

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 17th January 2023 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 6.30PM

Present: Chairman: Paul Harley

Councillors: Richard Lewis Melanie Coleman
 David Coleman Tracey Smith
 Cameron Clarke Carol Childs
 Tony Spooner Adrian Winkle [Ex Officio]

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

281/23 DECLARATIONS OF INTEREST

Cllr Richard Lewis declared an Other Interest in application number NE/22/01570/PDU.

282/23 APOLOGIES

Apologies of absence were submitted on behalf of Cllrs, Cesare Marinaro, Kaye Rawlins, Marian Hollomon, Philip Humphrey.

283/23 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 3rd January 2022 be approved and signed by the Chairman as a true record.

284/23 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
<p>Planning Application: NE/22/00705/FUL Applicant: Mr. Antonio Di-Fazio Planning Officer: Amie Baxter Responses Due: 13th January 2023</p> <p>Demolition of existing dwelling and erection of 6 dwellings at 11 Higham Road, Rushden, Northamptonshire, NN10 6EB.</p> <p><u>This application to be revisited as the amended paperwork sent to us was still reading 7 dwellings, but is in fact 6, revisiting to ensure when last discussed we discussed this application as 6 dwellings.</u></p>	<p>Objection:- Despite the reduction in dwellings we still feel this is an overdevelopment of the site. We still believe our previous comments are valid.' 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.</p> <p>With imaginative design this prominent 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 be in keeping with the existing 1920's houses adjacent to the site.</p> <p>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</p>

	<p>and designed so that they integrate acceptably with the existing settlement.'</p> <p>We also fully support the objections from Highways and we note the layout that would be required to make an adopted road would leave less space on the site and would make the scheme very cramped.</p> <p>Therefore, we still recommend that the quantity of dwellings is reduced to create a quality, well designed scheme on the site.</p>
<p>Planning Application: NE/22/01194/OUT Applicant: Mr. Tim Burt Planning Officer: Chris Hill Responses Due: 25th January 2022</p> <p>Outline permission for the demolition of existing automotive repair garage and the erection of 7 dwellings at Car Sales Office, Quorn Road, Rushden, Northamptonshire, NN10 6UU.</p> <p><u>AN AMENDMENT/ADDITIONAL INFORMATION - REVISED SITE LAYOUT PLAN RECEIVED 9 DECEMBER 2022.</u></p>	<p>No Objection</p>
<p>Planning Application: NE/22/01499/FUL Applicant: Shoemaker Gp Ltd Planning Officer: Amie Baxter Responses Due: 13th January 2023</p> <p>Minor reconfiguration works to the existing Rushden Lakes car parking area to facilitate integration of the proposed Rushden Living scheme at Land West Of Rushden Lakes. Ditchford Lane, Rushden, Northamptonshire.</p>	<p>Rushden Town Council has no objection to this application subject to a sufficient Gas Protection Plate being installed by Cadent Gas.</p>
<p>Planning Application: NE/22/01564/FUL Applicant: Mr Kevin Hughes Planning Officer: Susie Russell Responses Due: 13th January 2023</p> <p>Single storey side and rear extensions at 17 Browning Close, Rushden, Northamptonshire, NN10 0YW.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/01569/FUL Applicant: Christina Barclay (Company Name - Elsby And Co Ltd) Planning Officer: Chris Hill Responses Due: 13th January 2023</p> <p>Proposed demolition of single storey element, front two storey extension, loft conversion including external fire exit staircase at 155 Wellingborough Road, Rushden, Northamptonshire, NN10 9TB.</p>	<p>Rushden Town Council has no objection to this application subject to no objection from Local Highways Authority.</p>

<p>Planning Application: NE/22/01570/PDU Applicant: Mr And Mrs J H And J E Daker Planning Officer: Chris Hill Responses Due: 13th January 2023</p> <p>The sub division of an existing commercial building into 2 x 1 bedroom flats at first and second floor levels and the retention of commercial premises at ground floor level. Access to the proposed flats at first and second floor levels will be via a separate enclosed entrance lobby at ground floor level at 32 High Street, Rushden, Northamptonshire, NN10 0PL.</p>	<p>Rushden Town Council has no objection to this application, however we are concerned that there is no indication of an emergency access. We trust this would be dealt with under Building Regulations.</p>
<p>Planning Application: NE/22/01577/FUL Applicant: Mr & Mrs Alexander & Martha Anum-Addo & Owusu-Achiaw Planning Officer: Susie Russell Responses Due: 29th January 2023</p> <p>Ground floor rear extension and replace two existing Velux windows with two large Velux at 252 Newton Road, Rushden, Northamptonshire, NN10 0SY.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/01579/FUL Applicant: Mr. Paul Bicknell (Company Name Zeustone Limited) Planning Officer: Jennifer Wallis Responses Due: 3rd February 2023</p> <p>Change of use from outbuilding to 1 bedroom flat (social housing) at 26 Fairmead Crescent, Rushden, Northamptonshire, NN10 9NB.</p>	<p>We object to this application for the following reasons</p> <p>After considering Highways comments regarding the driveway we feel the current proposal will be contrary to required standards.</p> <p>We don't feel there are any benefits, only harm from this proposed change of use, in comparison to the extant consent.</p> <p>We are still concerned about boundary treatments by way of covenants and these may prohibit implementation of the application.</p>
<p>Planning Application: NE/22/01601/FUL Applicant: Mr. Ian Johnson Planning Officer: Sunny Bains Responses Due: 29th January 2023</p> <p>Erection of four x 3 bedroom dwellings fronting onto Wenworth Road, with vehicular access from Moor Road, parking and landscaping; and retention of existing dwelling at 28 Moor Road, Rushden, Northamptonshire, NN10 9SP.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/01602/FUL Applicant: Mr Shaun Cherry Planning Officer: Pete Baish</p>	<p>Whilst we welcome the provision of town houses within the development and the sympathetic</p>

<p>Responses Due: 3rd February 2023</p> <p>Part demolition of factory buildings and refurbishment of the retained building to form 3 flats, erection of 2 townhouses and formation of car park at Factory Windmill Road, Rushden, Northamptonshire, NN10 9TN.</p>	<p>refurbishment of the retained building, we feel we have to object to this application in support of the comments made by the LHA. We hope the issues can be resolved with additional parking and a more robust parking survey. There is already much pressure on on-street parking within the area and this development in its current form would only exacerbate this. We hope the parking issues can be resolved and look forward to a fresh application.</p>
<p>Planning Application: NE/22/01614/FUL Applicant: Christine Procyk Planning Officer: Erika Davies</p> <p>Single storey side extension at 10 Frinton Close, Rushden, Northamptonshire, NN10 9JJ.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/01617/FUL Applicant: Ms Hayward Planning Officer: Jacqui Colbourne</p> <p>Replacement of existing storage barns and stables with new storage, animal husbandry and garaging barn at 264 Newton Road, Rushden, Northamptnsire, NN10 0SY.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/01629/TPO Applicant: Mrs. Gemma Roberts Planning Officer: Responses Due: 23rd January 2023</p> <p>Fell existing Beech tree (TPO 0063) due to disease within the tree (see images) thereby ensuring the safety of other protected tress within close proximity (Oak and a Horse Chestnut) and nearby house. Replace with a younger Beech tree in the same location with a height no shorter than 2 metres at 5 Millers Close, Rushden, Northamptonshire, NN10 9RP.</p>	<p>Rushden Town Council has no objection to this application subject to the approval of the North Northamptonshire Tree Officer.</p>
<p>Planning Application: NE/23/00020/PNT Applicant: CK Hutchison Networks (UK) Limited</p> <p>Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets at Higham Road, Rushden, Northamptonshire.</p>	<p>We feel we need to lodge an objection as we are unable to make any informed comments, due to the lack of information on this application.</p>

285/23 PLANNING DECISIONS

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

Refuse Planning Permission

NE/22/01311/FUL - Construction of garage with habitable space above at 52 Shirley Road, Rushden, Northamptonshire, NN10 6BY.

[RTC No Objection]

RESOLVED

Members noted this information

286/23 APPEAL CONSULTATION

Members to discuss the following appeal consultation.

NE/22/00899/FUL - Two storey front extension at 7 Fairmead Crescent, Rushden, Northamptonshire, NN10 9NB.

RESOLVED

Rushden Town Council has no objection to this application

287/23 LICENSING ACT 2003

Members to discuss the following Licensing Act 2003

23/00059/LAPNEW– Premises Licence for Vlora Restaurant at, 133 High Street, Rushden, Northamptonshire, NN10 0NX.

RESOLVED

After discussion with the Licencing Officer, we have no comments to make on this application at this time, but have requested the premises are robustly monitored by Enforcement Officers from NNC'

Chairman