

RAUNDS TOWN COUNCIL
PLANNING COMMITTEE

Minutes 3rd May 2018: Start Time 7:30 pm.

PRESENT:

Cllr Bob Tyman (Chair), Cllr R Levell, Cllr L Wilkes, Cllr B Tirebuck, and Cllr J Duff.

In Attendance:

Miss Joanne Coduri, Assistant to the Clerk (Minutes)

705.17 To receive any apologies for absence.

Apologies were received from Cllr N Beck and Cllr M Hind

RESOLVED to note the apologies.

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

None received

707.17 Declarations of interest:

Councillors were 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

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

None received

709.17 Minutes: Confirm the minutes of the last meeting of the Planning Committee held on 22nd February 2018.

RESOLVED that the minutes of the meeting held on 22nd February 2018 be confirmed as a true record.

710.17 Planning applications received for consideration, if any:

EN/18/00694/FUL: Single storey extension at rear of property at 5 Lawrence Close Raunds NN9 6RF

RESOLVED that Raunds Town Council has no objection

EN/18/00535/FUL: Proposed Drop Kerb at 29 Wellington Road Raunds NN9 6DL

RESOLVED that Raunds Town Council has no objection; subject to Highways approval.

EN/18/00401/FUL: Erection of garage at 20 Park Street Raunds NN9 6NB

RESOLVED that Raunds Town Council has no objection

EN/18/00678/FUL: Proposed demolition of existing single storey link building between existing two storey sections and enlarge together with internal reconfiguring, new entrance canopy, rear external terrace balcony and external cladding at The Old Railway Inn, Station Road, Raunds, NN9 6BX

RESOLVED that Raunds Town Council has no objection

EN/18/00750/FUL: Extension to front dormer, removal of existing cladding to front and replace with UPVC and render. Re-submission of 18/00443/FUL at 21 Oakleigh Close Raunds NN9 6HL

RESOLVED that Raunds Town Council has no objection

EN/18/00656: Variation of condition 1 (approved plans) to allow variation of house types and layout amendments pursuant to planning application 17/01680/VAR pursuant to application 16/00864/VAR variation of 07/02238/OUT and 13/01604/REM Residential development for up to 460 dwellings dated 07.03.2018 (Part Retrospective at Darsdale Farm Site Chelveston Road Raunds NN9 6DA (PP-06848892)

RESOLVED that Raunds Town Council have concerns that this effects over 200 houses including the affordable housing. With the lack of information for a Town Council to understand we do refer this to East Northamptonshire Council for their consideration.

EN/18/00516/FUL:

To replace flat roof area with pitch roof, to include ten roof lights;
Erection of front boundary fence and gates at 2 Poplar Close Raunds NN9 6EZ

RESOLVED that Raunds Town Council has no objection

EN/18/00773/TPO: Trees A-C of G1 – MWA Arboriculture report Works – Remove. Reason: The above trees are considered to be responsible for root induced clay shrinkage subsidence damage to the rear of the subject property. Investigations in to the damage have been conducted and the following information / evidence obtained:

- 1) Engineering opinion is that damage is due to clay shrinkage subsidence
- 2) Foundations are bearing onto clay
- 3) The clay subsoil has a medium to very high-volume change potential (NHBC Guidelines)
- 4) A comparison between moisture content and the plastic and liquid limit suggests desiccation in TH/BH1 & TH/BH2 (Feb 2017)

- 5) Live lime roots were recovered from below foundation depth in TH/BH1 and 2 to a depth of 3.0m below ground level
- 6) The observed desiccation is coincident with recorded root activity.
- 7) Desiccation is at depths beyond ambient soil drying effects and entirely consistent with the soil drying effects of significant vegetation.
- 8) Level monitoring for the period 18/05/2017 – 29/03/2018 has recorded a cyclical pattern of movement indicative of the effects of the lime trees on soil moisture and volumes to the rear of the property. The uplift phase of the building can only be attributable to an expanding clay soil from a desiccated (shrunken) state due to the soil drying effect of the trees.
- 9) Drains are remote for the area of damage can be discounted as a casual factor given the recorded desiccation and by reference to the level monitoring data. No significant defects were recorded to the drainage system.
- 10) No tree works have been carried during the period of the claim or in recent past.
- 11) A root barrier may be viable the cost of which currently at £12K - £15K.

Established evidential and legal tests pertinent to the subsidence damage claims have been met and the evidence confirms that on the balance of probabilities there can be no other cause of the movement and associated damage other than the indirect inf at 6 Cartrill Street Raunds NN9 6ER (PP-06893720)

RESOLVED that Raunds Town Council has no objection on regular maintenance work being carried out on TPO trees but for their removal to be subject to the recommendation of the Tree Preservation Officer.

18/00861/TPO: | Species: PINE, Reference: TPO 0145, Description Tree Preservation Order 145 (Wellington Road Raunds) 1993, Removal of trees T1, T2, T3 at 16 Chamberlain Way Raunds Wellingborough Northamptonshire NN9 6UE

RESOLVED that Raunds Town Council has no objection to maintenance work being carried out on the trees but for their removal to be subject to the recommendation of the Tree Preservation Officer.

711.17 Planning appeals:

Members noted the following appeal applications:

EN/17/02320/TPO: TPO 0211 T1 Horse Chestnut – Fell to ground level and replant with a silver birch. Reasons are attached reference 'Document One' at Chestnut Court High Street Raunds NN9 6HA (3/5)

EN/17/02583/FUL: Part Demolition of existing garage and construction of two storey side extension at 2 Belmont Gardens Raunds NN9 6RN

712.17 Planning permissions granted:

Members noted the following granted applications:

EN/18/00001/FUL: Changes of use to residential (C3) from Day Nursery (D1) (Retrospective) at 2 Poplars Close, Raunds, NN9 6EZ

EN/17/01680/VAR: Variation of Planning Permission – Variation of Conditions 13 Achievement of a Level 4 rating under the Code for Sustainable Homes and 22 Energy Strategy Study pursuant to application 16/00864/VAR variation of 07/02238/OUT and 13/01604/REM Residential Development for up to 460 dwellings at Darsdale Farm Site, Chelveston Road, Raunds, NN9 6DA

EN/00227/FUL: Proposed Single storey rear extension and erection of timber car-port at 11 Chelveston Road Raunds NN9 6DA

EN/00207/FUL: First Floor extension above existing garage and kitchen – re submission of application number 17/00222/FUL at 12 Marshalls Road Raunds NN9 6ET

EN/00422/FUL: Two storey side extension (resubmission of 17/02583/FUL) at 2 Belmont Gardens Raunds NN9 6RN

EN/17/02442/OUT: Outline permission of erection of three residential dwellings (all matters reserved) at Antona Stanwick Road Raunds NN9 6DG

EN/00242/TPO: Specific Tree works to trees on TPO 145 (Wellington Road, Raunds) 1993 at 16 Chamberlain Way Raunds NN9 6UE

EN/00337/TPO: Removal of 2 trees, subject to TPO 145 Raise the crown on 2 of the TPO trees. Remove the dog leg branch from one of the TPO trees along with the other dead branches and general maintenance of the tree at 15 Chamberlain Way Raunds NN9 6UE

713.17 Planning permissions refused:

None Received

714.17 Planning applications withdrawn:

Members noted the following withdrawn applications:

EN/18/00443/FUL: Proposed first floor rear extension and extension to front dormer plus rendering and UPVc cladding to front elevation at 21 Oakleigh Close Raunds, NN9 6HL

715.17 Planning applications referred to planning management committee at ENC:

None received

716.17 Amended planning application:

None received

717.17 Items not requiring planning consent:

None received

There being no further business the meeting concluded at 19:47

Approved..... (Town Mayor)

Meeting Date.....13th March 2018..... (Council)

Confirmed..... (Chairman)

Meeting Date.....22nd March 2018..... (Committee)