

RAUNDS TOWN COUNCIL

PLANNING COMMITTEE

Minutes: 26 August 2021. Start Time 19:30

PRESENT: Cllr B Cross (Chair), Cllr R Beattie Cllr L Wilkes, Cllr J Barklamb, Cllr M Levell, Cllr K Harrison and Cllr T Swailes

In Attendance:

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

Mr Steve Beech, Town Clerk

205.21 To receive any apologies for absence.

Apologies were received from Cllr S Hughes.

Resolved to note the apologies.

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

None Received

207.21 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

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

None Received

209.21 [Minutes:](#) Confirm the minutes of the last meeting of the Planning Committee held on 29 July 2021.

RESOLVED that the minutes of the meeting held on 29 July 2021 be confirmed as a true record.

210.21 Planning applications received for consideration, if any:

NE/21/01134/FUL | Conversion of garage to habitable room ancillary to existing dwelling | 33 Kelmarsh Avenue Raunds Northamptonshire NN9 6UQ

Members questioned the use of the conversion and queried as to why a study/office required a bathroom.

Cllr Wilkes and Cllr Harrison abstained from the vote.

RESOLVED that Raunds Town Council object to the application.

On the application form it describes the purpose of works as 'conversion of a garage to habitable room' and yet the floor plan labels it as a 'study/office'.

Further clarification is required to confirm the use of the conversion.

NE/21/01125/FUL | First floor side extension and dormer window | 9 Newtown Road Raunds Wellingborough Northamptonshire NN9 6LX

Cllr Wilkes and Cllr Harrison abstained from the vote.

RESOLVED that Raunds Town Council object to the application.

On the application form it describes the purpose of works as 'First floor extension and dormer window' and yet the proposed drawings show a 2 storey extension with the second floor extension proposal giving the impression that it is a self-contained separate dwelling.

Further clarification is required to confirm the proposal.

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.

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.

NE/21/01186/FUL | Single story front and side extension and two story rear extension | 27 Webb Road Raunds Wellingborough Northamptonshire NN9 6HH

RESOLVED that Raunds Town Council object to this application on the grounds of overlooking / loss of privacy. The window proposed in the second floor bedroom is not labelled as obscured glazing and will overlook the neighbouring amenity space creating a loss of privacy.

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.

NE/21/01225/TPO/ | T1 - ASH - Remove to ground level, due to snapping branches falling onto public footpath | 1 Church View Raunds Wellingborough Northamptonshire NN9 6JJ

RESOLVED that Raunds Town Council agree that only specified maintenance work should be carried out on any TPO trees and request that the TPO Officer at North Northamptonshire Council reviews the application.

NE/21/01124/OUT | Hybrid planning application comprising: A. A full application for the delivery of access and on-site spine roads, associated access junction arrangements onto the A6 and drainage infrastructure; and B. An outline application with all matters reserved aside from access for a

phased development of up to 500 homes, employment development of around 5,700m², public open space and associated infrastructure. | Knights Farm 223 Newton Road Rushden Northamptonshire NN10 0SX

RESOLVED that Raunds Town Council have no comments to raise at this time. Members would like to make sure that issues and queries from other statutory consultees are dealt with accordingly and sufficient information as requested is supplied.

211.21 Planning appeals:

None Received

212.21 Planning permissions granted:

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 – *Raunds Town Council had no objections*

NE/21/00630/FUL | Amendment to the proposed width of road west of Plots 229-236 | Land North Of Raunds Fronting Brick Kiln Road North Street Brooks Road And Midland Road Raunds Northamptonshire – *Raunds Town Council had no objections*

RESOLVED to note the planning applications granted.

213.21 Planning permissions refused:

None Received

214.21 Planning applications withdrawn:

None Received

215.21 Planning applications referred to planning management committee at NNC:

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

Application was taken to NNC Area Planning Committee on Monday 16 August. Cllr Bill Cross was in attendance. Application was refused.

NE/21/00123/FUL | Erection of bungalow and garage | 19 North Street Raunds Wellingborough Northamptonshire NN9 6HX

Application was taken to NNC Area Planning Committee on Monday 16 August. Unitary Councillors were requested to support RTC objections. Application was agreed.

RESOLVED to note the report

216.21 Amended planning application:

20/00954/FUL | Full application for the erection of 14no. dwellings and associated works | Land Known As The Poplars Brick Kiln Road Raunds Northamptonshire

[Raunds Town Council previous objections here](#)

RESOLVED that Raunds Town Council strongly reaffirm their original objections. The amendments do not address any of the previous objections or concerns.

217.21 Items not requiring planning consent:

None Received

218.21 Cambridgeshire and Peterborough Minerals and Waste Local Plan: to note that the plan has now been adopted by Cambridgeshire County Council and Peterborough City Council. The Local Plan is available to view online at: www.peterborough.gov.uk/localplan and <https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/adopted-minerals-and-waste-plan>

RESOLVED to note the report

219.21 20/00347/OUT – Hillside, Brick Kiln Road, Raunds – 21 Dwellings: To identify what is required by way of a financial contribution secured through the section 106 agreement in terms of open space provision if the applicant is successful in their appeal against the refusal of outline planning permission.

RESOLVED to recommend to Full Council that Raunds Town Council will source costs and put forward for a contribution towards **the Skate Park outdoor recreation facilities on Amos Lawrence Field.**

220.21 20/00954/FUL – Poplars, Brick Kiln Road, Raunds – 14 Dwellings: To identify what is required by way of a financial contribution secured for open space provision.

RESOLVED to recommend to Full Council that

- a) Raunds Town Council will source costs and put forward for a contribution towards **the Skate Park outdoor recreation facilities on Amos Lawrence Field.**
- b) If an alternative project is required, Raunds Town Council will source costs and put forward for a contribution towards **improvements to the Town Square and immediate surrounding areas as per Neighbourhood Plan Zone 1 to fix the steps leading to West Street and resurface the entrance and parking area, or to make improvements to the Dog Park.**

There being no further business the meeting closed at 8:49pm

Approved: (Town Mayor)

Meeting Date.....14 September 2021..... (Council)

Confirmed: (Chairman)

Meeting date: 26 August 2021..... (Committee)