

RAUNDS TOWN COUNCIL
PLANNING COMMITTEE

Minutes 30th March 2017: Start Time 7:30 pm.

PRESENT:

Cllr Bob Tyman (Chair), Cllr Howell, Cllr N Beck, Cllr D Jones, Cllr Bill Tirebuck and Cllr L Wilkes.

In Attendance:

Kate Houlihan, Town Clerk (Minutes)
Emma Williams, Assistant to the Clerk

623.16 TO RECEIVE ANY APOLOGIES FOR ABSENCE.

None received.

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

- a) Nigel Cussen from Pegasus Group, representing ASDA
Mr Cussen from Pegasus group addressed the meeting and explained the current application from Asda. Mr Cussen explained the rationale behind the changes to signage and gave additional information.

- b) Phil Grace: Mr Grace addressed the meeting and expressed concerns regarding HGV vehicles accessing the proposed warehousing unit in Brick Kiln Road through a residential area. He suggested that an alternative access should be considered.

625.16 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.

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

None received

- b) **MINUTES:** Confirm the minutes of the last meeting of the Planning Committee held on 23rd February 2017.

RESOLVED that the minutes of the Planning Committee meeting held on 23rd February 2017 be confirmed as a true record.

c) PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION, IF ANY:
(Relevant plans will be available for inspection in the Council Chamber from 7:15pm):-

EN/17/00266/FUL | Proposed Distribution Centre (B8 Use Class) together with ancillary offices, parking, servicing and site landscaping. | West End Land North Of Brick Kiln Road Raunds Northamptonshire.

Members considered the application and raised a number of concerns regarding the application these included:

- There would be 835 vehicle movements per day.
- The access was through a residential area.
- The application was not in keeping with the masterplan for the site.
- There were concerns raised regarding HGV noise though the night in such close proximity to a residential area.

Following discussion it was noted that it had already been agreed at the Full Council to work with a planning consultant to prepare a response and it was...

RESOLVED that Raunds Town Council strongly objects to this application on the grounds of noise and light pollution. The Town Council has serious safety concerns regarding HGV vehicles accessing the site through a residential estate.

EN/17/00420/FUL - Flat roof extension to the rear and side of semi detached bungalow at 1 Welbourne Close Raunds Wellingborough Northamptonshire NN9 6HE.

Raunds Town Council has no objection.

EN/17/00522/FUL – Two Bedroom side extension above existing converted garage at 9 Saddlers Way, Raunds, NN9 6RS.

Raunds Town Council has no objection.

EN/17/00402/ADV – Relocation of our four existing fascia signs with the installation of two additional golden arch symbols and one additional good time times sign at McDonalds, London Road, Raunds NN9 6EQ.

Raunds Town Council has no objection.

EN/17/ 00401/FUL – The reconfiguration of the site and drive thru lane to include side by side ordering, a new remote corral and associated works to the site and building, including the installation of extensions totalling 5sqm. Reconfiguration of the roof to include new aluminium cladding and new drive thru booths at McDonalds, London Road, Raunds NN9 6EQ.

Raunds Town Council has no objection.

EN/17/00381/FUL - -Single pitched roof in place of flat roof to front of dwelling house at 26 Derling Drive, Raunds NN9 6LF.

Raunds Town Council has no objection.

EN/17/00471/ADV- Display of 3 Fascia signs and 22 other signs at ASDA Store, Michael Way, Raunds NN9 6GR.

Members thanked Mr Cussens for attending the meeting and agreed how helpful it was for someone to come in and see the Town Council to explain the proposals. Following discussion it was...

RESOLVED that Raunds Town Council has no objection.

EN/17/00540/TPO – TPO 6 – reduce/remove branches that grow towards house and reduce the crown by 50% of 3 pines. T1, T2 and T3 at Chamberlain Way, Raunds NN9 6UE.

Raunds Town Council has no objection.

EN/17/00575/FUL - Single storey rear extension to form a food preparation area, store room and proposed outside bar area. Front porch and removal of windows to toilets and stairwell (resubmission of 17/00378/FUL) at The World Upside Down 8 Marshalls Road Raunds Wellingborough Northamptonshire NN9 6ET (PP-05914975)

Raunds Town Council supports this application and welcomes the expansion of a local business.

d) **PLANNING APPEALS:**

None received.

e) **PLANNING PERMISSIONS GRANTED:**

The following planning permissions were noted:-

17/00491/AMD - Non material Amendment - To alter flat roof dormer to pitched roof dormer and alter proposed lean to extension to the rear of the property to allow for a conservatory pursuant to planning permission 16/00801/FUL dated 22/9/16 Two storey side and single storey rear extension at 19 Hill Street Raunds Northamptonshire NN9 6NP.

17/00163/ADV - Installation of freestanding pole with McDonald's logo and "Open 24 hours" sign at McDonalds London Road Raunds Northamptonshire NN9 6EQ

17/00046/FUL - The reconfiguration of the site and drive thru lane to include side by side ordering, a new remote corral and associated works to the site and building, including the installation of extensions totalling 5sqm. Reconfiguration of fascia signage at McDonalds London Road Raunds Northamptonshire NN9 6EQ

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 Northamptonshire NN9 6EQ.

17/00104/FUL - Two storey side extension. Alterations to Planning Permission 16/00723/FUL at 7 Windmill Avenue Raunds Wellingborough Northamptonshire NN9 6JX.

17/00047/ADV - Reconfiguration of four existing illuminated fascia signs with the installation of one additional illuminated fascia sign McDonalds London Road Raunds Northamptonshire NN9 6EQ.

16/01845/OUT - Erection of one dwelling- All matters reserved at Crossways 1 Chelveston Road, Raunds, Wellingborough Northamptonshire NN9 6DA.

17/00254/AMD - Non material amendment: Proposed increase in the width of the breakfast room from 4.0 metres to 4.65 metres and in the depth from 3.0 metres to 3.2 metres. Minor alterations to the appearance of the north and west elevations of the breakfast room. Pursuant to permitted application number 15/01891/FUL dated 9/12/15 - Front and rear ground floor extension to form a garage and a breakfast room at 18 Webb Road Raunds Wellingborough Northamptonshire NN9 6HH.

f) PLANNING PERMISSIONS REFUSED:

None received

g) PLANNING APPLICATIONS WITHDRAWN:

The following were noted:-

17/00222/FUL - First floor extension above existing garage and kitchen at Temperance Hall 12 Marshalls Road, Raunds, Northamptonshire NN9 6ET.

h) PLANNING APPLICATIONS REFERRED TO PLANNING MANAGEMENT COMMITTEE AT ENC:

17/00111/FUL - Subdivision of land, demolition of garage and the building of a new dwelling. at 21 Oakleigh Close Raunds Northamptonshire NN9 6HL (PP- 05766078).

It was noted that this application was being considered by the planning management committee at ENC on 5th April 2017.

16/02119/FUL - Development of two distribution buildings containing B8 warehousing space with ancillary office, B1 office and research and development space (B1c) together with vehicular access from Warth Park Way and London Road, earthworks and landscaping including the creation of drainage features with green infrastructure and landscaping provision including along Meadow Lane at Land End Of Scalley Way Raunds Northamptonshire.

The committee expressed their disappointment at the outcome of the application.

i) AMENDED PLANNING APPLICATION:

None received

j) ITEMS NOT REQUIRING PLANNING CONSENT:

None received

Prior to closing the meeting it was...

RESOLVED to suspend standing orders.

Members of the public who were present were invited to make any comments that they had on application EN/17/00266/FUL (see above). In addition to concerns already raised residents asked the council to consider the following additional points:

- The parking of HGV vehicles on the access road.
- The current junction was difficult for HGV vehicles to navigate
- It is very unusual to create access to an industrial estate through a residential area.
- Concerns were raised that the access road wasn't wide enough for 2 HGV vehicles to pass.
- Residents said they would be happy to help the council to with the response.
- Residents thanked the council for their support.

RESOLVED to re-instate standing orders and to take account of comments from residents when preparing a response.

There being no further business the meeting concluded at 20:35

Approved..... (Town Mayor)

Meeting Date.....11th April 2017..... (Council)

Confirmed..... (Chairman)

Meeting Date.....27th April 2017..... (Committee)