

## **RUSHDEN TOWN COUNCIL**

### **MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 12th JANUARY 2021 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM**

Present: Councillor: David Coleman – Vice Chairman

Councillors: David Jenney Sarah Peacock  
Philip Humphrey Marian Hollomon  
Cesare Marinaro Kaye Rawlins  
Carol Childs Melanie Coleman [Ex officio]  
Richard Lewis

Town Clerk: Vivienne Prodger

Members of the Public: Robin Allen

#### **299/21 DECLARATIONS OF INTEREST**

All Cllrs declared an Other Interest in application number 20/01353/FUL.

Cllr Sarah Peacock declared an Other Interest in application number 20/01515/OUT.

Cllrs David Jenney, David Coleman, Sarah Peacock, Melanie Coleman, Kaye Rawlins, Marian Hollomon all declared an Other Interest in application number 20/01612/VAR.

All Cllrs declared an Other Interest in application number 20/01691/FUL.

Cllrs Carol Childs and Cllr Philip Humphrey declared a Bias Interest in application number 20/01691/FUL and left the meeting when this item was discussed and took no part in discussion and voting thereon.

#### **300/21 APOLOGIES**

Apologies for absence were submitted on behalf of Councillors Paul Harley and Tracey Smith.

#### **301/21 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 22nd December 2020 be approved and signed by the Vice Chairman as a true record.

#### **302/21 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
<p><b>Planning Application: 20/01612/VAR</b>  <b>Applicant: ASDA Stores Limited</b>  <b>Planning Officer: Amie Baxter</b>  <b>Responses Due Back: 14<sup>th</sup> January 2021</b></p> <p>Variation of condition 28 (Store trading times) pursuant to application 18/02309/VAR - Variation of Condition 28 (store trading times) of planning permission 12/00839/VAR to read: 'The store trading hours will be limited to 6.00am to 11.30pm Monday to Saturday and 10.00am to 4.00pm on Sundays, except for the period from 17th December to 24th December annually where 24-hour trading is permitted'.  Condition Number(s): 7 / 9 / 10 / 15 / 17 / 18 / 19  Conditions(s) Removal: See covering letter at Asda 161 High Street Rushden Northamptonshire NN10 0PA.</p> <p><b>This application was moved to the beginning of the Agenda to allow members of the public to speak.</b></p>	<p>Rushden Town Council object to this application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Due to the store's close proximity to residential properties we do not think any additional trading or loading hours should be permitted. This is an area densely populated with residential properties and it would be grossly unfair to expect residents to put up with any further noise from deliveries and extended opening times.</li> <li>2. We understand there have already been a number of breaches of the existing trading hours and the process for deliveries and therefore we do not feel it would be appropriate to allow additional opening times as this would only exacerbate the existing problems.</li> <li>3. Anti social behaviour within the carpark is also a problem and this would be increased by a lengthening of hours.</li> <li>4. We do not feel the current Covid 19 pandemic is a valid reason for extending the hours as requested.</li> </ol>
<p><b>Planning Application: 20/01353/FUL</b>  <b>Applicant: Godby</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due Back: 1<sup>st</sup> January 2021</b></p> <p>Two storey side extension with new detached garage at 1 Sylmond Gardens, Rushden, Northamptonshire, NN10 9EJ.</p> <p><b><u>AMENDED PLANS DATED 17TH DECEMBER 2020</u></b></p>	<p>No Objection</p>
<p><b>Planning Application: 20/01459/ADV</b>  <b>Applicant: Mr. Glenn Doyle (Cube PSL)</b>  <b>Planning Officer: Susie Russell</b>  <b>Responses Due Back: 14th January 2021</b></p> <p>Installation of 3 illuminated retail unit fascia signs at Unit 1 Northwalk, Rushden Lakes, Rushden, Northamptonshire, NN10 6FG.</p>	<p>No Objection</p>

<p><b>Planning Application: 20/01515/OUT</b>  <b>Applicant: Sanders Associates</b>  <b>Planning Officer: Pete Baish</b>  <b>Responses Due Back: 14<sup>th</sup> January 2021</b></p> <p>Outline: Erection of up to 13 residential dwellings (All matters reserved except access) Re-submission of 20/00340/OUT at OP0066 SP9764 Avenue Road, Rushden, Northamptonshire.</p>	<p>Rushden Town Council would like to objection to this application for broadly the same reasons as the previous application 20/00340/OUT</p> <ol style="list-style-type: none"> <li>1. The proposed development is contrary to Policy 1, Policy 8, Policy 11, Policy 28, and Policy 30 of the North Northamptonshire Joint Core Strategy (2011 – 2031)</li> <li>2. The proposed development does not comply with Policy H2 Location of New Housing Development within the Rushden Neighbourhood Plan. This site has not been identified within the Rushden Neighbourhood Plan for housing development.</li> <li>3. This application is contrary to Policy H4 Housing Type and Mix as it is remote from the centre of town and medical and education facilities and is not served by a frequent bus service. Therefore residents would not be able to rely on public transport and would require car ownership, thus making affordable housing and housing for the elderly unsuitable for this site.</li> </ol> <p>We endorse all the comments from the Planning Policy team comments made on 23<sup>rd</sup> December 2020.</p>
<p><b>Planning Application: 20/01552/FUL</b>  <b>Applicant: Mr. Kieron Heritage</b>  <b>Planning Officer: Susie Russell</b>  <b>Responses Due Back: 11<sup>th</sup> January 2021</b></p> <p>Attic room conversion and single storey rear extension at 18 Church Hall Road, Rushden, Northamptonshire, NN10 9PA.</p>	<p>No Objection</p>
<p><b>Planning Application: 20/01639/FUL</b>  <b>Applicant: Mr. Warfield</b>  <b>Planning Officer: Susie Russell</b>  <b>Responses Due Back: 14<sup>th</sup> January 2021</b></p> <p>Residential development of one 2 storey dwelling house at 18 Fitzwilliam Street, Rushden Northamptonshire NN10 9YW.</p>	<p>Rushden Town Council strongly objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. The effect of the proposed dwelling on the character and appearance of the area, this development would be totally out of character with surrounding buildings.</li> <li>2. The proposal would be contrary to policy 8b of the North Northamptonshire Joint Core Strategy 2016 (CS). This seeks, amongst other things, for development to create pleasant streets and spaces. Furthermore, the proposal would fail to satisfy policy EN1 of the Rushden Neighbourhood Plan 2018 (NP) which seeks amongst other things for development to be high quality and respect the prevailing pattern of development that surrounds the</li> </ol>

	<p>site.</p> <p>3 The scheme would be contrary to Policy H4 of the Rushden Neighbourhood Plan</p> <p>4. The scheme offers cramped, inferior living space, with very limited amenity space. The whole site is used for the building thus offering no amenity space which is contrary to Rushden Neighbourhood Plan.</p> <p>5. There is no parking provision within the site and it is indicated that parking could be achieved in Duck Street Car Park. This is a public carpark not a residential parking area. This application should not rely on public parking to provide the required parking spaces.</p> <p>6. The proposed development would overlook the existing Community Building in Fitzwilliam Street. This building is predominately used by children and this proposed scheme would have a serious impact on privacy and safeguarding protocols for the users of the existing Community Building.</p> <p>In conclusion, we would support the Inspectors comments from the recent appeal that was dismissed for a similar development on this site. This site is not suitable for this type of development and this application as it is an ill-conceived, badly designed scheme that does not offer any quality living space and would have a very detrimental effect on a well-run and well used Community facility.</p>
<p><b>Planning Application: 20/01640/FUL</b>  <b>Applicant: Mr. Carl Gren (Local Kitchen Co Ltd)</b>  <b>Planning Officer: Joe Davies</b>  <b>Responses Due Back: 14<sup>th</sup> January 2021</b></p> <p>Change of Use from Retail to Residential at 19 Newton Road, Rushden, Northamptonshire, NN10 0PS.</p>	<p>Rushden Town Council understands the rationale of wishing to convert this property to residential use, however we have to object this application on the grounds of no parking provision.</p>
<p><b>Planning Application: 20/01654/FUL</b>  <b>Applicant: Mr. Neil Briggs (Town Planning Expert)</b>  <b>Planning Officer: Ian Baish</b>  <b>Responses Due Back: 29<sup>th</sup> January 2021</b></p> <p>Conversion and extension of store to the rear of shops at No 119 High Street, Rushden to form a single dwelling within Class C3 at 119 High Street, Rushden, Northamptonshire NN10 0NZ.</p>	<p>Whilst Rushden Town Council understand the rationale of wanting to convert this property we feel it necessary to object as there is no parking provision within the site for the residential portion of the property.</p>

<p><b>Planning Application: 20/01656/TPO</b>  <b>Applicant: Mr. John Stevens</b>  <b>Planning Officer: Brian Ogden</b>  <b>Responses Due Back: 11<sup>th</sup> January 2021</b></p> <p>T1 Lime Tree. Showing signs of internal decay due to southern bracket fungus and bleeding canker. It requires a lateral reduction of a large included branch over the neighbouring car park at 1 Sharwood Court, Wymington Road, Rushden, Northamptonshire, NN10 9FP.</p>	<p>Rushden Town Council has no objection subject to the ENC Tree Officers approval of this application.</p>
<p><b>Planning Application: 20/01681/FUL</b>  <b>Applicant: Mr. James Morphet</b>  <b>Planning Officer: Jacqui Colbourne</b>  <b>Responses Due Back: 14<sup>th</sup> January 2021</b></p> <p>Single-storey extension and part Change of use of taxi offices to create residential dwelling (C3) including demolition of outbuilding at 126 High Street, Rushden, Northamptonshire, NN10 0PD.</p>	<p>Whilst Rushden Town Council understand the rationale of wanting to convert this property we feel it necessary to object as there is no parking provision within the site for the residential portion of the property.</p>
<p><b>Planning Application: 20/01688/FUL</b>  <b>Applicant: Mr. Jack McLoughlin (Investment Street LTD)</b>  <b>Planning Officer: Chris Spong</b>  <b>Responses Due Back: 29<sup>th</sup> January 2021</b></p> <p>Rear extension to 1st floor to create ensuite bedroom; alterations to existing side and rear of property to create new windows and doors at 18A Rectory Road, Rushden, Northamptonshire, NN10 0AD.</p>	<p>No Objection</p>
<p><b>Planning Application: 20/01691/FUL</b>  <b>Applicant: Craig Childs</b>  <b>Planning Officer: Amie Baxter</b>  <b>Responses Due Back: 29<sup>th</sup> January 2020</b></p> <p>Single storey rear extension at 15 Ballantyne Road, Rushden, Northamptonshire, NN10 9FJ.</p>	<p>No Objection</p>

Chairman