

## RUSHDEN TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 10<sup>th</sup> September 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith                      David Coleman  
                  David Jenney                     Richard Lewis  
                  Cesare Marinaro                    Kaye Rawlins  
                  Carol Childs                         Marian Hollomon

Town Clerk: Town Clerk

#### **149/20 DECLARATIONS OF INTEREST**

There were no declarations of interest made at this meeting.

#### **150/20 APOLOGIES**

Apologies for absence were submitted on behalf of Councillor, Philip Humphrey, Sarah Peacock

#### **151/20 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 20<sup>th</sup> August 2019 be approved and signed by the Chairman as a true record.

#### **152/20 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Application Number: 19/01233/FUL</b> <b>Planning Officer: Patrick Reid</b>  Proposed 5 light industrial units to replace previously demolished units at Francis Court, Wellingborough Road, Rushden, Northamptonshire, NN10 6AY.	No Objection
<b>Application Number: 19/01266/FUL</b> <b>Planning Officer: Anne Dicks</b>  Change of Use from Office and Training Facility (B1) to Activities Centre (D1). External alterations to include removal of existing metal roller shutter door and security grilles to create new glazed front entrance door, with cassette style security shutter over. Disabled access ramps to front and rear entrances. Replacement 1.8m high boundary fencing and gates at 7 West Street, Rushden, Northamptonshire, NN10 0RT.	Rushden Town Council has no objection to this application subject to Highway Comments being adhered to.

<p><b>Application Number: 19/01295/FUL</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Double Storey Side Extension and Single Storey Rear Extension at 2 Dean Close, Rushden, Northamptonshire, NN10 9EH.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01303/FUL</b>  <b>Planning Officer: Ian Baish</b></p> <p>Double Storey Side Extension and Single Storey Rear Extension at 2 Dean Close, Rushden, Northamptonshire, NN10 9EH.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01328/FUL</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Garage conversion at 130 Greenacre Drive, Rushden, Northamptonshire, NN10 0XB.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01334/FUL</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Change of use of Unit L8 from Food and Beverage (Use Class A3) to Drinking Establishment (Use Class A4) at Unit L8 West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p>	<p>Rushden Town Council have no objection to the change of use but we would comment the “no poach” policy agreed with LXB, regarding Town Centre shop needs to be strongly enforced to ensure we do not lose any retailers from the High Street to Rushden Lakes.</p>
<p><b>Application Number: 19/01371/FUL</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Two storey rear extension (partially over existing ground floor kitchen) at 15 Benedict Close, Rushden, Northamptonshire, NN10 9PH.</p>	<p>No Objection</p>
<p><b>Appliation Numver: 19/01376/REM</b>  <b>Planning Officer: Amie Baxter</b></p> <p>Reserved matters: Appearance, landscaping, layout and scale pursuant to planning permission 18/02433/OUT dated 4th July 2019 - Outline: One drive-thru unit (Use Class A1/A3/A5) alongside a petrol filling station (Sui-Generis/A1) (All matters reserved except Access) at Proposed Office Site, Adjacent A6, Roundabout John Clark Way, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <p>We are very disappointed that the design for this development is generic in appearance. Our neighbourhood plan states in policy EN6 – Gateway Sites ‘Development Proposals within the vicinity of any of the ‘Gateway Sites’ identified on the policies map will be supported where they deliver enhancement and improvements to the visual approaches to the town’.</p> <p>We consider the proposed design contravenes this policy and adds no visual improvement to this approach.</p>
<p><b>Application Number: 19/01422/FUL</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Partial conversion of integral garage with no external alterations to property; rear of garage to be incorporated into house at 46 Lime Street, Rushden, Northamptonshire, NN10 6DA.</p>	<p>Rushden Town Council supports the Local Highways Authority (LHA) objections to this application.</p>

<p><b>Application Number: 19/01445/TCA</b>  <b>Planning Officer: Henry Pearson</b></p> <p>T1 - Holly, Fell to ground level T2- Cypress, Fell to ground level T3- Sycamore, Fell to ground level. at 10 Church Streetm Rushden, Northamptonshire. NN10 9YT. (PP-08111921).</p>	<p>No Obejction</p>
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**153/20 PLANNING DECISIONS**

Members were advised of the following planning applications at variance with the views of the Town Council.

Refuse Planning Permission

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

[RTC No Objection]

**RESOLVED**

Members noted the information.

Grant Planning Permission

**19/00528/FUL** - Consent to build two new build flats at 54 Duck Street, Rushden, Northamptonshire, NN10 9SD.

[RTC Objection]

**RESOLVED**

Members noted the information.

Grant Planning Permission

**19/00670/FUL** - Conversion of internal ground floor garages to create 1no 1bedroom flat at Palace Court, 16 Alfred Street, Rushden, Northamptonshire, NN10 9YS.

[RTC Objection]

**RESOLVED**

Members noted the information.

**154/20 APPEAL DECISIONS**

To discuss the following appeal decisions.

**19/00594/FUL** - Conversion and extension of the existing memorial clinic to create 14 One and Two bedroom flats for occupation by the older population (over 55s) with secure amenity space, communal living areas and associated parking (Re-submission of 18/00646/FUL) at Rushden Memorial Clinic, Hayway, Rushden, Northamptonshire, NN10 6AG.

[RTC – Objection]

**RESOLVED**

Members noted the information

## **155/20 WITHDRAWN APPLICATIONS**

**19/01055/OUT** - Outline: Residential development for up to eight dwellings and vehicular access (all matters reserved) at Vacant Land, Formerly 10 Higham Road, Rushden, Northamptonshire.

**19/01142/OUT** - Site for construction of one detached single storey dwelling with garage and all associated external works (All matters reserved except access) at 114 Hall Avenue, Rushden, Northamptonshire, NN10 9EU.

### **RESOLVED**

Members noted the information

## **156/20 BEDFORD BOROUGH LOCAL PLAN 2030 – PROPOSED MODIFICATIONS CONSULTATION**

To discuss Bedford Borough Local Plan 2030 proposed modifications.

### **RESOLVED**

Members had no further comments to add

## **157/20 REMOVAL OF BT TELEPHONE KISOKS**

To discuss the removal of two public telephones within Rushden due to lack of use.

### **RESOLVED**

Members would like to retain the telephone kisoks potentially putting defibrillators in them.

Chairman