

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 12th April 2022 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 6.30PM

Present: Chairman: Paul Harley

Councillors: David Jenney Tracey Smith
Kaye Rawlins Richard Lewis
Carol Childs Philip Humphrey
Melanie Coleman [Ex Officio]

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

395/22 DECLARATIONS OF INTEREST

Cllr Richard Lewis declared an Other Interest in application number NE/21/00498/FUL.

Cllr Melanie Coleman declared an Other Interest in application number NE/22/00386/FUL.

396/22 APOLOGIES

Apologies for absence were submitted on behalf of Cllrs, Cesare Marinaro, Sarah Peacock, Marian Hollomon, David Coleman, Cameron Clarke.

397/22 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 29th March 2022 be approved and signed by the Chairman as a true record.

398/22 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
Planning Application: NE/21/00484/FUL Applicant: Mr. Agkron Lamkai Planning Officer: Susie Russell Open timber porch and semi cellar (part retrospective) at 87 High Street South, Rushden, Northamptonshire, NN10 0RA.	Rushden Town Council objects to this application for the following reasons: 1. The proposed structure is overbearing and out of keeping with neighbouring properties. 2. The structure overshadows the neighbouring property and contravenes the 45 degree rule.

<p>Planning Application: NE/21/00498/FUL Applicant: Co-operative Group Limited and Ilke Homes Limited Planning Officer: Dean Wishart</p> <p>Construction of 133 dwellings, internal roads, public open space, landscaping and other ancillary works, including creation of a new vehicular and pedestrian access from Prospect Avenue and pedestrian access from Shirley Road at Land Off Shirley Road, Rushden, Northamptonshire.</p> <p><u>REVISED AND ADDITIONAL INFORMATION RECEIVED 29 MARCH 2022.</u></p>	<p>Rushden Town Council objects to this application for the following reasons</p> <p>We do not feel any of the revised and additional information has addressed any of our original objections. Specifically we would comment:-</p> <ul style="list-style-type: none"> • The overbearing and overlooking in Peck Way has not been addressed • There is no information about how established trees will be protected when large lorries and equipment will be brought onto the site. • Improvements to footpaths have been mentioned but we could find no details of widths to verify this. • There is no detailed information about 10% biodiversity gain. <p>In conclusion Rushden Town Council still objects most strongly to this development despite the recent revisions.</p>
<p>Planning Application: NE/21/01774/FUL Applicant: Mr. Graham Hall-Watkins Planning Officer: Pete Baish</p> <p>Plot division to allow for construction of 2no new semi-detached two bedroom dwelling houses adjacent to the existing dwelling at 142 Westfield Avenue, Rushden, Northamptonshire, NN10 9RB.</p> <p><u>AMENDMENT/ADDITIONAL INFORMATION - REVISED PLANS RECEIVED 10 MARCH 2022</u></p>	<p>Rushden Town Council objects to this application for the following reasons-</p> <ul style="list-style-type: none"> • We consider the scheme to be an overdevelopment of the site, there is very little amenity space and room sizes are cramped offering inferior living space. We feel this application is contrary to Policy EN1 Design in Development. • The scheme has been squeezed onto the plot and has resulted in very little parking space (although we note Highways comments) we feel the neighbours comments are probably more noteworthy as they already experience parking congestion in this area and there is no provision for visitor parking.
<p>Planning Application: NE/22/00301/FUL Applicant: Mr. Chris Smart (Company - Smart A Move) Planning Officer: Gavin Sylvester</p> <p>Conversion of building to 13 residential flats, proposed roof lights, and landscaping work to the front to include new retaining wall, steps and bin store at Independant Wesleyan Church, High Street, Rushden, Northamptonshire, NN10 0PJ.</p>	<p>Rushden Town Council objects to this application for the reasons below:-</p> <ol style="list-style-type: none"> 1. Parking is one of our biggest concerns. This application has no provision for parking for the 13 units. We assume therefore this development would be relying on public parking to meet the parking needs of residents. The public carpark behind the proposed development is limited to two hour parking with no overnight parking and therefore should not be considered a solution to the lack of parking for this residential scheme. We note the

comments from LHA and they seem to support our concerns. A number of recent flats planning applications has been reliant on public parking for parking provision and we feel this is unacceptable and does not help the economic position in relation to creating a vibrant high street for shoppers. Accessible parking is key to attracting shoppers and there is evidence that a number of public parking spaces are constantly used by residents from neighbouring flatted developments. If the historic approach to parking continues there will be very little available parking for anyone wishing to use the retail facility in our high street.

2. We consider the current proposal to be an overdevelopment of the site. The inclusion of 13 units results in small, cramped accommodation. There is inadequate amenity space and we feel the overdevelopment and inferior living space is contrary to 2.1 The Vision – ‘core objectives Design and conservation, to encourage high quality design in all development’ within the Rushden Neighbourhood Plan. Rushden already has an imbalance of small flatted accommodation with some 1000 flats within 200 metres of the High Street. Again, this is referred to in 2.1 ‘avoid the proliferation of flats’.
3. The way in which waste disposal has been treated results in an unattractive change to the frontage of a historic building. Policy R1 of the Rushden Neighbourhood Plan 6.5 seeks to promote active and quality building frontages which would not include the bin store in front of an attractive, historic building. This proposal would alter the street scene and would be out of keeping with other historic building frontages within the High Street.

In conclusion, whilst we understand the property needs to be developed, we feel the creation of yet more small flats will not enhance the town centre in terms of build quality or economic development. We are disappointed that yet another proposal for small flats has been brought forward, when a more imaginative design could have created quality retail and food and drink opportunities.

<p>Planning Application: NE/22/00322/FUL Applicant: Mr.Derek Anniwell Planning Officer: Susie Russell</p> <p>Two storey side extension, and single storey rear extension at 90 Westfield Avenue, Rushden, Northamptonshire, NN10 9RD.</p>	<p>Rushden Town Council has no objection to this application.</p>
<p>Planning Application: NE/22/00346/FUL Applicant: Mr. & Mrs. Watson Planning Officer: Jacqui Colbourne</p> <p>Demolition of existing garage and erection of new single storey side/rear extension at 12 Mannings Rise, Rushden, Northamptonshire, NN10 0LY.</p>	<p>Rushden Town Council has no objection to this application.</p>
<p>Planning Application: NE/22/00386/FUL Applicant: Mr. Mark Rowley Planning Officer: Ian Baish</p> <p>Single storey front/side extension and single storey rear extension at 79 Grangeway, Rushden, Northamptonshire, NN10 9EW.</p>	<p>Rushden Town Council has no objection to this application.</p>
<p>Planning Application: NE/22/00378/FUL Applicant: Mr. Paul Freeman Planning Officer: Susie Russell</p> <p>Single storey side extension at 101 Hayway, Rushden, Northamptonshire, NN10 6AQ.</p>	<p>Rushden Town Council has no objection to this application.</p>

399/22 PLANNING DECISIONS

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

Refuse Planning Permission

NE/22/00051/FUL - Two storey front extension and internal alterations (Resubmission of NE/21/00501/FUL).

[RTC No Objection]

RESOLVED

Members noted this information

Grant Planning Permission

NE/21/01558/FUL - Erection of one bedroom dwelling and access at 1 Woburn Court, Rushden, Northamptonshire, NN10 9HL.

[RTC Objection - Rushden Town Council objects to this application for the following reasons:-

Whilst LHA have no further objections, we note their comments and still have concerns about the proposed access, we still do not consider this a safe access. We think this scheme would be an overdevelopment of the site resulting in an inferior and cramped dwelling.

The proposed dwelling would be out of keeping with existing properties and would spoil the existing street scene.]

RESOLVED

Members noted this information

Grant Planning Permission

NE/21/01813/FUL - Subdivision of land, proposed 2 storey dwelling and new access to Greenacre Drive at 2 Bluebell Rise, Rushden, Northamptonshire, NN10 0TU.

[RTC Objection - Rushden Town Council objects to this application for the following reasons:-

1. We feel the proposed scheme would be an overdevelopment of the site. At present this is a pleasant area, giving green space within the existing development. However, if the proposed scheme is approved the current attractive streetscene will be severely compromised and create a cramped environment for both neighbouring properties.

2. We are concerned about the comments from Environmental Protection regarding contamination on the site, we feel this application cannot be considered until a full contamination assessment has been carried out.]

RESOLVED

Members noted this information

400/22 NORTH NORTHAMPTONSHIRE STRATEGIC PLAN SCOPE AND ISSUES CONSULTATION

Members to discuss the North Northamptonshire Strategic Plan Scope and Issues Consultation.

RESOLVED

This item has been deferred until the next Planning Meeting on Tuesday 3rd May 2021.

401/22 APPEAL DECISIONS

Members to discuss the following appeal decisions and consider whether or not to submit any further comments: -

DECISION

[Appeal Granted]

NE/21/00926/FUL - Conversion and extension of store to the rear of shops at No 119 High Street Rushden to form a single dwelling within Class C3. (resubmission of 20/01654/FUL) at 119 High Street, Rushden, Northamptonshire, NN10 0NZ.

[RTC - Rushden Town Council objects to the above application for the following reasons:-

1. Parking - there is no provision for parking within the submitted plan. LHA recommends that a single parking space is required for a 1 bedroom dwelling. We support the comments from the LHA regarding reliance on Public Car parks. As there are already 4 flats on the site with no parking we would request permission for this application is refused.]

RESOLVED

Members noted this information

NE/21/01742/OUT – Erection of new dwelling on underutilised garden land including access at 28 Wymington Road, Rushden, Northamptonshire, NN10 9JX.

[RTC - Rushden Town Council objects to the above application for the following reasons:-

The proposed application constitutes back land development. We are concerned that this application is granted a precedent will be established for all similar dwellings on Wymington Road resulting in overdevelopment of this area.

This scheme would result in a shared drive and we note the comments from Highways regarding access and consider this may compromise road markings to the existing zebra crossing.

RESOLVED

Members were advised to reconsider this application as per the North Northamptonshire Planning Officers comments and recommendation, members were re-consulted and they upheld their original objection.

402/22 PLANNING APPLICATION NE/21/01866/FUL - ERECTION OF EXTENSION AT REAR OF PROPERTY, SIZE 5 METRES X 3.7 METRES, ENCLOSING THE TOILETS CURRENTLY LOCATED OUTSIDE THE PROPERTY AT 82 SHIRLEY ROAD, RUSHDEN, NORTHAMPTONSHIRE NN10 6BY

RESOLVED

Members were re-consulted on this application and retracted the original objection.

Chairman