

RAUNDS TOWN COUNCIL

PLANNING COMMITTEE

Minutes: 27 May 2021. Start Time 19:30

PRESENT: Cllr B Cross (Chair), Cllr S Hughes, Cllr M Levell, Cllr R Beattie, Cllr K Harrison, Cllr L Wilkes, Cllr J Barklamb, Cllr T Swailes.

In Attendance:

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

2 Members of the Public

35.21 To elect a Chairman of the Committee

RESOLVED that Cllr B Cross be elected as Chairman of the committee.

36.21 To elect a Vice-Chairman of the Committee

RESOLVED that Cllr R Beattie be elected as Vice-Chairman of the Committee.

37.21 To receive any apologies for absence.

None Received

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

None Received

39.21 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

42.21 – 21/00558/FUL – Application is for Cllr L Wilkes' private dwelling

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

None Received

41.21 Minutes: Confirm the minutes of the last meeting of the Planning Committee held on 29 April 2021.

RESOLVED that the minutes of the meeting held on 29 April 2021 be confirmed as a true record.

42.21 Planning applications received for consideration, if any:

NE/21/00570/FUL | Erection of double garage and workshop | 2 Poplars Close Raunds Wellingborough Northamptonshire NN9 6EZ

Members have concerns regarding the nature of activity that would be planned for the workshop. Poplars Close is a residential cul-de-sac located adjacent to the local primary school. The road is unsafe and unsuitable for commercial vehicles and the potential increase of traffic.

RESOLVED that Raunds Town Council have no objections; however, would like to include a condition to advise that the workshop is not used for commercial purposes.

Cllr Wilkes left the room for this item and did not partake in any discussions.

NE/21/00558/FUL | First-floor extension; loft conversion; internal and external alterations | 55 Butts Road Raunds Wellingborough Northamptonshire NN9 6JG

Members carefully deliberated all material planning considerations and comments received to date and agreed that due to the distance and angle of the property the extension should not impact on neighbouring properties.

Cllr K Harrison abstained from the vote.

RESOLVED that Raunds Town Council have no objections, subject to appropriate screening or foliage required to ensure that neighbouring properties are not overlooked.

Cllr Wilkes returned to the room.

NE/21/00563/FUL | Demolition of existing double garage, erection of two storey front extension, single storey rear extension comprising sunroom, spa pool with veranda, new double garage, bedrooms and boot room with shower room | Ashlea House Chelveston Road Raunds Wellingborough Northamptonshire NN9 6DA

RESOLVED that Raunds Town Council have no objections.

NE/21/00627/FUL | New roof with addition of velux windows. The new roof will have an increased height to allow adequate space for a new bedroom with ensuite | 8 Park Road Raunds Wellingborough Northamptonshire NN9 6JL

Cllr K Harrison and Cllr L Wilkes abstained from the vote.

RESOLVED that Raunds Town Council object to the application.

The external appearance and dominance of the building due to the increase in the roof pitch does not promote good design. This is contrary to policies R1 & R2 of the Raunds Neighbourhood Plan 2017 and 8(d) of the North Northamptonshire Joint Core Strategy, 2016.

The Council support Northamptonshire Highways comments. The required number of parking spaces per number of bedrooms must be in accordance with the NCC Parking Standard, September 2016. Raunds Town Council have concerns regarding access and highway safety. The application lacks information to show that it can provide the necessary visibility splays and there is already a quandary with parked cars on Spencer Street and Park Road.

NE/21/00730/FUL | Proposed single storey side extension | 18 Park Road Raunds Wellingborough Northamptonshire NN9 6JL

RESOLVED that Raunds Town Council have no objections.

NE/21/00259/FUL | Erection of a garden building and decking in the corner of the back garden | Ashton House 30 Stanwick Road Raunds Northamptonshire NN9 6DG

RESOLVED that Raunds Town Council have no objections.

NE/21/00687/FUL | Demolition of existing dwelling and construction of new dwelling | Napleton Lodge Station Road Raunds Wellingborough Northamptonshire NN9 6BX

RESOLVED that Raunds Town Council have no objections.

NE/21/00717/FUL | External kitchen area incorporating stone chimney breast, piers, seating area and timber gazebo | September Hall Farm Brooks Road Raunds Wellingborough Northamptonshire NN9 6NS

RESOLVED that Raunds Town Council have no objections.

43.21 Planning appeals:
None Received

44.21 Planning permissions granted:

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 – RTC had No Objections.

NE/21/00412/FUL | Replacement windows and doors to property. | 40 Grove Street Raunds Wellingborough Northamptonshire NN9 6DS – RTC had No Objections.

NE/21/00311/LDP | **Certificate of Lawfulness** for proposed development/ Use: The proposal aims to carry out building work which includes the addition of a dormer to the rear of the property allowing for an additional bedroom and ensuite to be created in the new space | 105 Marshalls Road Raunds Wellingborough Northamptonshire NN9 6EY

NE/21/00300/FUL | Change of use of existing commercial unit from E(g) to B2 to allow for MOT testing and light vehicle repair | 22 New Barn Farm Building Brick Kiln Road Raunds Northamptonshire – RTC had No Objections.

NE/21/00637/AMD | Non-material amendment to amend site layout pursuant to application 14/01082/REM of Reserved matters: For appearance, landscaping, layout and scale pursuant to 12/01889/VAR, pursuant to 09/01626/OUT: Outline application: Proposed Sustainable urban addition to Raunds comprising residential (Use Class C3); residential care facilities (Use Class C2); business (Use Class B1); storage and distribution (Use Class B8); new vehicular and pedestrian access and associated road infrastructure, public open space, landscaping (including flood alleviation measures), and conversion of existing buildings to provide residential (Use Class C3) and/or community facilities (Use Class D1) (All matters reserved except for access) dated 23.08.2010 | Land North Of Raunds Fronting Brick Kiln Road North Street Brooks Road And Midland Road Raunds Northamptonshire

RESOLVED to note the planning applications granted.

45.21 Planning permissions refused:

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

RESOLVED to note the planning applications refused.

46.21 Planning applications withdrawn:

None Received

47.21 Planning applications referred to planning management committee at NNC:

None Received

48.21 Amended planning application:

NE/21/00630/FUL | Amendment to the proposed width of road west of Plots 229-236 | Land North Of Raunds Fronting Brick Kiln Road North Street Brooks Road And Midland Road Raunds Northamptonshire

Cllr K Harrison and Cllr L Wilkes abstained from the vote.

RESOLVED that Raunds Town Council object to this application. The Council support Head of Transport, Highways and Infrastructure comments and have strong concerns over the current flooding issues in the area, particularly at the entrance to the site.

49.21 Items not requiring planning consent:

None Received

50.21 Notification of submission of the neighbourhood development plan for Hargrave (Hargrave Neighbourhood Plan): details of Regulation 16 Consultation of the draft Hargrave Neighbourhood Development Plan which will run for 6 weeks from Monday 17 May to Friday 28 June 2021. All relevant documentation is available through the East Northamptonshire Area Neighbourhood Planning web page:
<http://www.east-northamptonshire.gov.uk/neighbourhoodplanning>
 Any comments should be made in writing to:
planningpolicy.ENC@northnorthants.gov.uk ;
 or sent to: Planning Policy, Growth and Regeneration, North Northamptonshire Council, Thrapston Office, Cedar Drive, Thrapston, NN14 4LZ

RESOLVED that members would look through the Neighbourhood Plan and bring any comments to the next Planning Committee meeting.

51.21 Notification of submission of the neighbourhood development plan for Ringstead (Ringstead Neighbourhood Plan): details of Regulation 16 Consultation of the draft Ringstead Neighbourhood Development Plan which will run for 6 weeks from Monday 17 May to Friday 28 June 2021. All relevant documentation is available through the East Northamptonshire Area Neighbourhood Planning web page:
<http://www.east-northamptonshire.gov.uk/neighbourhoodplanning>
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RESOLVED that members would look through the Neighbourhood Plan and bring any comments to the next Planning Committee meeting.

There being no further business the meeting closed at 9:19pm

Approved: (Town Mayor)

Meeting Date.....8 June 2021..... (Council)

Confirmed: (Chairman)

Meeting date: 24 June 2021..... (Committee)