

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 15th JUNE 2021 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley

Councillors: Marian Hollomon Kaye Rawlins
Carol Childs Cameron Clarke
Tracey Smith Sarah Peacock
Richard Lewis David Coleman
Cesare Marinaro Melanie Coleman [Ex Officio]

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

53/22 DECLARATIONS OF INTEREST

All Councillors declared an Other Interest in application number NE/21/00860/FUL.

54/22 APOLOGIES

Apologies for absence were submitted on behalf of Councillors, Philip Humphrey and David Jenney.

55/22 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 27th April 2021 be approved and signed by the Chairman as a true record.

56/22 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Planning Application: NE/21/00692/ADV Applicant: Mr. Rafal Lojek (Homeefe Ltd) Planning Officer: Susie Russell Responses Due: 26th June 2021 Banners to advertise products sold by the company (doors, windows, stairs and flooring). At 17 High Street South, Rushden, Northamptonshire, NN10 0QU.	No Objection however we would note that this is in a conservation area.
Planning Application: NE/21/00735/FUL Applicant: Mrs. Miroslava Hupian Planning Officer: Susie Russell Responses Due: 3rd July 2021 Single storey rear timber extension at 24 Albion Place, Rushden, Northamptonshire, NN10 0RF.	No Objection

<p>Planning Application: NE/21/00784/FUL Applicant: VJS Projects Ltd Planning Officer: Pete Baish Responses Due: 26th June 2021</p> <p>Construction of 3 bedroom detached bungalow with associated landscaping and car parking provision at Land to The Rear of 23 - 25 St Marys Avenue, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to this application for the following reason:</p> <p>The access for this property will be onto an unadopted road. This road is in fact identified as a UK12 footpath. A number of properties have now been built with access onto this track and this now exceeds 5. If NNC are minded to grant this permission we would request that the road now has to be adopted to conform with current planning legislation.</p>
<p>Planning Application: NE/21/00793/FUL Applicant: Mr. Calvin Cole Planning Officer: Dean Wishart Responses Due: 18th June 2021</p> <p>Two-storey side and single storey rear extension at 16 Link Road, Rushden, Northamptonshire, NN10 9LB.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00797/FUL Applicant: Barclays Bank Plc Planning Officer: Sunny Bains Responses Due: 18th June 2021</p> <p>Removal of the existing individual lettering, existing masonry to be made good on completion; Removal of existing ATM with installation of new glazing and timber framing to match existing on completion at Barclays Bank, College Street Rushden, Northamptonshire, NN10 0QQ.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00798/FUL Applicant: Mr. & Mrs. Chattell Planning Officer: Sunny Bains Responses Due: 18th June 2021</p> <p>Removal of existing garage and utility room, and a proposed 1.5 storey side extension at 46 Fern Road, Rushden, Northamptonshire, NN10 6AU.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00802/OUT Applicant: Mr. Tony Button Planning Officer: Dean Wishart Responses Due: 3rd July 2021</p> <p>Outline: detached dwelling and garage (all matters reserved - resubmission of 18/00284/OUT) Stables at 123 Northampton Road, Rushden, Northamptonshire, NN10 6AR.</p>	<p>No Objection</p>

<p>Planning Application: NE/21/00807/REM Applicant: Mr. Mark Kennedy Marklin Developments Planning Officer: Joe Davies Responses Due: 26th June 2021</p> <p>Reserved matters: appearance, Landscaping, Layout and Scale pursuant to 19/01107/OUT: Erection of 2No Dwellings with associated parking and amenity space (All matters reserved except access) dated 20.06.2019 at Part Nursery Garden, Spencer Road, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00810/MPO Applicant: Davidsons Planning Officer: Dean Wishart Responses Due: 18th June 2021</p> <p>S106 Deed of Variation pursuant to application 18/01388/FUL; Full planning permission (inc details of access, layout, scale, appearance and landscaping) for 80 dwellings, highways layout, open space and all other associated infrastructure. Amends proposed to the Open Space Specification, Affordable Housing Scheme and Management Company Scheme at Land East Of Brindley Close, Northampton Road, Rushden, Northamptonshire.</p>	<p>Whilst Rushden Town Council have no objection in principle we are concerns that the affordable housing will only be advertised for 3 months. We consider the advertising period should be a minimum of 6 months.</p>
<p>Planning Application: NE/21/00860/FUL Applicant: Mr. Michael Tye (Rotary Club of Rushden) Planning Officer: Patrick Reid Responses Due: 3rd July 2021</p> <p>Peace Pole to be erected adjacent to Rotary Wall on Land at Junction of Duck Street and Church Street, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00864/TPO Applicant: James Nicholson Planning Officer: Brian Ogden Responses Due: 4TH July 2021</p> <p>Option 1 - Lime (T1 T2) - Pollard 6 metres off the top getting too large for the garden. Option 2 - Lime (T1) & (T2) - Reduce in height by 6 metres and reshape at 10 Batsmans Drive, Rushden, Northamptonshire, NN10 6EW.</p>	<p>Rushden Town Council has no objection to this application subject to North Northamptonshire Tree Officer's approval.</p>

<p>Planning Application: 20/01511/FUL Applicant: Mr. Jason Clayton (Jvs Auto Solutions) Planning Officer: Joe Davies Responses Due: 26th June 2021</p> <p>Change of use from: B2 Motor Vehicle Servicing and Repairs To: B2 Motor Vehicle Servicing and Repairs incorporating sui generis M.O.T. testing at Unit 4, Parkham Industrial Estate, Wellingborough Road, Rushden, Northamptonshire, NN10 6AY.</p>	<p>No Objection</p>
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57/22 PLANNING DECISIONS

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

Refusal of Planning Permission

NE/21/00423/FUL - First floor side extension over garage at 17 South Park, Rushden, Northamptonshire, NN10 9LY.

[*RTC No Objection*] – Rushden Town Council has no objection to this application.

RESOLVED

Members noted the information.

Grant Planning Permission

NE/21/00590/PDU - Conversion of offices to 4no flats. All flats have adequate light and are at ground or first floor level at 6 Alfred Street Rushden Northamptonshire NN10 9YS

[*RTC Objection*] - Rushden Town Council objects to this application for the following reasons: - 1. We are concerned about the lack of parking within the scheme, we note LHA latest comments but feel there is still insufficient parking. 2. Proposed Flat 1 and Flat 2 do not meeting minimum space standard and are therefore in conflict with the Core Spatial strategy.

RESOLVED

Members noted the information.

58/22 WITHDRAWN APPLICATION

Members were advised of the withdrawal of the following application: -

NE/21/00307/FUL - Garage and workshop outbuilding at 21 St Marys Avenue, Rushden, Northamptonshire, NN10 9EP.

RESOLVED

Members noted the information.

Chairman