

**RUSHDEN TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 14th June 2022 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 6.30PM**

Present: Chairman: Paul Harley

Councillors: David Jenney Tracey Smith  
Marian Hollomon Richard Lewis  
David Coleman Philip Humphrey  
Cameron Clarke Melanie Coleman  
Carol Childs Kaye Rawlins

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

Members of the Public:

**50/23 DECLARATIONS OF INTEREST**

Councillor Tracey Smith declared 'another interest' in application NE/22/00705/FUL.

**51/23 APOLOGIES**

Apologies for absence were submitted on behalf of Cllrs Cesare Marinaro, Sarah Peacock and Adrian Winkle [Ex Officio].

**52/23 MINUTES**

**RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 24th May 2022 be approved and signed by the Chairman as a true record.

**53 /23 PLANNING APPLICATIONS**

That the following comments be submitted to North Northamptonshire Council:

The Chairman proposed that Planning Application NE/22/00716/OUT was brought to the top of the planning list and was considered first as members of the public were in attendance for this application.

<b>Planning Application</b>	<b>Comments</b>
<b>Planning Application: NE/22/00716/OUT</b> <b>Applicant: Mr. Andrew McLester</b> <b>(Northamptonshire Healthcare NHS Foundation Trust)</b> <b>Planning Officer: Amie Baxter</b> <b>Responses Due: 30<sup>th</sup> June 2022</b>  Outline application for residential development of up to 27no. dwellings, with all matters reserved except access at Land At Former Rushden Hospital, Site Catlin Way, Rushden, Northamptonshire.	Rushden Town Council objects to this application for the following reasons:-  Overdevelopment of the site –high density with minimum amenity space on some plots.  Parking – There does not appear to be enough parking for the proposed units with no allocated parking spaces for 6 dwellings. As a result of this scheme a current layby would be lost and this at present serves as visitor parking for the existing residential properties. The existing development already experiences parking issues and the proposed scheme will exacerbate this problem.

	<p>Biodiversity report – whilst we acknowledge the Tree survey we would request that a Biodiversity report is submitted illustrating how 10% net gain would be achieved.</p> <p>There is no provision for a LAP or LEAP on the site. Whilst the pond area offers some open space we would expect to see a designated play area.</p> <p>In conclusion, whilst we welcome development on this site we are disappointed the proposed scheme has chosen to squeeze in as many houses as possible without consideration for proper quality of living for future and existing residents. Fewer units, adequate parking and amenity space would result in a much more acceptable development.</p>
<p><b>Planning Application: NE/21/01482/FUL</b>  <b>Applicant: Mr Simmonds</b>  <b>Planning Officer: Pete Baish</b>  <b>Responses Due: 15<sup>th</sup> June 2022</b></p> <p>Convert the existing loft space to a single 1 bed flat at 4 - 6 Alfred Street, Rushden, Northamptonshire, NN10 9YS.</p> <p><b><u>Amended/ADDITIONAL INFORMATION RECEIVED AMENDED INFORMATION DATED 1<sup>ST</sup> JUNE</u></b></p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <p>We note LHA objects regarding access, we would fully support this objection as an additional residential unit will only exacerbate the current problem of access for residential and commercial useage.</p> <p>We also fully support the LHA objections regarding parking. There is no off street parking and the application relies on using public car parks which is not acceptable.</p>
<p><b>Planning Application: NE/22/00168/FUL</b>  <b>Applicant: Mr. Paul Bicknell</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due: 3<sup>rd</sup> June 2022</b></p> <p>Demolition of existing summer house and erection of 2 bed end terraced house at 26 Fairmead Crescent, Rushden, Northamptonshire, NN10 9NB.</p> <p><b><u>AMENDMENT/ADDITIONAL INFORMATION RECEIVED - AMENDED PLANS DATED 17TH MAY 2022.</u></b></p>	<p>Whilst we note this is an amended plan our original objections as below still remain the same.</p> <ol style="list-style-type: none"> <li>1. The proposed scheme is an over development of the site resulting in inferior amenity space for both properties.</li> <li>2. We consider the proposed access is not suitable. To enable bin collection for 26 Fairmead Crescent shared access with 26a will be required - would this be condition of any planning consent that NNC are minded to grant?</li> <li>3. Parking provision is insufficient .</li> <li>4. To transform a semi- detached house into a terrace would be out of keeping with the neighbouring properties in Fairmead Crescent and cause harm to the character of the local area (Policy 8d of the NNJCS).</li> </ol>

<p><b>Planning Application: NE/22/00360/FUL</b>  <b>Applicant: Mr. Derya Duzgunoglu</b>  <b>Planning Officer: Patrick Reid</b>  <b>Responses Due: 24<sup>th</sup> June 2022</b></p> <p>Erection of a single storey rear extension to create a new commercial unit at 33 High Street, Rushden, Northamptonshire NN10 0QE.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. We note the comments from the LHA and would object to this application on the grounds of inadequate access. We question whether LHA criteria for splays would be met and whether the required road width would be sufficient.</li> <li>2. We consider this scheme to be an overdevelopment of the site.</li> <li>3. There is no provision of parking on site.</li> </ol>
<p><b>Planning Application: NE/22/00464/FUL</b>  <b>Applicant: Mr. Jay Hulatt</b>  <b>Planning Officer: Ian Baish</b>  <b>Responses Due: 16<sup>th</sup> June 2022</b></p> <p>New vehicular access at 42 Little Street, Rushden, Northamptonshire, NN10 0LS.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ul style="list-style-type: none"> <li>• The access onto High Street South is not safe. LHA have stated that is contrary to their policy as the access would be onto the A5028 a principal county road and carries a considerable volume of traffic throughout the day, and particularly during the two peak periods of the day.</li> <li>• Two parking on street parking spaces which service the local public house would be lost as a result of this access.</li> </ul>
<p><b>Planning Application: NE/22/00614/FUL</b>  <b>Applicant: Mr. Abazi Planning Officer: Chris Hill</b>  <b>Responses Due: 17th June 2022</b></p> <p>Conversion of 3-bed dwelling into 2 x 1-bedroom apartments; and addition of single storey rear extension at 5 Grove Road, Rushden, Northamptonshire, NN10 0JX.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <p>The conversion of a 3 –bed dwelling to 2 apartments is contrary to the Core Objectives Rushden Neighbourhood Plan</p> <ul style="list-style-type: none"> <li>• Provide a range of housing types and tenures to ensure a balanced and mixed community</li> <li>• Avoid the proliferation of flats</li> </ul> <p>Rushden already has an overprovision of flats creating an imbalance of properties. To create two further flats from a 3-bed house would only increase this imbalance unnecessarily.</p> <p>This application is contrary to Policy H4 of the Rushden Neighbourhood Plan</p> <p>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:</p> <ul style="list-style-type: none"> <li>• meets an identified local need; or</li> <li>• 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</li> <li>• where an existing non-residential building</li> </ul>

	<p>is being converted for residential use.</p> <p>In conclusion this application to completely contrary to the Neighbourhood Plan, which is trying to increase a balanced housing mix and not allow a proliferation of flats. To turn a three bedroom house into 2 flats would be completely against the above policies with the Neighbourhood plan. 3 bedroom properties are required in Rushden, not further flats.</p>
<p><b>Planning Application: NE/22/00644/REM</b>  <b>Applicant: Mr. John Dickens</b>  <b>Planning Officer: Ian Baish</b>  <b>Responses Due: 16<sup>th</sup> June 2022</b></p> <p>Reserved Matters: Access, Appearance, Landscaping, Layout and Scale pursuant to application 20/01572/OUT, 3 bedroom detached house with integral garage (All Matters Reserved) at 16 Grafton Road, Rushden, Northamptonshire, NN10 0HU.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/22/00651/PNT</b>  <b>Applicant: EE Limited</b>  <b>Planning Officer: Gavin Sylvester</b>  <b>Responses Due: 17<sup>th</sup> June 2022</b></p> <p>Mast and associated supporting apparatus at Land Off A6 Roundabout, Newton Road, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/22/00658/FUL</b>  <b>Applicant: Mr. Andrew Patenall</b>  <b>Planning Officer: Jacqui Colbourne</b>  <b>Responses Due: 24th June 2022</b></p> <p>Single storey rear extension with a similar roof design and materiality as existing at 32 Church Hall Road, Rushden, Northamptonshire, NN10 9PA.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/22/00695/FUL</b>  <b>Applicant: Mr. David Nicholson</b>  <b>Planning Officer: Susie Russell</b>  <b>Responses Due: 24<sup>th</sup> June 2022</b></p> <p>Conversion of existing storage area into a 2 bedded flat at 172 Washbrook Road, Rushden, Northamptonshire, NN10 6AA.</p>	<p>Rushden Town Council supports the LHA objection to this application regarding access.</p>

<p><b>Planning Application: NE/22/00703/FUL</b>  <b>Applicant: Katie Stephens</b>  <b>Planning Officer: Chris Spong</b>  <b>Responses Due: 30<sup>th</sup> June 2022</b>  Single storey rear/side extension with a half garage conversion and internal rearrangement. Further allow for a replacement of the existing single storey side roof at 12 St Georges Way, Rushden, Northamptonshire, NN10 6UB.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/22/00705/FUL</b>  <b>Applicant: Mr. Antonio Di-Fazio</b>  <b>Planning Officer: Sunny Bains</b>  <b>Responses Due: 30<sup>th</sup> June 2022</b>    Demolition of existing dwelling and erection of 7 dwellings at 11 Higham Road, Rushden, Northamptonshire, NN10 6EB.</p>	<p>Rushden Town Council would like to reiterate original our objections as per the previous application on this site:-</p> <p>We feel this is an overdevelopment of the site, 7 houses on this site is excessive. The existing house on the site has been an attractive, iconic feature of this gateway into Rushden and we feel it would be more appropriate to have a less cramped, quality scheme on the site. With imaginative design this corner site could still be an attractive entrance into the town rather than a solid block of houses. The density of this design gives very little amenity space to the proposed dwellings and would not been in keeping with the existing 1920's houses adjacent to the site. The current submitted scheme does therefore not comply with the Rushden Neighbourhood Plan Policy H4 3.2 ' Aside from housing need, the vision for the plan is to ensure that where new houses are built they are appropriate in size and designed so that they integrate acceptably with the existing settlement.'</p> <p>We note the comments from the Inspector within the dismissed appeal regarding garden sizes and feel this fresh application has not addressed the problem. Plots 2,5,6 and 7. There is simply not room to provide adequate parking and outside amenity space for 7 dwellings on the site.</p> <p>We also consider the proposed scheme is contrary to Policy 8 (e) of the Joint Core Strategy and Policy EN1 of the Rushden Neighbourhood Plan.</p> <p>We strongly object to the proposal to put the access on Washbrook Road, the access is very close to the junction and the traffic lights. We note the comments from Waste Management 'concerned regarding the safety of a waste collection vehicle stopping to collect from so many properties so close to the traffic lights on the Washbrook/Higham Road junction and the Asda Superstore'. This would indicate this is an unacceptable access point for 7 dwellings.</p>

	<p>We consider the parking layout to be very cramped with tandem parking. The whole layout indicates there is not enough room on the site to sensibly accommodate parking for 7 properties.</p> <p>We note the comments from the Police regarding parking at the rear of the properties.</p> <p>In conclusion we would once again welcome a quality, well designed scheme on this site, but the present proposal appears to be squeezing as many dwellings onto the site as possible without any consideration for visual appearance and quality of living for residents and is thus contrary to the Rushden Neighbourhood Plan. We are disappointed that this fresh application has been resubmitted without considering and rectifying all the objections for the previous application.</p>
<p><b>Planning Application: NE/22/00707/FUL</b>  <b>Applicant: Mr. Graham Hall-Watkins (Rylex Developments)</b>  <b>Planning Officer: Chris Hill</b>  <b>Responses Due: 30<sup>th</sup> June 20252</b></p> <p>Erection of a new 2 bedroom single storey bungalow dwellinghouse with new hardstanding for parking spaces to the front of the plot. Development proposal to current vacant site off Brooke Close, Rushden, at Brooke Close, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to this application for the following reason:-</p> <p>The maximum number of dwellings permissible to be served off a private drive is 5 (this is defined by the access to the car parking for a maximum of 5 dwellings). More than 5 dwelling served a single private drive would be contrary to NNC Adopted Policy (DM15) and the LHA will object on this basis.</p> <p>Currently there are at least 5 dwellings being served by a public footpath as means of access which is substandard - i.e. not to an adoptable form of width, layout or construction.</p> <p>We fully support the LHA objection.</p>

Chairman