing crisis and that the development will comprise of 15 shared ownership homes and 20 homes at social rent.

The Chairman thanked him for his time.

Mr Phil Hardy– Executive Director of Operations for Grand Union Housing Group had requested to talk in relation to the same application and continued from Mr Gray to explain further their aims for the proposal as in Appendix 1.

The Chairman thanked him for his time.

694.20 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

694.20 – 21/00379/FUL – Grand Union Housing Group known to Cllr Harrison

694.20 – 21/00335/FUL – Applicant known to Cllr L Wilkes & Cllr H Howell

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

None Received

696.20 Minutes: Confirm the minutes of the last meeting of the Planning Committee held on 25 March 2021.

RESOLVED that the minutes of the meeting held on 25 March 2021 be confirmed as a true record.

697.20 Planning applications received for consideration, if any:

NE/21/00379/FUL | Construction of 35 affordable dwellings, with associated drainage, access and landscaping | Land Opposite Elizabeth Close Elizabeth Close Raunds Northamptonshire

Resolved that Raunds Town Council object to this application.

Members agreed that although affordable housing is desirable, the proposed increase in housing numbers contravenes Paragraph 4.9 of the Raunds Neighbourhood Plan 2017. Raunds has taken its share of housing and there is no requirement for additional dwellings to be allocated.

There is no open space provision included within the site boundary and the development does not promote good design. It is an over development of the site with cramped amenity space. This is contrary to policies R1 & R2 of the Raunds Neighbourhood Plan 2017 and 8(d) of the North Northamptonshire Joint Core Strategy, 2016.

Raunds Town Council support the Highways comments that need to be addressed and are concerned with the lack of clear information included with the application. The road layout does not show visibility splays at the proposed access and the turning head does not allow the safe manoeuvre of larger vehicles without encroaching the footway.

The proposed access with its junction proximity to Elizabeth Close and Brawn Drive will create a significant increase in volume of traffic and make Brick Kiln Road potentially dangerous. This development neglects a well-designed, safe and convenient access and contravenes Policy 8(b) of the North Northamptonshire Joint Core Strategy 2016, Policies R10 and R20 of the Raunds Neighbourhood Plan 2017 and paragraph 109 of the National Planning Policy Framework 2019.

The development does not demonstrate adequate off road parking spaces for residents and visitors that is required to comply with Northamptonshire Parking Standards 2016 and Policy R4 of the Raunds Neighbourhood Plan 2017.

The Town Council is aware of the current drainage problems and flooding issues on Brick Kiln Road. This development will add to the flood risk.

Members support comments raised by the other statutory consultees and organisations and would like the opportunity to be able to comment again on this application once further information is available.

NE/21/00461/TPO/ | Crown thinning and crown lifting 6 TPO trees by 5-6m. | Kingswood House Hollington Road Raunds Wellingborough Northamptonshire NN9 6NH

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

NE/21/00403/FUL | Partial change of use of the Enterprise Centre to allow up to 6,750sq ft of floor area to be used for a flexible Class E / Class F1 (training) use | Enterprise Centre Michael Way Raunds Northamptonshire – [Click here for Planning Use Classes](#)

Resolved that Raunds Town Council have no objections; however, members have reservations on the potential overspill of cars parking on Michael Way and Warth Park Way due to probable insufficient parking at the Enterprise Centre site.

NE/21/00335/FUL | Demolition of an existing conservatory and the erection of a single storey side and rear extension with internal alterations. | 7 De Ferneus Drive Raunds Wellingborough Northamptonshire NN9 6SU

Resolved that Raunds Town Council have no objections.

NE/21/00458/FUL | Single storey rear and side extension; changes to fenestration | 6 Lee Way Raunds Wellingborough Northamptonshire NN9 6LE

Resolved that Raunds Town Council have no objections.

NE/21/00038/ADV | 5no fascia signs; 1no flat aluminium panel; 3no aluminium panel fitted to existing totem; 4no new totem sign. All non-illuminated. | 100 Scalley Way Raunds Northamptonshire NN9 6RJ (Howdens)

Resolved that:

- a) **The information provided in the application is incorrect. The proposal states that they are 'All non-illuminated'; however, the applicant wishes 5 of the signs to be 'Full Face Illuminations'.**
- b) **Raunds Town Council have no objections to signs S5, T6, T7, T8, T11, T12, T13 & T14 as they are 'non-illuminated'.**
- c) **Raunds Town Council object to signs S1, S2, S3, S4 & S6 as they are 'Full Face Illuminations'. They are overbearing in size and will have a huge impact on the natural and residential surrounding areas that are in close proximity.**
- d) **The Town Council would like to ensure that comments are sought from the campaign for Darker Skies and that these comments are taken into account when considering this application.**

NE/21/00539/FUL | To move side fence to extend garden | 1 Saxon Way Raunds Wellingborough Northamptonshire NN9 6PE

Resolved that Raunds Town Council object to this application.

The scale, siting, and design has a negative impact on the street scene that contravenes Policy R2 of the Neighbourhood Plan 2017 and Policy 3(a) and 8(d) of the North Northamptonshire Joint Core Strategy 2016. It fails to improve the character and quality of the area and the way it functions which Paragraph 130 of the NPPF (2019) requires.

The lack of visibility splays shown, and impact of the proposal will exacerbate current traffic issues at the busy junction that is close to local schools. The proposal neglects a well-designed, safe and convenient exit onto Mountbatten Road and contravenes Policy 8(b) of the North Northamptonshire Joint Core Strategy 2016, Policies R10 of the Raunds Neighbourhood Plan 2017 and paragraph 109 of the National Planning Policy Framework 2019.

NE/21/00412/FUL | Replacement windows and doors to property. | 40 Grove Street Raunds Wellingborough Northamptonshire NN9 6DS

Although Listed Building Consent had been received (see item 20/01580/LBC at 696.20 below), NNC advised them that this application for planning permission is required for the works proposed as the property does not benefit from the relevant permitted development rights.

Previous application: 20/00715/LBC | Replacement of wooden double glazed windows, with UPVC Double glazed windows | 40 Grove Street Raunds Wellingborough Northamptonshire NN9 6DS was withdrawn by the applicant; however, RTC had no objection.

Resolved that Raunds Town Council have no objections.

698.20 Planning appeals:

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 – [RTC Objected](#)

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 – [Appeal Dismissed](#).

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 – [Appeal Dismissed](#).

RESOLVED to note the planning appeals.

699.20 Planning permissions granted:

20/01580/LBC | Replacement windows and doors to property | 40 Grove Street Raunds Northamptonshire – see *item* NE/21/00412/FUL at 694.20 above

NE/21/00192/FUL | Single storey garage. | Orchard House Chelveston Road Raunds Wellingborough Northamptonshire NN9 6DA – **RTC had No Objection.**

NE/21/00173/FUL | The erection of a single storey dwelling | 42 London Road Raunds Northamptonshire NN9 6EJ – [RTC Objected](#).

19/01575/FUL | Substitution of house type - 2 x 4 bed dwellings previously approved under 14/01082/REM proposed to be changed to 2 x 2 bed & 2 x 3 bed dwellings (net increase of 2 units) | Land North Of Raunds Fronting Brick Kiln Road North Street Brooks Road And Midland Road Raunds Northamptonshire – [RTC Objected](#).

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 – [RTC – Objected](#).

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 – [RTC Objected](#)

RESOLVED to note the planning applications granted.

700.20 Planning permissions refused:

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 – **RTC Objected.**

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 – **RTC Objected.**

RESOLVED to note the planning applications refused.

701.20 Planning applications withdrawn:

None Received

702.20 Planning applications referred to planning management committee at NNC:

None Received

703.20 Amended planning application:

None Received

704.20 Items not requiring planning consent:

None Received

There being no further business the meeting closed at 8:39pm

Approved: (Town Mayor)

Meeting Date.....18 May 2021..... (Council)

Confirmed: (Chairman)

Meeting date: (Committee)

Appendix 1: Phil Hardy

Thank you Chair and members of the Committee for this opportunity to present to you. My name is Phil Hardy and I am Executive Director of Operations for Grand Union Housing Group.

For those of you not familiar with Grand Union we are a not for profit Registered Provider of affordable housing across Northamptonshire, Bedfordshire and Buckinghamshire. We own and manage 12,000 homes and the associated communities, caring for the housing needs of over 27,000 of our customers and their families, and we are actively engaged in building more homes to help address the housing crisis.

We are already part of your community as we have 59 homes in Raunds and will be for years to come as the homes we build will house our future customers.

We are acutely aware that you, and many towns like you, have seen significant housing development, however what we are seeking to deliver here is 35 genuinely affordable homes. With average house prices in Raunds exceeding six times the average income the 15 Shared Ownership homes will give access to home ownership to local people for whom it has been out of their reach.

I am even more delighted that the remaining 20 homes will be built at Social Rent, the first for a number of years in the district, moreover it includes a 3 bed bungalow and changes to one of the three bed houses to meet a specific need identified by the Council.

We will be spending nearly half a million pounds from the recent Voluntary Right to Buy pilot to support the £6.3m investment we, along with Homes England, are making to deliver in this scheme.

Finally, from me I want to talk about our customers, hardworking shop workers, nurses, care providers and the list goes on. People who we know struggle to access great quality affordable housing in places like Raunds, places where many of them grew up and this is why we are so committed to this all affordable scheme and would love to get your support.