



RAUNDS TOWN COUNCIL

Council Offices, The Hall, Thorpe Street, Raunds, Northamptonshire. NN9 6LT

Telephone: (01933) 622 087,

E-mail:- info@raunds-tc.gov.uk, Website: www.raunds-tc.gov.uk

18 November 2022

Dear Councillor,

You are summoned to attend a meeting of the **Planning Committee** to be held in **The Council Chamber, The Hall, Thorpe Street**, Raunds, on **Thursday 24th November 2022 at 7.30pm.**

Press and Public welcome.

Steve Tucker

Mr Steve Tucker
Interim Clerk to the Council.

All Planning Applications can be viewed at North Northamptonshire Council's Website. Please click [here](#) to read and agree the copyright and limitations in order to search for the applications listed as below.

AGENDA

416.22 To receive any apologies for absence.

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

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

419.22 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.

420.22 [Minutes](#): To note the minutes of the Planning Committee meeting held on 27 October 2022 which have been approved at Full Council on the 8 November 2022. (Copy via link)

421.22 Petition to Lift or Alter an Objection:

NE/22/01084/FUL | **Proposal:** Detached, two bedroomed bungalow to the rear of the existing dwelling | **Location:** 56 Stanwick Road, Raunds, Wellingborough, NN9 6DG (Copy herewith.)

422.22 Planning applications received for consideration, if any:

NE/22/01158/REM | **Proposal:** Reserved matters: Access, Appearance, Landscaping, Layout and Scale pursuant to 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). Access, Appearance, Landscaping, Layout & Scale | **Location:** Land Adjacent Brook Farm Cottage Brooks Road Raunds.

TO BE CONSIDERED WITH:

NE/22/01159/REM | **Proposal:** Approval of reserved matters pursuant to application :NE/21/00901/OUT Outline: Erection of two dwellings (All matters reserved - resubmission of 19/01633/OUT) Access, Appearance, Landscaping, Layout & Scale at | **Location:** Land Adjacent Brook Farm Cottage Brooks Road Raunds.

NE/22/01345/FUL | **Proposal:** Removal of existing conservatory, erection of single storey rear extension and garage conversion to office. | **Location:** 3 Dovecote Close Raunds Wellingborough NN9 6RU.

NE/22/01276/FUL | **Proposal:** First floor side extension above existing structure | **Location:** 22 Orchard Road Raunds Wellingborough NN9 6DE

423.22 Planning appeals:

APP/M2840/W/22/3298016 | **Location:** 15 Webb Road, Raunds, Wellingborough NN9 6HH | **Outcome:** Dismissed.

424.22 Planning permissions granted:

NE/22/01085/FUL | **Location:** 32 Windmill Lane, Raunds, Wellingborough, NN9 6LA | **Description:** Single Storey Side and Rear extension.

NE/22/00675/FUL | **Location:** Brook Farm, Brooks Road, Raunds, Wellingborough, NN9 6NS | **Description:** Construction of two dwellings and associated parking.

NE/22/01160/FUL | **Location:** 24 Chamberlain Way, Raunds, Wellingborough, NN9 6UE | **Description:** Garage conversion.

NE/22/01008/FUL | **Location:** 81 London Road, Raunds, Wellingborough, NN9 6EH | **Description:** Ground floor rear extension and layout amendments, first floor side extension, balcony, and loft conversion.

22/01144/FUL | **Location:** 7 Poppy Drive, Raunds, Wellingborough, NN9 6GL | **Description:** Single storey rear and side extension.

NE/22/01153/PNT | **Location:** Rotton Row, Raunds | **Description:**
Mast and associated supporting apparatus.

425.22 Planning permissions refused:

None received

426.22 Planning applications withdrawn:

None received

427.22 Planning applications referred to NNC planning management committee

None received

428.22 Amended planning application:

None received

429.22 Application received for prior notification:

None received

430.22 Items not requiring planning consent:

None received

431.22 Consultations:

None received

432.22 Planning enquiries:

None received

From: [Chris Hill](#)
To: [Town Clerk](#)
Subject: NE/22/01084/FUL - 56 Stanwick Road - Detached, two bedroomed bungalow to the rear of the existing dwelling
Date: 15 November 2022 15:30:11

Dear Parish Clerk & Councillors,

You will be aware that under the adopted Scheme of Delegation should a Parish or Town Council object to a planning application and the Planning Officer should recommend approval that the PC/TC will be petitioned to lift or alter their objection prior to submitting it to Planning Committee. I do not seek to diminish the TC or Councillor's objection to the proposal but have concluded that the scheme does not have a strong reason for refusal and would therefore kindly ask that the TC reconsider their objection with some additional context.

Raund's Town Council original objection submitted on 20.09.2022:

RESOLVED that Raunds Town Council object as an overdevelopment of the site and not in keeping with the area. There does not appear to be any parking for either the existing or new property. The Council agree with and support the comments of the Head of Transport.

The LHA's comments were as follows:

In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations:

- o The necessary 2 metres x 2 metres pedestrian visibility splays required on both sides of the access must be contained fully within the applicant's site and not include any public highway land, or any other third party owned land. The splays shall be permanently retained and kept free of all obstacles to visibility over 0.6 metres in height above access / footway level.*
- o There is a road gully in the carriageway; this will require moving away from the area of the vehicle crossover. The applicant must be made aware that the full cost of moving the road gully will be borne solely by themselves.*
- o A means of drainage across the back of the highway boundary, across the proposed site access draining to soakaways contained within the applicant's own land is required.*
- o The access must be constructed in a hard bound material for the first 5 metres from the highway boundary in the interests of highway safety. This prevents loose material such as gravel being transferred to the public highway where it is a danger, particularly to cyclists and motorcyclists. Please note that this authority does not accept resin bound gravel as a hard bound material due to the fact that, over time, the gravel often comes away from the binder.*
- o The applicant will be required to obtain the correct licensing, from Northamptonshire Highways Regulations in order to install or alter the site access and the vehicle crossover of public highway land.*

Please note also that the works necessary to be undertaken within publicly maintained highway land must be undertaken only by a Northamptonshire Highways Approved Contactor; who has the required and necessary public liability insurance in place.

The applicant has since specified the following:

- *Drainage will be provided across the parking area, at the rear of the highway and will discharge to a soakaway contained within the site.*
- *The whole of the parking area will be constructed in hard bound material*
- *The parking spaces will be 5.5m x 3.3m on the north side and 5.5m x 3m on the south side – see drawing 22/12 No. 3.*

It is considered therefore that adequate means of drainage and parking provision are to be provided. The proposed development in no way impacts the driveway or garage that currently serve No. 56 Stanwick Road.

Raund's is allocated under the development plan, specifically within the JCS and Emerging LLP2 as a growth town. Accordingly, infill residential development is acceptable subject to compliance with other planning policy.

In this instance the surround area is typified by bungalows and gardens that are at least equal to the footprint of their host dwelling. No. 56 Stanwick Road has a substantially larger garden than a number of properties in the nearby vicinity.

The construction of a bungalow of similar size and mass to that of its immediate neighbours, whilst retaining outdoor amenity space equal to the footprint for both the existing and proposed dwelling without comprising the amenity of neighbours would not likely be considered overdevelopment. Overdevelopment in the context of this proposal is not considered in isolation to be a strong reason for refusal in my professional assessment.

I would therefore kindly petition the TC to reconsider their objection to avoid bloat at upcoming Planning Committees.

Kind regards

Chris Hill | Senior Development Management Officer
North Northamptonshire Council
Thrapston Office
Cedar Drive, Thrapston, Northants NN14 4LZ
DD: 07774 332 937

Twitter: @NNorthantsC
Facebook: @NorthNorthants
Web: www.northnorthants.gov.uk