

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 11th August 2020 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

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

Town Clerk: Vivienne Prodger

100/21 DECLARATIONS OF INTEREST

Councillors Sarah Peacock and Richard Lewis declared an ‘other interest’ in application 20/00852/FUL.

Councillors Paul Harley and Tracey Smith declared a ‘bias’ interest in application 20/00886/FUL and left the meeting when this item was discussed.

101/21 APOLOGIES

Apologies for absence were submitted on behalf of Councillor Carol Childs.

102/21 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 21st July 2020 be approved and signed by the Chairman as a true record.

103/21 PLANNING APPLICATIONS

The Chairman, Paul Harley having declared a bias interest, left the meeting for application 20/00866/FUL and David Coleman (Vice Chairman) chaired the meeting for this item.

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
<p>Application Number: 19/02006/FUL Applicant: Barker Homes Wearsheaf Ltd Planning Officer: Pete Baish</p> <p>Change of use/conversion of the wearsheaf public house to part office A2 on the ground floor with ancillary storage at basement level with residential C3 above and to the rear associated parking and amenity space at 1 High Street South, Rushden, Northamptonshire, NN10 0QU.</p> <p><u>To discuss email received on 5th August 2020 from East Northants Planning (enclosed)</u></p>	<p>Rushden Town Council has no objection to this application but would suggest a condition is put in place to ensure the residential parking is gated to allow parking only for the residents of the flats and their visitors.</p>

<p>Application Number: 20/00669/FUL Applicant: Mr Ken Jones Iceland Foods Ltd Planning Officer: Jacqui Colbourne Responses Due Back:</p> <p>The installation of air conditioning/refrigeration plant to designated area on roof at Unit 1 48 – 50, High Street, Rushden, Northamptonshire, NN10 0PJ.</p>	<p>Rushden Town Council have no objection to this application but feel screening of the refrigeration plant should be a condition of approval.</p>
<p>Application Number: 20/00840/FUL Applicant: Mr Freddy Collman Kingly Care Partnership Planning Officer: Amie Baxter Responses Due Back: 29th August 2020</p> <p>Demolition of detached two storey outbuilding. Extension of existing 8 bedroom care home to create 6 additional bedroom suites with ancillary facilities. Parking for 13 cars at 2 Essex Road, Rushden, Northamptonshire, NN10 0LG.</p>	<p>Rushden Town Council has no objections to this application.</p>
<p>Application Number: 20/00841/TCA Applicant: Bryn Lawrence (Russell Court Management) Planning Officer: Brian Ogden Responses Due Back: 17th August 2020</p> <p>T1-T3 Laburnum; Section fell to ground level at Russell Court, Rushden, Northamptonshire, NN10 0HE.</p>	<p>Rushden Town Council has no objection subject to ENC Tree Officer approval of this application.</p>
<p>Application Number: 20/00852/FUL Applicant: Mr John Warner Stable Hire Ltd Planning Officer: Patrick Reid Responses Due Back: 28th August 2020</p> <p>Demolition of existing warehouse and erection of a pair of, two storey, semidetached dwellings at Tyre Depot 24 Shirley Road, Rushden, Northamptonshire, NN10 6BY.</p>	<p>Rushden Town Council has no objection to this application</p>
<p>Application Number: 20/00718/FUL Applicant: Mrs. Elaine Fensome Planning Officer: Susie Russell Responses Due Back: 10th August 2020</p> <p>Single story rear extension; replace side door with window at 6 Oval Crescent, Rushden, Northamptonshire, NN10 0JD.</p>	<p>Rushden Town Council has no objection to this application</p>
<p>Application Number: 20/00853/FUL Applicant: Mr & Mrs Tyrrell Planning Officer: Susie Russell Responses Due Back: 20th August 2020</p> <p>Single storey rear extension and loft conversion with dormer window to rear at 52 The Hedges, Rushden, Northamptonshire, NN10 6DN.</p>	<p>Rushden Town Council has no objection to this application</p>

<p>Application Number: 20/00855/FUL Applicant: Mr & Mrs C Neville Planning Officer: Susie Russell Responses Due Back: 20th August 2020</p> <p>Erection of two storey side extension at 31 Crocus Way, Rushden, Northamptonshire, NN10 0UP.</p>	<p>Rushden Town Council has no objection to this application</p>
<p>Application Number: 20/00886/FUL Applicant: Mr Granit Caushaj Planning Officer: Jennifer Wallis Responses Due Back: 28th August 2020</p> <p>Conversion of end of terrace house to two separate flats (the upper flat including an attic conversion, with rear dormer extension) at 106 Park Road, Rushden, Northamptonshire, NN10 0LU.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> 1. Rushden already has an overprovision of flats and therefore we consider this property should remain a family home. We do not want to lose a substantial end of terrace home to create further small, cramped, flatted accommodation. This proposal is in direct conflict with Policy 4 of the Rushden Neighbourhood Plan which states that: <ul style="list-style-type: none"> <i>Notwithstanding the requirement in Policy 30 to provide more smaller households in Rushden, flatted development will only be supported where it can be robustly demonstrated that:</i> <ul style="list-style-type: none"> • <i>meets an identified local need; or</i> • <i>where the physical or financial constraints of a site are such that it is not possible to provide smaller one and two bedroom houses or maisonettes; or</i> • <i>where an existing non-residential building is being converted for residential use.</i> <p>In this case to convert a house into flats is clearly in conflict with Rushden Neighbourhood Plan and should therefore not be approved.</p> 2. The submitted application does not indicate any parking facilities and the minimum requirement is 1 per flat plus .5 of a space for visitors. Therefore there is insufficient on site parking to meet current requirements. Park Road already suffers congestion with on-street parking and this proposal will only exacerbate this problem. <p>We feel it is totally unnecessary and inappropriate to convert a family home into small, inferior flats purely for financial gain. This conversion would be of no benefit to Rushden residents and would deprive the town of a smaller property for a family.</p>

Chairman