

RAUNDS TOWN COUNCIL

PLANNING COMMITTEE

Minutes: 29 August 2019. Start Time 19:30

PRESENT: Cllr Duff (Chair), Cllr L Wilkes, Cllr R Levell, Cllr O Curtis, Cllr S Hughes

In Attendance:

Miss K Houlihan: Town Clerk (Minutes)

- 219.19 To receive any apologies for absence.
NONE RECEIVED**
- 220.19 Notification of requests from members of the public to address the meeting in compliance with adopted protocol.
NONE RECEIVED**
- 221.19 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
NONE RECEIVED**
- 222.19 Notification of members questions in compliance with the council's standing orders.
NONE RECEIVED**
- 223.19 Minutes: Confirm the minutes of the last meeting of the Planning Committee held on 6 August 2019**
- RESOLVED that the minutes of the planning committee held on 6th August 2019 be confirmed as a true record.**
- 224.19 Planning applications received for consideration, if any:**

19/00989/LBC – To install multifuel stove with flue at 38 Grove Street Raunds, NN9 6DS

RESOLVED that the Town Council has no objections to the installation in principle but would ask that the consideration is given to the colour of the external flu, which should be black if possible.

19/01257/FUL – Proposed change of use from beauty salon to single 3no bedroom dwelling at 1 The Square, Raunds, NN9 6HP

RESOLVED that Raunds Town Council strongly object to the application as the loss of a retail unit contravenes Policy R9 of the Raunds Neighbourhood Plan.

As part of the evidence base for the neighbourhood plan Raunds Town Council prepared a case study. The case study highlighted the detrimental impact that any reduction in retail units would have on the Town Centre. The case study is shown in appendix 1.

The Town Council also objects to the application as the lack of off-road parking is below the minimum set out by Northamptonshire County Council in the [Northamptonshire Parking Standards](#)

[19/01310/VAR](#) – Variation of conditions 4, 7, 12 and 14 to allow for revised drawings and Tree Survey pursuant to planning permission 18/00877/FUL dated 19.11.18 Demolition of existing dwelling and erection of 3 dwellings with amenity space and car parking including modification of existing vehicular access (part retrospective) at site of 1 Chelveston Road Raunds NN9 6DA

RESOLVED that Raunds Town Council ask that Northamptonshire Highways are asked to review and comment on the alterations to condition 7, regarding access. And that the Senior Tree and Landscape Officer AT enc is asked to review and comment on the amendments to condition 12 (arboriculture plan) and that their comments are considered when determining this application

[19/00709/FUL](#) – Change of use from existing Care Home to 10 no residential flats including the alterations at Kingswood House at Kingswood House Hollington Road Raunds NN9 6NH

RESOLVED that Raunds Town Council object to the application due to the loss of an important facility in the Town.

In addition, the proposed development is not in keeping with Raunds Neighbourhood Plan and does not meet the towns requirement that housing is of good design and attractive to families wishing to move to the area.

The proposed flats do not meet the parking standards set out by Northamptonshire County Council and this will add to the known local parking issues in this area. The flats are small and are only on the borderline of being acceptable in terms of dwelling size against recommended national standards.

[19/01370/TPO](#) – TPO 0145 – Removal of all 3 trees at the rear of the property due to unequal weight distribution at 16 Chamberlain Way, Raunds NN9 6UE

Raunds Town Council object to this application on the grounds that any tree with a TPO should not be removed, works should only be carried to ensure that the tree is safe and well managed.

225.19 Planning appeals:
None Received

226.19 Planning permissions granted:

[19/01004/TPO](#) – Crown Lift to lime tree in G1 and Cedar in T1 – a lift of 5 – 6 meters at White House, London Road, Raunds, NN9 6EQ

[19/01043/FUL](#) – Proposed two storey extension at 16 Titty Ho Raunds, NN9 6DF

RESOLVED to note the planning applications granted

227.19 Planning permissions refused:

[19/00994/LDE](#) – Use of site for external storage of building materials at Blotts Barn, Brookes Road, Raunds.

RESOLVED to note the planning applications refused.

228.19 Planning applications withdrawn:

[17/00266/FUL](#) – Appeal Withdrawn for proposed distribution centre (B8 use class) together with ancillary offices, parking, servicing and site landscaping at Wes End Land, North of Brick Kiln Road, Raunds.

The Clerk noted that the prior to the application being withdrawn, she had gained support from district councillors and the local MP to support the Town Council's objections to the application.

In addition, the Town Council's planning consultant had reviewed the application and added additional information to the Town Council's response.

The Clerk had also made contact with the planning agents acting on behalf of the BP garage and they had confirmed that BP continued to object to the application.

It was noted that the applicant was expected to submit a revised application.

RESOLVED to note the planning applications withdrawn

229.19 Planning applications referred to planning management committee at ENC:

None received

230.19 Amended planning application:

None received

231.19 Items not requiring planning consent:

None received

There being no further business the meeting closed at 8.21pm

Approved: (Town Mayor)

Meeting Date.....10 September 2019..... (Council)

Confirmed: (Chairman)

Meeting date: (Committee)

Appendix 1

This case study has been prepared for the Rt Hon Tom Pursglove MP. The purpose of the case study is to highlight the impact of planning law on the High Street, Raunds.

Case Study

The impact of statutory instrument 296, The Town and Country Planning (General Permitted Development) (England) Order 2015, on the High Street Raunds.

1.0 Background to Raunds

Raunds is a small market town in rural Northamptonshire. It has a population of 8,641 (2011 census), living in 3,500 homes and is part of the East Northamptonshire district. The area is situated 21 miles (34 km) north-east of Northampton. The town is on the southern edge of the Nene valley and surrounded by arable farming land. (Appendix 1)

Raunds town centre (Appendix 2) provides for local needs with a supermarket and a number of small local shops. The Co-op supermarket at the southern end of Brook Street is an important feature of the town centre. The former Co-op furniture and household goods store, also on Brook Street, is now closed. At the northern end of the town centre there is a Spar store. There is a small market in the town square every Friday with a limited number of stallholders.

Like many towns its size our small retailers struggle to trade effectively.

2.0 Improving the retail offering in Raunds Town Centre.

Rather than accept the demise of the High Street, Raunds Town Council is taking steps to protect and invigorate the town centre.

Appendix 3 shows the town centre in diagrammatic form. The diagram highlights the limited range of retail outlets within the town, there are a large number of takeaways and cafes.

The red units indicate empty retail units. The town council is actively seeking to promote and protect the town centre to improve the number and range of units.

2.1 Raunds Middle Coop In order to reduce the number of empty shop units and increase diversification of the town centre the town council is considering the feasibility of implementing a ground breaking scheme to boost the town economy.

Raunds “Middle Coop” ceased trading in March 2015, since then the store has remained empty. The town council is investigating take over the lease of the store and converting the premises into a number of smaller retail units creating a modern style mini shopping mall. These units would then be offered with flexible tenancy arrangements allowing for pop-up stores and short term lets, attractive to new business start-ups.

The Vision for Raunds Community Plan and the Raunds emerging Neighbourhood Plan both emphasise the importance of maintaining the retail offering in the high street. This projects aims to support this by:

- Invigorating the high street,
- incubating new retail and business talent,
- Providing opportunities for local employment,
- Offering training opportunities to young people.in concert with ENC.
- Providing young people in Raunds the opportunity to run their own shop.

2.1 The Draft Neighbourhood Development Plan (vApril 2015) and the town centre

The Town Council is currently preparing a neighbourhood plan, consultation on the plan is about to take place. The plan identifies a number of objectives for the town centre. Key to this case study are objectives 4 and 5.

- **Objective 4** – To encourage and promote the regeneration of the Town Centre.
- **Objective 5** - To protect existing employment provision and support future regeneration, diversification and expansion of employment opportunities.

Policy R9 within the Draft Neighbourhood Plan seeks to support these objectives:

POLICY R9 – DEVELOPMENT IN RAUNDS TOWN CENTRE

Within Raunds Town Centre, development for retail, leisure, office, commercial, cultural and tourism uses will be encouraged. Development proposals will be assessed against the following criteria:

- a. For retail development, it is located in one of the primary or secondary shopping frontages, see Figure 5;*
- b. There is sympathetic re-use and improvement of existing premises;*
- c. Where new shop frontages are proposed they are of good design and enhance local distinctiveness by ensuring that corporate branding is subordinate to the site and local surroundings and not the other way around;*
- d. The re-use of upper floors for residential use will be encouraged;*
- e. Distinctive and detailed features of buildings should be retained and enhanced;*
- f. Proposals must include secure areas for rubbish (wheelie bins) and bicycles;*
- g. Business premises should have appropriate signage - illuminated signs and lighting should be kept to a minimum and when used make a positive contribution to the street scene; and*

- h. Security grilles should be well designed and seek to maintain a varied and interesting frontage, whilst at the same time providing appropriate security.*

Within the prime shopping areas defined in Figure 5 at least 70% of ground floor space should remain in Class A1 retail use. Proposals for non-A1 retail uses in such areas will only be permitted when they would not lead to A1 retail use at ground floor level falling below the 70% threshold.

The Town Council sees the Neighbourhood Plan as vital to give the retail offering within the town statutory protection.

3.0 Statutory Instrument 596

In April 2015 the government enacted [Statutory Instrument No 596. The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#). (shown at Appendix 4) essentially this statutory instrument allows the change of use of smaller (less than 150m²) retail units to dwelling houses without the need for planning permission.

This has the potential to have a devastating and irreversible effect on the town centre of Raunds, the vast majority of our shop units are less than 150m².

The effect of this change is already having an impact on our Town. Every store pictured here is under threat of, or has already sought approval to become a dwelling house. The properties include a former dress shop, a bank, tanning salon and hairdressers.



Notification has been made to East Northamptonshire Council for conversion of the following sites:

EN/15/00755/PDU – To convert the ground floor A1 Class retail unit into a self-contained bed flat and convert the first floor office Class A2 Financial into a self-contained one bed flat at 30-32 Brook Street, Raunds NN9 6LP

15/01164/PDU To convert the ground floor A1 Class retail unit into a self-contained bed flat 36 Brook Street Raunds Wellingborough Northamptonshire NN9 6LP

15/01163/PDU To convert the ground floor A1 Class retail unit into a self-contained bed flat 34 Brook Street Raunds Wellingborough Northamptonshire NN9 6LP

In addition, a property developer has approached the town council and advised of his intent to convert the former Natwest Bank into flats.

The potential effect of this is shown in appendix 5 where you can see the number of properties that could potentially be converted under permitted development rights. (NB the size of certain properties has been estimated)

3.1 SI 596 Conditions.

There **are** certain instances where if a notification of prior approval is received by a planning authority this can be refused and the applicant will be required to submit a full planning application for a change of use.

Amongst these technical issues is:

whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use—

(i) on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops) or, as the case may be, Class A2 (financial and professional services) of that Schedule, but only where there is a reasonable prospect of the building being used to provide such services,

or

(ii) where the building is located in a key shopping area, on the sustainability of that shopping area.

However, it is the local planning authority that must determine this and there is no requirement for the planning authority to consult with the town council at this stage. In the case of notification EN/15/00755/PDU the town council was not asked their view prior to the approval being granted.

4.0 Conclusions and next steps

Raunds Town Council hopes that this case study has highlighted the potential impact of this legislation. We believe that many towns and communities will be deeply affected by this change.

The Town Council conclude that:

- class M should be removed from Part three of statutory instrument 596.
- town / parish councils should be notified of and their comments sought on all applications for prior approval under this legislation.
- Where prior approval under SI 596 would contradict policies within a neighbourhood plan development a full planning application must be submitted for all changes of use.