

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 10th March 2020 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: David Coleman Marian Hollomon
 Sarah Peacock David Jenney
 Philip Humphrey Kaye Rawlins
 Richard Lewis Tracey Smith

Town Clerk: Vivienne Prodger

360/20 DECLARATIONS OF INTEREST

All Councillors declared a Bias interest in application number 20/00134/FUL.

Cllrs Philip Humphrey declared a Bias interest in application number 20/00247/FUL.

361/20 APOLOGIES

Apologies for absence were submitted on behalf of Councillors Carol Childs, Cesare Marinaro.

362/20 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 18th February 2020 be approved and signed by the Chairman as a true record.

363/20 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
<p>Application Number: 20/00101/FUL Applicant: Mr. Rofikul Noor Planning Officer: Sandeep Bains</p> <p>Change of use from offices to 2 dwellings at first floor level, front extension to ground floor and creation of new shopfront. Change of use of store/garage to create a new retail unit accessed from Church Street. Installation of shutters to all 3 shopfronts (Resubmission of 18/01853/FUL) at 4 Church Street, Rushden, Northamptonshire, NN10 9YT.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none">1. Flat 2 doesn't conform with the current Space Standards.2. Parking – there is insufficient parking for the proposed residential development Whilst the LHA has suggested public parking could be used, we strongly object to this as the public parking in Rushden is not 24 hour and we should not be encouraging residents to take parking spaces that could be used by shoppers.3. We note the comments by Waste Management and would expect these issues to be resolved if ENC are minded to granted this application.

	4. We note the comments from Environmental Health.
<p>Application Number: 20/00115/FUL Applicant: Konrad Progorowicz Planning Officer: Susie Russell</p> <p>Single storey extension to include roof lantern, to front of existing single storey side extension at 51 Balmoral Avenue, Rushden, Northamptonshire, NN10 0BE.</p>	No Objection
<p>Application Number: 20/00134/FUL Applicant: Rushden Town Council Planning Officer: Jacqui Colbourne</p> <p>Single storey extension to existing museum building comprising new disabled public toilet and storage at The Old Stables, Rushden Hall, High Street South, Rushden, Northamptonshire, NN10 9NG.</p>	Rushden Town Council own the site, so all members were unable to comment on this application.
<p>Application Number: 20/00194/PND Applicant: Mr. Liam Lynch Planning Officer: Jacqui Colbourne</p> <p>Demolition of existing workshop in the centre of the site at Units 6 And 7 Sanders Lodge Industrial Estate, Rushden, Northamptonshire, NN10 6BQ.</p>	No Objection
<p>Application Number: 20/00240/TCA Applicant: Sanctuary Housing Planning Officer: Richard Jones</p> <p>Side prune all yew trees back to boundary wall at The Old Baptist Chapel, Little Street, Rushden, Northamptonshire, NN10 0LS.</p>	No Objection
<p>Application Number: 20/00221/FUL Applicant: Mr. Tysall Planning Officer Chris Spong</p> <p>Proposed conservatory at 77 St Margarets Avenue, Rushden, Northamptonshire, NN10 9YQ.</p>	No Objection
<p>Application Number: 20/00229/FUL Applicant: Mrs. Reed-Shaw Planning Officer Susie Russell</p> <p>Single storey rear extension, erection of porch to new entrance at front elevation, replacement of windows, alterations to existing openings, insertion of 9 rooflights and re-rendering to elevations at 189 Avenue Road, Rushden, Northamptonshire, NN10 0S</p>	No Objection

<p>Application Number: 20/00241/FUL Applicant: Mr. John Twelvetree Planning Officer Susie Russell</p> <p>Conversion of existing double garage into a hairdressing salon. Garage Doors to be removed and replaced with Bi Fold doors (part retrospective) at 45 Hall Avenue, Rushden, Northamptonshire, NN10 9ES.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. We note LHA comments about changing the dropped kerb, but we still feel at peak traffic times this application could cause problems if customers were parked on the road. 2. We feel this type of commercial activity is not appropriate in a residential area.
<p>Application Number: 20/00247/FUL Applicant: Mr & Mrs Dormer Planning Officer Jacqui Colbourne</p> <p>Erection of extensions (part 2 storey part single storey) to create annex accommodation and additional bedrooms for the existing property, front porch, new boundary fence and Change of Use of land to residential at 5 Hay Close, Rushden, Northamptonshire, NN10 0TT.</p>	<p>Rushden Town Council has no objection to this application but would request that a condition is placed on the application to ensure that 5 trees are planted on the adjacent green space in the ownership of Rushden Town Council, as agreed with the applicant.</p>

PLANNING AND COMPULSORY PURCHASE ACT 2004 EAST NORTHAMPTONSHIRE LOCAL PLAN PART 2 – additional sites consultation

Members to discuss East Northamptonshire Local Plan Part 2.

RESOLVED

Rushden Town Council have submitted comments as attached in Appendix 1.

364/20 APPEAL DECISION

Members to discuss the following appeal decision.

19/00430/FUL – Single storey rear extension (resubmission of 18/01364/FUL) at 33 High Street, Rushden, Northamptonshire, NN10 0QE.

[RTC – *Objection*]

RESOLVED

Members noted the information.

Chairman