

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 18th DECEMBER 2018 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith David Coleman
Kaye Rawlins David Jenney
Carol Childs. Philip Humphrey

Town Clerk: Vivienne Prodger

268/19 DECLARATIONS OF INTEREST

Cllr Tracey Smith declared an Other Interest in application 18/02068/FUL

Cllr David Coleman declared an Other Interest in application numbers 18/02150/FUL and 18/02309/VAR

Cllr Kaye Rawlins declared an Other Interest in application 18/02227/FUL

269/19 APOLOGIES

Apologies for absence were submitted on behalf of Councillors, Cesare Marinaro, Richard Lewis, Marian Hollomon and Sarah Peacock.

270/19 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 4th December 2018 be approved and signed by the Chairman as a true record.

271/19 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
<p>Application Number: 18/01388/FUL Planning Officer: Dean Wishart</p> <p>Full planning permission (inc details of access, layout, scale, appearance and landscaping) for 80 dwellings, highways layout, open space and all other associated infrastructure. Land East Of Brindley Close, Northampton Road, Rushden, Northamptonshire.</p> <p><u>Amended documents dated 29th November 2018</u></p>	<p>Whilst Rushden Town Council has No objection to this application, members commented on the width of the road and would like to see a road width of 4.8 metres.</p>

<p>Application Number: 18/01853/FUL Planning Officer: Marzena Johnson</p> <p>Change of use from offices to 2 dwellings at first floor level, front extension to ground floor of 4 Church Street and creation of new shopfront. Change of use of store / garage to create a new retail unit accessed from Church Street. Installation of shutters to all 3 shopfronts. 4 Church Street, Rushden, Northamptonshire, NN10 9YT.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ul style="list-style-type: none"> • Neither of the flats is compliant with the Technical housing standards – nationally described space standard and are therefore also not compliant with the adopted Core Spatial Strategy. • We also note the comments from Highways regarding parking and endorse their request for a robust parking survey. • We would also agree with comments made by Waste Management about the lack of information about where Waste Bins would be positioned.
<p>Application Number: 18/02068/FUL Planning Officer: Wayne Cattell</p> <p>Erection of a three bedroom dwelling at Land Adjacent 86 And 88 Talbot Road Rushden Northamptonshire.</p>	<p>Rushden town Council wish to object to this application on the following grounds</p> <ul style="list-style-type: none"> • The proposed application is Backland development which Rushden Town Council strongly opposes. • Members feel the proposal is an overdevelopment of the site and have concerns over privacy issues for neighbouring properties. • We fully support the local Highways agency objections
<p>Application Number: 18/02140/FUL Planning Officer: Carolyn Tait</p> <p>Conversion of first and second floor offices at 3 to 10 Newton Hall to form 9 Residential Units at Newton Centre, 9 Newton Road, Rushden, Northamptonshire, NN10 0PS.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <ul style="list-style-type: none"> • The proposed units 2, 6 and 7 do not comply with the Technical housing standards – nationally described space standard. • We endorse the comments from Highways regarding parking provision. • We have concerns about waste management as at present waste bins are already placed on our boundary at Newton Road Toilets and we feel the additional waste that will be generated from the proposed development has not been properly addressed.

<p>Application Number: 18/02150/FUL Applicant: Rushden Allotment Society Planning Officer: Wayne Cattell</p> <p>Replacement Allotment Building Allotment Gardens, Grafton Road, Rushden, Northamptonshire.</p>	<p>No objection</p>
<p>Application Number: 18/02173/FUL Planning Officer: Amie Baxter</p> <p>Erection of Recreational Building, The Cloisters, Rectory Road, Rushden, Northamptonshire NN10 0HA.</p>	<p>No objection</p>
<p>Application Number: 18/02196/FUL Planning Officer: Wayne Cattell</p> <p>Demolition of existing conservatory and erection of single storey rear/side extension to form annexe. 1 Bluebell Rise, Rushden, Northamptonshire, NN10 0TU.</p>	<p>No objection</p>
<p>Application Number: 18/02209/OUT Planning Officer: Wayne Cattell</p> <p>To build a single new 2/3 bedroom bungalow at the rear (north) of 10 Mill estate- All matters reserved. 10 Mill Estate, Wymington Road, Rushden, Northamptonshire, NN10 9LD.</p>	<p>Rushden Town Council wish to object to this application on the following grounds</p> <ul style="list-style-type: none"> • The proposed outline application does not comply with Northamptonshire Highways Standards which does not permit more than 5 dwellings to share an access. • The unadopted access road is narrow and does not permit vehicles to pass without going onto private property. • Members feel this is an overdevelopment of the site
<p>Application Number: 18/02215/FUL Planning Officer: Amie Baxter</p> <p>Two storey side extension, 131 Higham Road, Rushden, Northamptonshire, NN10 6DS.</p>	<p>No objection</p>
<p>Application Number: 18/02227/FUL Planning Officer: Jennifer Wallis</p> <p>Change of Use from Retail & Workshop to Residential Dwelling including amenity space at 31 Fitzwilliam Street, Rushden, Northamptonshire, NN10 9YW.</p>	<p>No objection</p>

<p>Application Number: 18/02229/FUL Planning Officer: Jacqueline Colbourne</p> <p>Single storey rear extension at 40 Wymington Road, Rushden, Northamptonshire, NN10 9JX.</p>	<p>No objection</p>
<p>Application Number: 18/02309/VAR Planning Officer: Marzena Johnson</p> <p>Variation of condition 28 pursuant to planning application 12/00839/VAR: Variation of condition 28 (store trading times) of planning permission 03/00754/OUT - Erection of Class A1 foodstore with associated car parking, operational space and landscaping at Asda, 161 High Street, Rushden, Northamptonshire, NN10 0PA.</p>	<p>Rushden Town Council notes that this application obviously had insufficient time for this to be determined before Christmas, therefore we would suggest in future years ASDA lodge their application for Christmas opening in a more timely manner.</p>
<p>Application Number: 18/02360/FUL Planning Officer: Anne Dicks</p> <p>Two storey and single storey rear extensions (Re-submission of 18/00473/FUL) 105 Higham Road, Rushden, Northamptonshire, NN10 6DS.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <ul style="list-style-type: none"> • The size and scale of the proposed extension is disproportionate to the original building and we consider it to be an overdevelopment of the site. • The design of the proposed extension will be out of keeping with the existing built form in the immediate area. The use of a flat roof to the rear extension is not in keeping with the host property or the character of the area. • The proposed materials for the extension are totally out of keeping with the host property and the existing built form within the area. Therefore this proposal is contrary to Policy 8 of the Joint Core Strategy, Policy EN1 of the Rushden Neighbourhood Plan and the Residential Extensions and Alterations Design Guide <p>We would strongly recommend this application is refused.</p>

272/19 Northamptonshire County Council Application

Members discussed the proposed development of two replacement classrooms and associated external works at South End Junior School, Wymington Road, Rushden, Northamptonshire, NN10 9JU.

RESOLVED

Rushden Town Council has no objections to this application.

Chairman