

## RUSHDEN TOWN COUNCIL

### **MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 16<sup>th</sup> March 2021 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM**

Present: Councillor: Paul Harley

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

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox, Nicola Gibson

In attendance: Cameron Clarke  
Luke Wood  
Janet Pinnock

#### **371/21 DECLARATIONS OF INTEREST**

Cllrs Marian Hollomon, Sarah Peacock and Richard Lewis all declared a Personal Interest in application numbers NE/21/00328/TPO and NE/21/00346/FUL.

Cllrs Kaye Rawlins, Melanie Coleman and Carol Childs all declared a Personal Interest in application number NE/21/00346/FUL.

Cllr Tracey Smith declared a Personal Interest in application number NE/21/00304/FUL.

Cllr Philip Humphrey declared an Other Interest in the Harrold Neighbourhood Development Plan.

#### **372/21 APOLOGIES**

Apologies were submitted on behalf of Cllr David Jenney.

#### **373/21 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 23rd February 2021 be approved and signed by the Chairman as a true record.

#### **374/21 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Planning Application: NE/21/00079/FUL</b> <b>Applicant: Jenny Hayward</b> <b>Planning Officer: Ian Baish</b>  Demolition of an existing bungalow and the construction of a 6-bedroom detached dwelling	No Objection

<p>with basement accommodation at 264 Newton Road, Rushden, Northamptonshire, NN10 0SY.  <b>AMENDED PLANS RECEIVED 18<sup>TH</sup> FEBRUARY 2021</b></p>	
<p><b>Planning Application: NE/21/00134/FUL</b>  <b>Applicant: Alison Jones</b>  <b>Planning Officer: Susie Russell</b></p> <p>Garage conversion to habitable room at 5 Clover Drive, Rushden, Northamptonshire, NN10 0TZ.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00193/FUL</b>  <b>Applicant: Mr. R Singleton</b>  <b>Planning Officer: Sunny Bains</b></p> <p>Change of use from office/shop to 4-bedroom HMO at 37 Church Street, Rushden, Northamptonshire, NN10 9YU.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <p>1        Parking – We fully support LHA objection regarding the lack of parking facilities. This 4 bedroom HMO could potentially create a requirement for 4 parking spaces as per NCC guidance ‘Please note the required parking for a HMO as per the  Northamptonshire County Council Parking Standards Documents Dated September 2016 is 1 parking space per proposed bedroom.’ We also support LHA regarding reliance on using public car parks. Public car parking spaces should not be considered as an alternative source of parking for any residential property.’ The over reliance on public car parks which may cease to be available in the future or be chargeable and given the lack of available on-street parking in close proximity a change of use to residential property may lead to an increase in indiscriminate parking in the area which is a highway safety concern’</p> <p>2.        The proposed change of use would create inferior living space, there appears to be small, inadequate bedroom accommodation, a single bathroom and no amenity space.</p>
<p><b>Planning Application: NE/21/00210/FUL</b>  <b>Applicant: Mr. P. Dunk</b>  <b>Planning Officer: Susie Russell</b></p> <p>Side two storey extension and rear two storey extension with balcony at 344 Newton Road, Rushden, Northamptonshire, NN10 0SY.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00223/FUL</b>  <b>Applicant: Mr. Collins</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Single storey rear and side extension at 23 Oakpits Way, Rushden, Northamptonshire, NN10 0PP.</p>	<p>No Objection. Although we would seek clarification on building regulations in relation to WC coming directly off the living room.</p>

<p><b>Planning Application: NE/21/00254/FUL</b>  <b>Applicant: Mr. &amp; Mrs. Goodchild</b>  <b>Planning Officer: Susie Russell</b></p> <p>Single-storey rear extension at 15 Thornbridge Close, Rushden, Northamptonshire, NN10 9NJ.</p>	No Objection
<p><b>Planning Application: NE/21/00256/FUL</b>  <b>Applicant: Mr Matt Lee</b>  <b>Planning Officer: Susie Russell</b></p> <p>Garden room/office at 31 Griffith Street, Rushden, Northamptonshire, NN10 0RL.</p>	No Objection
<p><b>Planning Application: NE/21/00294/FUL</b>  <b>Applicant: Mr Dean Wilson</b>  <b>Planning Officer: Susie Russell</b></p> <p>Two storey side extension, level with back of house, stepped back from front of house at 3 Lodge Road, Rushden, Northamptonshire, NN10 9HA.</p>	No Objection
<p><b>Planning Application: NE/21/00304/FUL</b>  <b>Applicant: Mr. Mukesh Gaglani</b>  <b>Planning Officer: Ian Baish</b></p> <p>Creation of a C3 dwelling (resubmission of 20/01098/FUL) at Land Adjacent 86 And 88 Talbot Road, Rushden, Northamptonshire.</p>	Rushden Town Council objects to this application in support of the LHA objection regarding sight lines and access to the site. If the LHA issues can be addressed we have no further objections to this application.
<p><b>Planning Application: NE/21/00328/TPO</b>  <b>Applicant: Alan Armson</b>  <b>Planning Officer: Brian Ogden</b></p> <p>Willow T2 - Works as proposed within arboricultural report at 105 Northampton Road, Rushden, Northamptonshire, NN10 6AR.</p>	Rushden Town Council has no objection subject to the ENC Tree Officers approval of this application.
<p><b>Planning Application: NE/21/00346/FUL</b>  <b>Applicant: Mr &amp; Mrs D Culwick</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due Back: 2<sup>nd</sup> April 2021</b></p> <p>Single storey front extension at 8 Restormel Close, Rushden, Northamptonshire, NN10 0QW.</p>	No Objection

### **375/21 RESIDENTIAL ANNEXES - SUPPLEMENTARY PLANNING DOCUMENT – CONSULTATION DRAFT**

Members to discuss Residential Annexes – Supplementary Planning Document – Consultation Draft.

### **RESOLVED**

Members were pleased with this Supplementary Document and had no further comments to make.

### **376/21 MILTON ERNEST NEIGHBOURHOOD DEVELOPMENT PLAN**

Members to discuss Milton Ernest Neighbourhood Development Plan.

Members had no objections and consider this to be a sound Neighbourhood Plan.

### **377/21 HARROLD NEIGHBOURHOOD DEVELOPMENT PLAN**

Members to discuss Harrold Neighbourhood Development Plan.

Members had no objections and consider this to be a sound Neighbourhood Plan.

### **378/21 EAST NORTHAMPTONSHIRE'S LOCAL PLAN**

Members to discuss East Northamptonshire's Local Plan.

Rushden Town Council would like to make the following comments:-

- i) Within the Rushden East Sustainable Urban Extension Masterplan Framework Document section of the Local Plan at point 2.2.29 *'The masterplan includes a requirement for a new cemetery with associated car parking to serve Rushden and Higham Ferrers. Developers will need to agree the area of this with East Northamptonshire Council and Rushden Town Council;'*. We would like to stress that the proposed Cemetery site is for Rushden residents only. Higham Ferrers Town Council confirmed some time ago that Higham Ferrers residents do not wish to be buried within the Rushden parish. Therefore, the framework documents should to be amended to indicate that the proposed cemetery site is for Rushden only and provision therefore needs to be made for Higham Ferrers cemetery requirements.

Detail needs to be added for the construction of the new cemetery for Rushden. Rushden Town Council are happy to take on the administration and ongoing maintenance of a new cemetery but there needs to be detail about how the land is to be prepared, the provision of an access road, the provision of services, the construction of an amenity building on the site and the provision of fencing for the site, prior to the Town Council taking on responsibility of the new cemetery.

- ii) With regard to future healthcare provision on the Rushden East SUE, Rushden Town Council considers there needs to be further detail regarding what primary healthcare will be provided ie a new surgery to service the residents of Rushden East or a Section 106 contribution to enhance existing healthcare facilities. We understand that all current doctors surgeries and dentists are at full capacity. Therefore, it is extremely important that full healthcare provision for the additional residents, created from the Rushden East SUE is detailed within the SUE masterplan framework document. We don't feel the current reference to healthcare is robust enough or gives sufficient detail to ensure all future healthcare requirements will be met.

### **379/21 WITHDRAWN APPLICATIONS**

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

**20/01467/FUL** - Demolition of existing residential dwelling; erection of 4 townhouse dwellings with parking; conversion of existing outbuilding into carport; new vehicle access to highway at 23 High Street South, Rushden, Northamptonshire, NN10 0QU.

**20/01612/VAR** - 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.

Members noted the information.

Chairman