



RUSHDEN TOWN COUNCIL

Rushden Hall
RUSHDEN
Northamptonshire NN10 9NG

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Mayor: Cllr David Coleman
Town Clerk: Vivienne Prodger

10th March 2025

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 18th March 2025 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 the minutes of the meeting of the Planning Consultative Committee held on Tuesday 25th February 2025.
- 4. PLANNING APPLICATIONS**
To comment on the following Planning Applications:

Planning Application: NE/24/00572/FUL

Applicant: Shantilal Mistry

Planning Officer: Jacqui Colbourne

Ward: Hayden

Responses Due Back: 19th March – EOT applied for until 21st March

Erection of 3 dwellings at Car Park, Rear Of 15 Newton Road, Rushden, Northamptonshire.

AMENDMENT - ADDITIONAL INFORMATION RECEIVED

Planning Application: NE/24/01079/FUL

Applicant: Mr O Aiyegbusi

Planning Officer: Erika Davies

Ward: Pemberton

Responses Due Back: 19th March 2025

Ground floor rear extension. Part first floor rear, front and side extension. Rear dormer roof extension, two front roof windows at 78 Park Avenue, Rushden, Northamptonshire, NN10 9NR.

AMENDMENT - ADDITIONAL INFORMATION RECEIVED 16th JANUARY 2025.

Planning Application: NE/24/01179/FUL
Applicant: Michael Jones (Sanctuary Group)
Planning Officer: Erika Davies
Ward: Hayden Central
Responses Due Back: 21st March 2025

Full Planning Permission. Replacement of all existing windows Flat 1, 129 High Street, Rushden, Northamptonshire, NN10 0NZ.

Planning Application: NE/25/00137/FUL
Applicant: Mr & Mrs Rolfe
Planning Officer: Hoda Sadri
Ward: Hayden
Responses Due Back: 21st March 2025

Full Planning Permission. Change of use from five-bedroom dwelling with self-contained one-bedroom annexe into 2No. three bedroom semi-detached dwellings, including alterations and single storey rear extension at 2 Victoria Close, Rushden, Northamptonshire, NN10 0DG.

Planning Application: NE/25/00167/FUL
Applicant: Mr Paul Goodyear
Planning Officer: Hoda Sadri
Ward: Hayden Central
Responses Due Back: 21st March 2025

Full Planning Permission. Insertion of 2No windows to first floor west elevation and additional rooflight at 46 High Street, Rushden, Northamptonshire, NN10 0PJ.

Planning Application: NE/25/00218/FUL
Applicant: Ms Candice Hurrell
Planning Officer: Theresa Nicholl
Ward: Hayden
Responses Due Back: 4th April 2025

Full Planning Permission. New, widened automated door system to communal entrance of property (Flat 47). Construction of concrete ramp at 1:15 gradient, with 900mm height metal upstands, landing area and platform area. Placement of concrete ramp proposed outside of communal entrance. Communal entrance located at rear of flats, as indicated in design at Derngate House, Portland Road, Rushden, Northamptonshire.

Planning Application: NE/25/00232/PND
Applicant: Mr and Mrs Moore
Planning Officer: Jacqui Colbourne
Ward: Bates
Responses Due Back: 31st March 2025

Prior Notification - Demolition. Prior approval notification for the demolition of a building in residential use (Schedule 2, Part 11, Class B) at 200 Bedford Road, Rushden, Northamptonshire, NN10 0SB.

Planning Application: NE/25/00240/TPO

Applicant: Mr Alan Armson

Planning Officer: Ana Patriarca

Ward: Spencer

Responses Due Back: 29th March 2025

Tree Preservation Order Consent. T1; Sycamore - prune to clear building by 2m, to suitable growth points. T3; Beech – crown clean dead, dying, defective material, any crossing or rubbing limbs to suitable growth points/to source, remedial prune. Crown raise over highway to provide 5m clearance. Crown raise over property access driveway and footpath to provide 2.5m clearance. At 105 Northampton Road, Rushden, Northamptonshire, NN10 6AR.

Planning Application: NE/25/00254/FUL

Applicant: Mr J Laughton

Planning Officer: Erika Davies

Ward: Sartoris

Responses Due Back: 29th March 2025

Full Planning Permission. Garden building at 15 Hensman Close, Rushden, Northamptonshire, NN10 9FA.

5. PLANNING DECISIONS

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

Planning Permission Refused

NE/24/01237/FUL - Front and side single storey extensions, one-and-a-half-storey rear extension, single storey glazed link at 184 Bedford Road, Rushden, Northamptonshire, NN10 0SB.

[RTC No Objection]

(Enclosed)

Planning Permission Granted

NE/24/00675/FUL - Change of use of upper floor to C3 residential accommodation comprising 2 x 1 bed apartments and 2 x 2 bed apartments, with new front door and rear amenity space.

[RTC Objection]

(Enclosed)

6. APPEAL DECISION

Members to discuss the following appeal decision:-

[Appeal Granted]

NE/23/00523/FUL - Conversion of existing five bedroom dwelling to create 4 x flats; partial roof extension; addition of terrace and demolition of existing garage | 2 Harborough Road Rushden NN10 0LT

[RTC Objection]

(Enclosed)

Your faithfully

Paul Wilcox
Deputy Clerk