

RAUNDS TOWN COUNCIL
PLANNING COMMITTEE

Minutes 26 January 2017: Start Time 7:30 pm.

PRESENT:

Cllr Helen Howell (Chair), Cllr Bill Tirebuck and Cllr N Beck

In Attendance:

Kate Houlihan, Town Clerk.

Emma Williams, Assistant to the Clerk (Minutes)

494.16 TO RECEIVE ANY APOLOGIES FOR ABSENCE.

In the absence of the Chair and Vice Chair it was agreed the Cllr H Howell would Chair the meeting.

Apologies received from Cllr Bob Tyman, Cllr Debbie Jones and Cllr Lee Wilkes.

495.16 NOTIFICATION OF REQUESTS FROM MEMBERS OF THE PUBLIC TO ADDRESS THE MEETING IN COMPLIANCE WITH ADOPTED PROTOCOL

Mr & Mrs Baxter addressed the meeting and explained their concerns regarding the proposed development EN/17/00111/FUL

- a. Not in keeping with the street scene
- b. Over looking to neighbouring properties
- c. Does not comply with the national described space standards
- d. Previous applications have been refused.

496.16 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

Cllr Howell recorded a personal interest as a member of the Planning Management Committee at East Northamptonshire Council. Cllr Howell noted that any decision would always be made with an open mind and based on the evidence presented at each meeting.

497.16 NOTIFICATION OF MEMBERS QUESTIONS IN COMPLIANCE WITH THE COUNCIL'S STANDING ORDERS.

None received

498.16 MINUTES: Confirm the minutes of the last meeting of the Planning Committee held on 24th November 2016.

RESOLVED that the minutes of the Planning Committee meeting held on 24th November 2016 be confirmed as a true record.

499.16 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION, IF ANY: (Relevant plans will be available for inspection in the Council Chamber from 6:45pm):-

[EN/17/00100/FUL](#) – Extension to existing apartment block housing three additional one bedroom units at Rowena house, Clare Street, Raunds NN9 6PQ.

RESOLVED that Raunds Town Council object to the application due to the impact that the additional vehicles for the dwellings will have on the cul-de-sac location which is already overcrowded. This area is a popular route to school for many children and access for construction vehicles will be very restricted making it unsafe. It is overdevelopment of a site which is already very restricted on space.

[EN/17/00111/FUL](#) – Subdivision of garage and the building of a new dwelling at 21 Oakleigh Close, Raunds NN9 6HL.

RESOLVED that Raunds Town Council objects due to the following reasons:-

- There will be an unacceptable impact on neighbouring properties in terms of loss of light, extra noise and loss of privacy.
- The trees and shrubs forming the boundary between the proposed development and 21 Oakleigh Close are not evergreen and therefore only provide adequate coverage at certain times of year. The submitted plans show the shrubs on the boundary with the Millfield, but they do not show the trees and shrubs on the boundary with properties in Oakleigh Close.
- There are safety concerns due to the driveway and parking congestion in Oakleigh Close
- There are concerns over how the shared driveway will work
- Planning has been refused three times already (in 2007, 2008 and 2016)
- One of the reasons it was previously refused was because it was deemed too cramped a development. Making the dwelling bigger will make this an even more cramped development
- This is back garden development and not in keeping with local planning policy.
- There have already been a number of objections from the neighbours in Oakleigh Close and Gardner Close.

[EN/17/00047/ADV](#) – Reconfiguration of four existing illuminated fascia signs with the installation of one additional illuminated fascia sign at McDonalds, London Road Raunds NN9 6EQ.

RESOLVED that Raunds Town Council has no objection.

[EN/17/00058/ADV](#) – Installation of 10 illuminated signs to accommodate the new drive thru layout to comprise 9 freestanding signs and 1 side by side directional sign at McDonalds, London Road, Raunds NN9 6EQ.

RESOLVED that the Town Council has no objection.

500.16 PLANNING APPEALS:

[EN/16/00919/FUL](#) – Construction of four three bedroom semi-detached houses and two one bedroom flats at Amenity Area, Smithfield Court, Smithfield Place, Raunds.

The committee noted that since the agenda the decision had been determined and the appeal had been dismissed.

501.16 PLANNING PERMISSIONS GRANTED:

The following planning permissions were noted:-

[EN/16/01488/FUL](#) – Erection of a pair of semi-detached dwellings at 36 London Road, Raunds NN9 6EJ.

[EN/16/02169/FUL](#) – Erection of first floor extension over garage and conversion of garage to form habitable accommodation at 15 Holmfield Drive, Raunds NN9 6PB.

[EN/16/02074/FUL](#) – Two storey side extension at 16 Langham Road, Raunds NN9 6LD.

[EN/16/02183/FUL](#) - Demolition of existing single garage and single storey rear extension and construction of single storey side extension for annex and single storey rear extension at 50 Wellington Road Raunds Wellingborough Northamptonshire NN9 6DL

[EN/16/02067/FUL](#) – Proposed single storey rear extension at 6 Shelmerdine Gardens, Raunds NN9 6FY.

[EN/01827/OUT](#) – Outline: Erection of five detached residential dwellings (all matters reserved) at Land between Brook Farm and Edgemere, Brooks Road, Raunds NN9.

[EN/16/00375/FUL](#) – Erection of seven dwellings including formation of a new access and realignment of the highway at 9 North Street, Raunds NN9 6HX.

[EN/16/01906/FUL](#) – Retrospective Change of use of Domestic Veterinary practice to residential annex. Proposed works to include raising of ridge height, installation of rear facing dormer and installation of log burner at ground floor level at 2 London Road, Raunds NN9 6EJ.

[EN/16/01794/REM](#) – Reserved Matters: Layout, Scale and Appearance for construction of hotel with access and car parking pursuant to planning permission 11/00700/OUT dated 22.3.12. Demolition of existing building and development of employment park with A3/4/5, B1b and c, B8, C1, D1 and D2 uses at Land off A45, London Road, Raunds NN9 6EG.

[EN/16/02069/TPO](#) – 2 0 Corsican Pine – Fell. T3 & T4 – Corsican Pine – Reduce lateral branches on the eastern side of the tree by 2cm to suitable points and raise western crown by 2m at 17 Chamberlain Way, Raunds NN9 6UE.

[EN/16/01789/AMD](#) – Variation to the site layout to show the realignment of parking spaces to plots 19-24 pursuant to planning permission 14/01802/REM dated 17.10.14 – 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 at Land North of Raunds fronting Brick Kiln Road, North Street, Brooks Road and Midland Road, Raunds.

[EN/16/02244/FUL](#) – Rear first floor extension on top of existing ground floor and internal alterations at 88 Hill Street, Raunds NN9 6NN.

502.16 PLANNING PERMISSIONS REFUSED:

None received

503.16 PLANNING APPLICATIONS WITHDRAWN:

None received

504.16 PLANNING APPLICATIONS REFERRED TO PLANNING MANAGEMENT COMMITTEE AT ENC:

Members noted the following:-

[EN/16/00375/FUL](#) – Erection of seven dwellings including information of a new access and realignment of highway at 9 North Street, Raunds NN9 6HX.

[EN/16/01794/REM](#) – Reserved Matters: Layout, Scale and Appearance for construction of hotel with access and car parking pursuant to planning permission 11/00700/OUT dated 22.3.12. Demolition of existing building and development of employment park with A3/4/5, B1b and c, B8, C1, D1 and D2 uses at Land off A45, London Road, Raunds NN9 6EG.

[EN/16/01474/VAR](#) – Removal of Conditions 16, 25 and 26 relating to Code of Sustainable Homes, sustainability Report and Energy Strategy Statement pursuant to application 14/01605/VAR: Variation of planning permission 07/022358/OUT – Outline application for residential development with all associated highways, access and other infrastructure works (all matters reserved except means of access) at Darsdale Farm Site, Chelveston Road Raunds NN9 6DA.

505.16 AMENDED PLANNING APPLICATION:

[EN/16/01544/FUL](#) – Extension to existing apartment block housing two additional one bed units at Rowena House, Clare Street, Raunds NN9 6PQ.

Members noted that this application has been amended and resolved in item 499.16

506.16 ITEMS NOT REQUIRING PLANNING CONSENT:

Members noted the following:-

[EN/16/02086/PNX](#) – Installation of roof mounted solar PV system 250 KWp at Airwair International Ltd, Scally Way, Raunds NN9 6RJ.

There being no further business the meeting concluded at 20:12

Approved..... (Town Mayor)

Meeting Date.....14th February 2017..... (Council)

Confirmed..... (Chairman)

Meeting Date.....23rd February 2017..... (Committee)