

**RAUNDS TOWN COUNCIL****PLANNING COMMITTEE****Minutes: 24 June 2021. Start Time 19:30**

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

**In Attendance:**

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

**85.21 To receive any apologies for absence.**

Apologies were received from Cllr R Beattie and Cllr M Levell,

**Resolved to note the apologies.**

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

None Received

**87.21 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

None Received

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

None Received

**89.21 Minutes: Confirm the minutes of the last meeting of the Planning Committee held on 27 May 2021.**

**RESOLVED that the minutes of the meeting held on 27 May 2021 be confirmed as a true record.**

**90.21 Planning applications received for consideration, if any:**

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

*– To reconsider a response in light of further information received. See RTC previous minutes with comments [here](#).*

**RESOLVED that in line with comments received from NNC, the amended drawings and suggested permanent barrier enforcement implemented, Raunds Town Council have no objections.**

NE/21/00893/FUL | Single storey rear extension to combine existing outbuildings to provide larger kitchen/dining area. | 8 Park Road Raunds Wellingborough Northamptonshire NN9 6JL

**RESOLVED that Raunds Town Council have no objections.**

NE/21/00539/FUL | To move side fence to extend garden | 1 Saxon Way Raunds Wellingborough Northamptonshire NN9 6PE

*– To reconsider a response in light of further information received. See RTC previous minutes with comments [here](#).*

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

Members agreed that further information supplied from NNC does not resolve their concerns.

Although the proposed fencing may not be a new feature in the street, the images supplied show existing fencing and brickwork enclosing the rear garden boundary of the properties that do not directly affect their junctions with Mountbatten Way.

**RESOLVED that Raunds Town Council reaffirm their original objections:**

**The scale, siting, and design has a negative impact on the street scene that contravenes Policy R2 of the Neighbourhood Plan 2017 and Policy 3(a) and 8(d) of the North Northamptonshire Joint Core Strategy 2016. It fails to improve the character and quality of the area and the way it functions which Paragraph 130 of the NPPF (2019) requires.**

**The lack of visibility splays shown, and impact of the proposal will exacerbate current traffic issues at the busy junction that is close to local schools. The proposal neglects a well-designed, safe and convenient exit onto Mountbatten Road and contravenes Policy 8(b) of the North Northamptonshire Joint Core Strategy 2016, Policies R10 of the Raunds Neighbourhood Plan 2017 and paragraph 109 of the National Planning Policy Framework 2019.**

**The Town Council will request support from the Unitary Councillors for Raunds at North Northamptonshire Council.**

NE/21/00901/OUT | Outline: **Erection of two dwellings** (All matters reserved - resubmission of 19/01633/OUT) | Land Adjacent Brook Farm Cottage Brooks Road Raunds Northamptonshire

*– Previous application: 19/01633/OUT | Outline: Erection of two dwellings (All matters reserved) | Land Adjacent Brook Farm Cottage Brooks Road Raunds Northamptonshire – [RTC Objected](#) to the application and [ENC refused the application.](#)*

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

**RESOLVED that Raunds Town Council continue to object to this application reaffirming their original objections and in addition include the following:**

**The proposal causes an unacceptable impact on Highway Safety. It does not provide a safe means of pedestrian access and the increased vehicular use on Brook Street is detrimental to the safety of the highway users due to its narrow width and condition. Along with the access to the site being limited due to the cars parked opposite, it contravenes Policy 8 a(iv), and b (i) & (ii) of the Northamptonshire Joint Core Strategy 2016 and paragraph 109 of the National Planning Policy Framework, 2019.**

**Clarification would be required to demonstrate that the quantity of parking spaces per number of bedrooms and their dimensions are in accordance with the NCC Parking Standard, September 2016.**

**Concerns have already been raised that Brooks Road has a drainage problem and the proposal will add to the flood risk in this area. The proposal contravenes Policy 5 of the Northamptonshire Joint Core Strategy 2016 and paragraphs 155 – 158 & 163 of the National Planning Policy Framework, 2019.**

**The development continues to contravene paragraph 4.9 of the Raunds Neighbourhood Plan as the additional dwellings far exceed our quota of housing numbers for the town.**

**Members support comments raised by the Environmental Protection and Natural England and would like the opportunity to be able to comment again once further information is available.**

NE/21/00902/OUT | The resubmission (within 12 months of decision notice) of planning application 19/01630/OUT Outline: **Erection of five dwellings** (All matters reserved) | Land Adjacent Brook Farm Cottage Brooks Road Raunds Northamptonshire

*– Previous application: 19/01630/OUT | Outline: Erection of five dwellings (All matters reserved) | Land Adjacent Brook Farm Cottage Brooks Road Raunds Northamptonshire. – [RTC Objected](#) to the application and [ENC refused the application.](#)*

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

**RESOLVED that Raunds Town Council continue to object to this application reaffirming their original objections and in addition include the following:**

**The proposal causes an unacceptable impact on Highway Safety. It does not provide a safe means of pedestrian access and the increased vehicular use on Brook Street is detrimental to the safety of the highway users due to its narrow width and condition. Along with the access to the site being limited due to the cars parked opposite, it contravenes Policy 8 a(iv), and b (i) & (ii) of the Northamptonshire Joint Core Strategy 2016 and paragraph 109 of the National Planning Policy Framework, 2019.**

**Members support comments raised by Highways that need to be addressed. Clarification would be required to demonstrate that a vehicle can enter and leave the site in a forward gear and that the required quantity of parking spaces per number of bedrooms and their dimensions are in accordance with the NCC Parking Standard, September 2016.**

**Concerns have already been raised that Brooks Road has a drainage problem and the proposal will add to the flood risk in this area. The proposal contravenes Policy 5 of the Northamptonshire Joint Core Strategy 2016 and paragraphs 155 – 158 & 163 of the National Planning Policy Framework, 2019.**

**The development continues to contravene paragraph 4.9 of the Raunds Neighbourhood Plan as the additional dwellings far exceed our quota of housing numbers for the town.**

**Members support comments raised by Environmental Protection and Natural England and would like the opportunity to be able to comment again once further information is available.**

**91.21 Planning appeals:**  
None Received

**92.21 Planning permissions granted:**

NE/21/00570/FUL | Erection of double garage and workshop | 2 Poplars Close Raunds Wellingborough Northamptonshire NN9 6EZ – *Raunds Town Council had no objections.*

NE/21/00458/FUL | Single storey rear and side extension; changes to fenestration | 6 Lee Way Raunds Wellingborough Northamptonshire NN9 6LE – *Raunds Town Council had no objections.*

NE/21/00403/FUL | Partial change of use of the Enterprise Centre to allow up to 6,750sq ft of floor area to be used for a flexible Class E / Class F1 (training) use | Enterprise Centre Michael Way Raunds Northamptonshire – *Raunds Town Council had no objections.*

**RESOLVED to note the planning applications granted.**

**93.21 Planning permissions refused:**

None Received

**94.21 Planning applications withdrawn:**

None Received

**95.21 Planning applications referred to planning management committee at NNC:**

None Received

**96.21 Amended planning application:**

None Received

**97.21 Items not requiring planning consent:**

None Received

**98.21 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](mailto: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 there are no comments or objections to the Hargrave Neighbourhood Plan.**

**99.21 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>  
 Any comments should be made in writing to: [planningpolicy.ENC@northnorthants.gov.uk](mailto: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 there are no comments or objections to the Ringstead Neighbourhood Plan.**

There being no further business the meeting closed at 8:20pm

Approved: ..... (Town Mayor)

Meeting Date.....13 July 2021..... (Council)

-----

Confirmed: ..... (Chairman)

Meeting date: ..... 29 July 2021..... (Committee)