

## RUSHDEN TOWN COUNCIL

### **MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON MONDAY 17<sup>th</sup> AUGUST 2021 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM**

Present: Councillor: Paul Harley

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

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

#### **113/22 DECLARATIONS OF INTEREST**

Councillors Sarah Peacock and David Coleman declared 'another interest' to application NE/21/01124/OUT

#### **114/22 APOLOGIES**

Apologies for absence were submitted on behalf of Cllr Cesare Marinaro.

#### **115/22 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 26th July 2021 be approved and signed by the Chairman as a true record.

#### **116/22 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Planning Application: NE/21/00891/FUL</b> <b>Applicant: Mr. Jonathan Di Casimo-Carvetta</b> <b>Planning Officer: Sunny Bains</b>  To extend garage into the garden and to convert garage into a gym and study for work at 48 Park Road, Rushden, Northamptonshire, NN10 0RG.	Rushden Town Council has no objection to this application but would like to see a condition that limits the proposed gym to personal use only.
<b>Planning Application: NE/21/00915/ADV</b> <b>Applicant: Miss Lauren Fusco</b> <b>Planning Officer: Dean Wishart</b>  Promotional window stickers (short term and to be removed before signs); Digital menu system; Internal window vinyl; Printed	No Objection

<p>external vinyl attached to existing shutter box; Fascia sign to cover existing lightbox; Painting of the shop to match the brand at 104 High Street, Rushden, Northamptonshire, NN10 0PQ.</p>	
<p><b>Planning Application: NE/21/00977/FUL</b>  <b>Applicant: Mrs. Umarathy Kururaj</b>  <b>Planning Officer: Sunny Bains</b></p> <p>Erection of first-floor and single-storey rear extensions of existing residential building, including dormers and integral single garage at 18 - 20 Washbrook Road, Rushden, Northamptonshire, NN10 9UX.</p>	<p>Rushden Town Council objects to this application because of the lack of parking and therefore fully supports the LHA comments regarding parking matters.</p>
<p><b>Planning Application: NE/21/01043/FUL</b>  <b>Applicant: Ms. Angela Wright</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Demolition of outbuilding and erection of single storey rear and side extension (Re-submission of NE/21/00591/FUL) at 205 Wellingborough Road, Rushden, Northamptonshire, NN10 9SZ.</p>	<p>Rushden Town Council had no objection to this application.</p>
<p><b>Planning Application: NE/21/01059/FUL</b>  <b>Applicant: Mr. Piotr Pieczak</b>  <b>Planning Officer: Joe Davies</b></p> <p>Proposed end of terrace three bedroom house (Resubmission of NE/21/00411/FUL) at 126 Wellingborough Road, Rushden, Northamptonshire, NN10 9SS.</p>	<p>Rushden Town Council objects to this application for the following reason: -</p> <ol style="list-style-type: none"> <li>1. Lack of parking – we note the comments from the LHA and fully support these. It would appear that there is insufficient parking, but should if NNC are minded to grant this application we would expect the comments from LHA to be fully adhered to in relation to splay and visibility.</li> </ol>
<p><b>Planning Application: NE/21/01075/FUL</b>  <b>Applicant: Chakib Idrissi</b>  <b>Planning Officer: Susie Russell</b></p> <p>Change of use from Hair and Beauty Salon (E(a)) to Food Outlet (E(b)) including installation of extractor flue at 78 High Street, Rushden, Northamptonshire, NN10 0PQ.</p>	<p>No objection, subject to approval of Environmental Officer approval to extractor flue.</p> <p>We would like to comment that the layby referred to by LHA in relation to parking is in fact a loading bay and therefore should not be considered for general parking in relation to the food outlet.</p>
<p><b>Planning Application: NE/21/01076/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 (Re-submission of NE/21/00210/FUL) at 344 Newton Road, Rushden, Northamptonshire, NN10 0SY.</p>	<p>No objection</p>

<p><b>Planning Application: NE/21/01103/FUL</b>  <b>Applicant: Mr. Lloyd Graham</b>  <b>Planning Officer: Susie Russell</b></p> <p>First floor side extension over garage (Re-submission of NE/21/00423) at 17 South Park, Rushden, Northamptonshire, NN10 9LY.</p>	<p>No objection as long as the application meets LHA parking criteria</p>
<p><b>Planning Application: NE/21/01116/FUL</b>  <b>Applicant: Mr. Alan Roberts</b>  <b>Planning Officer: Dean Wishart</b></p> <p>Single storey side extension to replace existing garage and conservatory at 7 Newton Close, Rushden, Northamptonshire, NN10 0HR.</p>	<p>No objection</p>
<p><b>Planning Application: NE/21/01121/FUL</b>  <b>Applicant: Mr &amp; Mrs Dickinson-Byrne</b>  <b>Planning Officer: Amie Baxter</b></p> <p>Single storey rear extension and internal alterations at 27 Moor Road, Rushden, Northamptonshire, NN10 9SP.</p>	<p>No objection</p>
<p><b>Planning Application: NE/21/01121/FUL</b>  <b>Applicant: Mr &amp; Mrs Dickinson-Byrne</b>  <b>Planning Officer: Amie Baxter</b></p> <p>Single storey rear extension and internal alterations at 27 Moor Road, Rushden, Northamptonshire, NN10 9SP.</p>	<p>No objection</p>
<p><b>Planning Application: NE/21/01161/TCA</b>  <b>Applicant: Mr. Christian Foley</b>  <b>Planning Officer: Brian Ogden</b></p> <p>T1 - Cherry - reduce height and spread of tree by 2 to 3 metres to shape; T2 - Apple – fell at 1 Griffith Street, Rushden, Northamptonshire, NN10 0RL.</p>	<p>No objection subject to approval of Tree Officer</p>
<p><b>Planning Application: NE/21/01124/OUT</b>  <b>Applicant: Bowbridge Land Ltd</b>  <b>Planning Officer: Gavin Sylvester</b></p> <p>Hybrid planning application comprising: A. A full application for the delivery of access and on-site spine roads, associated access junction arrangements onto the A6 and drainage infrastructure; and B. An outline application with all matters reserved aside from access for a phased development of up to 500 homes, employment development of around 5,700m<sup>2</sup>, public open space and associated infrastructure at Knights Farm, 223 Newton Road, Rushden, Northamptonshire, NN10 0SX.</p>	<p>Request to defer comments</p>

## **117/22 PLANNING DECISIONS**

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

### **Refuse Planning Permission**

**NE/21/00870/FUL** - Subdivision of plot and construction of 1No two-bedroom single storey dwelling including access and landscape at 33 Arundel Court, Rushden, Northamptonshire, NN10 9JB.

[RTC No Objection]

### **RESOLVED**

Members noted this information.

## **118/22 WITHDRAWN APPLICATION**

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

**NE/21/00635/FUL - Unit 4 Express Business Park Shipton Way Rushden Northamptonshire NN10 6GL** - Grassed area to rear of building adjacent to service road: Conversion to concrete yard area to facilitate the efficient despatch of mobile homes and provide level ground floor access to the building to facilitate product movements in and out. Involves levelling the area and resurfacing with concrete, with the addition of a soakaway, retaining wall, fencing, and landscaping up to the existing service road and yard areas. Rear elevation of building: Addition of 2no. large galvanised steel roller shutter doors to facilitate the entry and exit of product (mobile homes) into the building at ground floor level.

### **RESOLVED**

Members noted this information.

## **119/22 BEDFORD BOROUGH DESIGN GUIDE SCOPING CONSULTATION**

Members to discuss Bedford Borough Design Guide Scoping Consultation

### **RESOLVED**

Members had no objection and consider this to be a sound Design Guide Scoping Consultation.

## **120/22 CONSULTATION FOR PROPOSED 5G TELECOMMUNICATIONS INSTALLATION FOR H3G UK – WYMINGTON ROAD, RUSHDEN, NORTHAMPTONSHIRE, NN10 9JT**

Members to discuss the consultation for proposed 5G Telecommunications Installation for H3G UK.

### **RESOLVED**

Members understand that this is the preferred location but we are disappointed that this is located adjacent to local properties.