



RUSHDEN TOWN COUNCIL

**Rushden Hall
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**Mayor: Cllr Cesare Marinaro
Town Clerk: Vivienne Prodger**

3rd September 2019

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 10th September 2019 commencing at 7.30pm.

AGENDA

- 1. DECLARATIONS OF INTEREST**
To receive any declarations of interest – Personal and/or Prejudicial and the nature of those interests relating to items on the agenda.
- 2. APOLOGIES**
To receive any apologies for absence.
- 3. MINUTES**
To approve and sign the minutes of the meeting of the Planning Consultative Committee held on 20th August 2019. (enclosed)
- 4. PLANNING APPLICATIONS**
To comment on the following Planning Applications:

**Application Number: 19/01233/FUL
Planning Officer: Patrick Reid**

Applicant: Crown Park Estates

Proposed 5 light industrial units to replace previously demolished units at Francis Court, Wellingborough Road, Rushden, Northamptonshire, NN10 6AY.

**Application Number: 19/01266/FUL
Planning Officer: Anne Dicks**

Applicant: Serve

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.

**Application Number: 19/01295/FUL
Planning Officer: Jacqui Colbourne**

Double Storey Side Extension and Single Storey Rear Extension at 2 Dean Close, Rushden, Northamptonshire, NN10 9EH.

<p>Application Number: 19/01303/FUL Planning Officer: Ian Baish</p> <p>Double Storey Side Extension and Single Storey Rear Extension at 2 Dean Close, Rushden, Northamptonshire, NN10 9EH.</p>	
<p>Application Number: 19/01328/FUL Planning Officer: Jacqui Colbourne</p> <p>Garage conversion at 130 Greenacre Drive, Rushden, Northamptonshire, NN10 0XB.</p>	
<p>Application Number: 19/01334/FUL Planning Officer: Jacqui Colbourne</p>	<p>Applicant: LXB RP (Skew Bridge) Ltd and Shoemaker GP Limited</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>Application Number: 19/01371/FUL Planning Officer: Jacqui Colbourne</p> <p>Two storey rear extension (partially over existing ground floor kitchen) at 15 Benedict Close, Rushden, Northamptonshire, NN10 9PH.</p>	
<p>Application Number: 19/01376/REM Planning Officer: Amie Baxter</p>	<p>Applicant: Euro Garages</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>Application Number: 19/01422/FUL Planning Officer: Jacqui Colbourne</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>Application Number: 19/01442/TCA Planning Officer: Henry Pearson</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>	

5. 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]

Grant Planning Permission

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

[RTC Objection]

Grant Planning Permission

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

[RTC Objection]

6. 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]

7. 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.

8. BEDFORD BOROUGH LOCAL PLAN 2030 – PROPOSED MODIFICATIONS CONSULTATION

To discuss Bedford Borough Local Plan 2030 proposed modifications.

(enclosed)

9. REMOVAL OF BT TELEPHONE KISOKS

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

(enclosed)

Yours faithfully

Vivienne Prodger
Town Clerk