

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 18th February 2020 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman
Councillors: David Coleman Marian Hollomon
Sarah Peacock David Jenney
Philip Humphrey
Minutes: Paul Wilcox

337/20 DECLARATIONS OF INTEREST

All Councillors declared a Bias interest in application number 19/01974/FUL.

All Councillors declared a Bias interest in application number 19/01975/OUT.

Cllrs Sarah Peacock and Philip Humphrey declared an Other interest in application number 20/00062/ADV.

Cllrs David Jenney and Sarah Peacock declared an Other interest in the Planning Policy Consultation.

All Councillors declared an Other interest in the Licensing Act 2003.

338/20 APOLOGIES

Apologies for absence were submitted on behalf of Councillors Carol Childs, Cesare Marinaro, Kaye Rawlins, Richard Lewis, Tracey Smith, and the Town Clerk Vivienne Prodger.

339/20 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 28th January 2020 be approved and signed by the Chairman as a true record.

340/20 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application Number: Planning Officer: Chris Spong Dropped kerb; Resurface the front garden to provide off-road parking at 145 Irchester Road, Rushden, Northamptonshire, NN10 9QX. <u>AMENDED SITE PLAN AND ADDITIONAL PHOTOS RECEIVED ON 11TH FEBRUARY 2020</u>	No Objection



<p>Application Number: 19/01974/FUL Applicant: Rushden Town Council Planning Officer: Pete Baish</p> <p>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.</p>	<p>As Rushden Town Council are the land owners, all members declared a "bias interest" to this application and were unable to comment.</p>
<p>Application Number: 19/01975/OUT Applicant: Rushden Town Council Planning Officer: Pete Baish</p> <p>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>	<p>As Rushden Town Council are the land owners, all members declared a "bias interest" to this application and were unable to comment.</p>
<p>Application Number: 20/00023/FUL Applicant: Mr & Mrs Mike Harris 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>No Objection</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>No Objection</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>Rushden Town Council objects to this application –</p> <p>Members were concerned with the proposal on the following grounds:</p> <p>The development is Back Land Development</p> <p>The development is contrary to The Rushden Neighbourhood Plan Policy H1 Settlement Boundary, as it does not follow the pattern of existing development.</p> <p>No Allowances have been made for the Permissive right of way linking Dingle Road and the Public right of way UK6.</p>

	The Proximity of the dwellings to the electrical sub station.
<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>	No Objection
<p>Application Number: 20/00065/PDU Applicant: Mrs Kirsty Tuvey 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>	No Objection – Members made the following comments: The proposal has a lack of outdoor space for active recreation. Members would welcome the comment from Environmental Protection on Air quality on the site.
<p>Application Number: 20/00085/FUL Applicant: Mr. Rob Human 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>	No Objection – Members made the following comments: No provision on site for Car Parking and the Car Parks identified have Parking restrictions in place to prevent 24hr parking.
<p>Application Number: 20/00103/LDP Applicant: Mr. Daniel Williams 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>	No Objection – Members made the following request that a Planning Condition be made to remove any Permitted development rights connected with the garages and the garages must stay as Ancillary to the Main dwelling.
<p>Application Number: 20/00117/TPO Applicant: Ms Allen Planning Officer: Rosalind Johnson</p> <p>Lime, Fell - Potential for failure; Surrounding trees remove deadwood at 18 Wymington Park, Rushden, Northamptonshire, NN10 9JP.</p>	Rushden Town Council has no objection to this application subject to the approval of the East Northants Tree Officer.
<p>Appication Number: 20/00138/FUL Applicant: Mr & Mrs Pateman Planning Officer: Ian Baish</p> <p>Single storey side and rear extension at 17 Rose Avenue, Rushden, Northamptonshire, NN10 9NU.</p>	No Objection

341/20 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]

RESOLVED

Members noted the information.

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]

RESOLVED

Members noted the information.

342/20 PLANNING POLICY CONSULTATION

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

RESOLVED

Rushden Town Council have reviewed the Consultation and fully support this Supplementary Planning Document.

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

Members to discuss East Northamptonshire Local Plan Part 2

RESOLVED

This application has been deferred until 10th March 2020.

343/20 LICENSING ACT 2003

Members to discuss the following application:-

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

RESOLVED

No Objection

344/20 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.

RESOLVED

Members noted the information.

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.

RESOLVED

Members noted the information.

345/20 APPEAL DECISION

Members To discuss the following appeal decision.

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]

RESOLVED

Members noted the information.

Chairman


10-3-2020