

**RAUNDS TOWN COUNCIL**

**PLANNING COMMITTEE**

**Minutes: 24 February 2022. Start Time 7:30pm**

**PRESENT:** Cllrs Cross (Chairman), Wilkes, Swailes, Harrison.

**In Attendance:**

Mr Steve Beech: Clerk (Minutes)

Mrs Nikki Shand: Office Administrator

2 members of the public

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

Apologies were received from Cllrs Beattie, Byrne, M Levell, S Hughes.

**RESOLVED to note the apologies.**

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

Mrs J Floyd requested to speak regarding item 575.21 Burystead Rise.

**566.21 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.

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

**Cllr Cross requested to bring forward item 575.21 regarding Burystead Rise to enable Mrs Floyd to speak at the relevant time.**

**Resolved to bring forward 575.21 Burystead Rise to after 568.21.**

**568.21 Confirm the [minutes](#) of the last meeting of the Planning Committee held on 27 January 2022.**

**The minutes were approved by Full Council on 8 February 2022.**

**Item 575.21 was brought forward. The resolution is recorded later in the minutes.**

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

NE/22/00065/FUL | Proposed single storey rear extension to Kitchen / Dining Area | 12 Manor Street Raunds Wellingborough NN9 6JW

**Cllrs Wilkes and Harrison abstained from the vote.**

**Resolved that Raunds Town Council has no objections.**

NE/22/00127/FUL | Demolition of existing garage; addition of 2 storey side extension. To rear: part 2 storey part single storey rear extension | 6 Saxon Way Raunds Wellingborough NN9 6PE

**Cllrs Wilkes and Harrison abstained from the vote.**

**Resolved that Raunds Town Council has no objection. However, we would expect planning inspectors to check how close the extension would be to the boundary and that the application and subsequent build no do extend beyond the boundary.**

NE/22/00138/PNA | Two fertiliser storage tanks. | Grange Farm Cottage Hargrave Road Raunds Wellingborough NN9 6BF

**Cllr Wilkes declared a non-pecuniary interest and took no part in the discussion.**

**Cllrs Wilkes and Harrison abstained from the vote.**

**Resolved that Raunds Town Council has no objections. However, we would expect that the Environment agency check for any environmental concerns.**

**570.21 Planning appeals:**  
None received.

**571.21 Planning permissions granted:**

20/00347/OUT | Outline: Residential development for up to 21 dwellings and access (with all matters reserved except Access) | Hillside Brick Kiln Road Raunds Wellingborough Northamptonshire NN9 6HY

**This application was refused by ENC/NNC on 24 February 2021. It was appealed to the Secretary of State ref APP/G2815/W/21/3277823. On 19 January 2022 it was granted, and costs awarded against ENC/NNC.**

**Resolved to note the approved planning permission.**

NE/21/01750/LDP | Certificate of Lawfulness for proposed development/Use: loft conversion inc hip to gable alteration and construction of rear dormer; Rooflights to front roofslope | 1 Welbourne Close Raunds Wellingborough Northamptonshire NN9 6HE. Appeal ref: APP/G2815/W/21/3277823

**Resolved to note the approved planning permission.**

**572.21 Planning permissions refused:**  
None Received

**573.21 Planning applications withdrawn:**

NE/21/01017/FUL Conversion of existing garage to habitable accommodation ancillary to existing dwelling at Hill View Raunds Road Chelveston Northamptonshire NN9 6AA.

**Resolved to note the withdrawn planning application.**

**574.21 Planning applications referred to NNC planning management committee**  
None Received**575.21 Amended planning application:**

NE/21/00379/FUL | Construction of up to 35 affordable dwellings, with associated drainage, access and landscaping | Land Opposite Elizabeth Close Elizabeth Close Raunds

**Cllrs Wilkes and Harrison abstained from the vote.**

**Resolved that Raunds Town Council object to this application. Whilst we note that there is a reduction from 35 to 29 properties, and that amenity areas have been added, all other objections remain.**

**Members agreed that although affordable housing is desirable, the proposed increase in housing numbers contravenes Paragraph 4.9 of the Raunds Neighbourhood Plan 2017. Raunds has taken its share of housing and there is no requirement for additional dwellings to be allocated. It should be noted that there is already affordable housing on the opposite site on Elizabeth Close and we support the comments from Highways regarding this.**

**There is now open space provision, but the development does still not promote good design. This is contrary to policies R1 & R2 of the Raunds Neighbourhood Plan 2017 and 8(d) of the North Northamptonshire Joint Core Strategy, 2016.**

**The proposed access with its junction proximity to Elizabeth Close and Brawn Drive will create a significant increase in volume of traffic and make Brick Kiln Road potentially dangerous. This development neglects a well-designed, safe and convenient access and contravenes Policy 8(b) of the North Northamptonshire Joint Core Strategy 2016, Policies R10 and R20 of the Raunds Neighbourhood Plan 2017 and paragraph 109 of the National Planning Policy Framework 2019.**

**The development does not demonstrate adequate off road parking spaces for residents and visitors that is required to comply with Northamptonshire Parking Standards 2016 and Policy R4 of the Raunds Neighbourhood Plan 2017.**

**The Town Council is aware of the current drainage problems and**

**flooding issues on Brick Kiln Road. This development will add to the flood risk.**

**There is no information regarding a s106 agreement and the Town Council request clarification of this.**

NE/21/01807/FUL | Single storey rear extension | 10 Burystead Rise Raunds Wellingborough North Northamptonshire NN9 6RZ.

**This item was discussed after 568.21.**

**Cllr Cross invited Mrs Floyd to speak.**

**Cllrs Wilkes and Harrison abstained from the vote.**

**Resolved that Raunds Town Council object to this application. Further to our previous objections, we consider this to be an overdevelopment of the site and not in keeping with the area. As the road is on a slope it gives the impression of being taller than designed and will affect the neighbour’s right to light. The plans appear to measure 6.065m which is in excess of the 6m permitted development.**

**576.21 Items not requiring planning consent:**  
None Received

**577.21 Consultations:**  
None Received

**578.21 Planning enquiries:**

Request from Northamptonshire Highways to upgrade to the signalised crossing to London Road, near the junction with Marshalls Road and Meadow Lane.

**Resolved that Raunds Town Council has no objections. However, we would expect that consideration will be given to ensure that it is sited in a safe place that is unobtrusive, does not create a hazard, and does not obscure any other signage.**

There being no further business the meeting closed at 8:29pm

Approved: ..... (Town Mayor)

Meeting Date.....08 March 2022..... (Council)  
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Confirmed: ..... (Chairman)

Meeting date: ..... 31 March 2022..... (Committee)