



RUSHDEN TOWN COUNCIL

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Mayor: Cllr Cesare Marinaro
Town Clerk: Vivienne Prodger

10th February 2020

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 18th February 2020 commencing at 7.30pm.

AGENDA

1. DECLARATIONS OF INTEREST

To receive any declarations of interest – Personal and/or Prejudicial and the nature of those interests relating to items on the agenda.

2. APOLOGIES

To receive any apologies for absence.

3. MINUTES

To approve and sign the minutes of the meeting of the Planning Consultative Committee held on 28th January 2020.

(enclosed)

4. PLANNING APPLICATIONS

To comment on the following Planning Applications:

Application Number: 19/00326/FUL

Planning Officer: Chris Spong

Dropped kerb; Resurface the front garden to provide off-road parking at 145 Irchester Road, Rushden, Northamptonshire, NN10 9QX.

AMENDED SITE PLAN AND ADDITIONAL PHOTOS RECEIVED ON 11TH FEBRUARY 2020

Application Number: 19/01974/FUL

Applicant: Rushden Town Council

Planning Officer: Pete Baish

Erection of new rugby club house with four playing pitches and provision of new access road from existing roundabout, including creation of new pedestrian crossing and 3m wide shared footway and cycleway on adjacent highway at Land East Of A6 And Roundabout, At Bedford Road, Rushden, Northamptonshire.

Application Number: 19/01975/OUT

Applicant: Rushden Town Council

Planning Officer: Pete Baish

Outline permission for the demolition of existing rugby club and erection of up to 150 dwellings, open space, and associated works, with all matters reserved other than access at Rushden And Higham Rugby Club, Bedford Road, Rushden, Northamptonshire, NN10 0SA.

<p>Application Number: 20/00023/FUL Planning Officer: Jennifer Wallis</p> <p>Single storey rear extension and upper floor extension over existing garage at 15 Richmond Close, Rushden, Northamptonshire, NN10 0NT.</p>
<p>Application Number: 20/00039/ADV Applicant: Highways England Planning Officer: Susie Russell</p> <p>Erection of 4 Highways England scheme billboards to advertise the proposed improvement scheme and its duration on all major approaches to the junction at Chowns Mill Roundabout, Nene Valley Way, Higham Ferrers, Northamptonshire.</p>
<p>Application Number: 20/00058/FUL Applicant: Mayfair Homes (Luton) LTD Planning Officer: Jacqui Colbourne</p> <p>Proposed 2 no. two bedroom flats with parking and amenity space at Land Between, 33 - 35 Dingle Road, Rushden, Northamptonshire.</p>
<p>Application Number: 20/00062/ADV Applicant: HSBC Planning Officer: Jennifer Wallis</p> <p>Replacement of existing ATM header signage to comply with new HSBC branding at 75 - 79 High Street, Rushden, Northamptonshire, NN10 0NZ.</p>
<p>Application Number: 20/00065/PDU Planning Officer: Ian Baish</p> <p>Change of Use to day nursery with a maximum of twenty six children aged six months to five years (Part 3 ClassT) at Apollo Services, Sanders Lodge Industrial Estate, Rushden, Northamptonshire, NN10 6BQ.</p>
<p>Application Number: 20/00085/FUL Planning Officer: Joe Davies</p> <p>Application for Mixed Use; to (Class C3) Dwelling house and (Class A1) Shop. Proposal for shop to continue to occupy ground floor Church Street frontage, with the flat/dwelling occupying rear of ground floor level, and entire first floor. Shared courtyard at 31 Church Street, Rushden, Northamptonshire, NN10 9YU.</p>
<p>Application Number: 20/00103/LDP Planning Officer:</p> <p>Certificate of Lawfulness for proposed development/Use: Erection of a single storey outbuilding to the rear of the dwelling to be used as garage and home gym at 148 Higham Road, Rushden, Northamptonshire, NN10 6DT.</p>
<p>Application Number: 20/00117/TPO Planning Officer: Rosalind Johnson</p> <p>Lime, Fell - Potential for failure; Surrounding trees remove deadwood at 18 Wymington Park, Rushden, Northamptonshire, NN10 9JP.</p>
<p>Application Number: 20/00138/FUL Planning Officer: Ian Baish</p> <p>Single storey side and rear extension at 17 Rose Avenue, Rushden, Northamptonshire, NN10 9NU.</p>

5. PLANNING DECISIONS

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

Grant Planning Permission

19/01437/FUL - Change of use from existing commercial offices to domestic dwellings and alteration and refurbishment of existing commercial offices to form dwellings, consisting of: four single storey one Bedroom Ground Floor Flats, one single storey two Bedroom First Floor Flat, one two storey one Bedroom dwelling, and one two storey two Bedroom dwelling, associated car parking and waste bin storage at Hamblin House, Hamblin Court, Rushden, Northamptonshire, NN10 0RU.

[RTC Objection]

(enclosed)

19/01574/FUL - Demolition of existing store/workshop buildings, erection of two semi-detached dwellings at 7A Glassbrook Road, Rushden, Northamptonshire, NN10 9TG.

[RTC Objection]

(enclosed)

6. PLANNING POLICY CONSULTATION

Members to discuss the Householder Extensions – Supplementary Planning Document – Consultation Draft

(enclosed)

7. PLANNING AND COMPULSORY PURCHASE ACT 2004 EAST NORTHAMPTONSHIRE LOCAL PLAN PART 2 – additional sites consultation

Members to discuss East Northamptonshire Local Plan Part 2

(enclosed)

8. LICENSING ACT 2003

Members to discuss the following application:-

Rushden Station, Station Approach, Rushden, Northamptonshire, NN10 0AW.

(enclosed)

9. WITHDRAWN APPLICATIONS

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

19/01842/FUL - (Retrospective) Retention of farm shop and mooring structures at Glebe Meadow Fishery, Ditchford Lock, Ditchford Lane, Rushden, Northamptonshire, NN8 1RL.

(enclosed)

19/01857/FUL - Erection of extensions (part 2 storey part single storey) front porch, new boundary fence and Change of Use of land to residential at 5 Hay Close, Rushden, Northamptonshire, NN10 0TT.

(enclosed)

10. APPEAL DECISION

To discuss the following appeal decisions.

18/02140/FUL - 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.

[*RTC – No Objection*]

(enclosed)

Yours faithfully

Vivienne Prodger
Town Clerk