

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 18th OCTOBER 2022 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 6.30PM

Present: Chairman: David Coleman

Councillors: Philip Humphrey Cameron Clarke
 Kaye Rawlins David Jenney
 Richard Lewis Melanie Coleman
 Adrian Winkle [Ex Officio]

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

In Attendance: Cllr Joe Norris

186/23 DECLARATIONS OF INTEREST

Cllr Philip Humphrey declared a Bias interest in Application NE/21/01194/OUT and left the meeting when this item was discussed and took no part in discussion and voting thereon.

Cllrs Melanie Coleman, David Coleman, Richard Lewis and David Jenney all declared an Other interest in application number NE/21/01194/OUT.

Cllr Adrian Winkle declared an Other Interest in application number NE/22/00940/FUL.

187/23 APOLOGIES

Apologies of absence were submitted on behalf of Cllrs, Paul Harley, Cesare Marinaro, Marian Hollomon, Carol Childs, Tracey Smith

188/23 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 27th September 2022 be approved and signed by the Chairman as a true record.

189/24 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
Planning Application: NE/22/00940/FUL Applicant: Mr Jitan Patel Planning Officer: Pete Baish Responses Due: 28th October 2022 Change of Use from Residential to 3 No 1 Bedroom Flats at Birchall Road, Rushden, NN10 9RQ.	Rushden Town Council objects to this application for the following reasons:- The proposals development is contrary the Rushden Neighbourhood Plan policy H4. Notwithstanding the requirement in Policy 30 to provide more smaller households in Rushden, flatted development will only be supported where it can be robustly demonstrated that: meets an identified local need; or where the physical or financial constraints

	<p>of a site are such that it is not possible to provide smaller one and two bedroom houses or maisonettes; or where an existing non-residential building is being converted for residential use.</p> <p>This application is clearly in direct conflict with the Rushden Neighbourhood Plan and should be supported by NNC</p> <ul style="list-style-type: none"> • We note the comments from Waste Management and would request that a further management plan for waste is submitted. • We note all the comments from neighbours and feel that all the comments regarding a lack of parking are fully justified. We would request that a further parking beat survey is carried out as on site inspection in the evening it would appear that off road parking is very limited and should not be considered as an option for this development. • Rushden already has an over provision of small one bedroom flats and we strongly object to a family home being taken away to provide further inferior, cramped living space.
<p>Planning Application: NE/22/01095/FUL Applicant: Mr Sean Barnard Planning Officer: Jennifer Wallis Responses Due: 4th November 2022</p> <p>Single storey rear extension to increase existing kitchen / diner space; addition of front porch; and a side timber outbuilding to include an office, gym and cinema room with a glass link block at 2 The Cedars, 110 Irchester Road, Rushden, Northamptonshire, NN10 9XS.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/01120/TPO Applicant: Mrs. Gemma Roberts Planning Officer: Brian Ogden Responses Due: 21st October 2022</p> <p>T15 - Oak - to reduce the crown by up to 3 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/22/01179/FUL Applicant: NB Property Holdings Ltd Planning Officer: Ian Baish Responses Due: 28th October 2022</p> <p>Proposed First Floor Rear Extension to create 1 No Dwelling at Flat 1, 119 High Street, Rushden, Northamptonshire, NN10 0NZ.</p>	<p>Whilst Rushden Town Council understand the rationale of wanting to convert this property we feel it necessary to object as there is no parking provision within the site for another residential unit. We note previous applications have been refused by ENC because of lack of parking and we feel this is still a valid objection.</p> <p>We would question whether the proposed dwelling meets National Space Standards, can you please clarify if this is the case.</p>
<p>Planning Application: NE/22/01183/FUL Applicant: Asda Stores Ltd Planning Officer: Ellen Carr Responses Due: 21st October 2022</p> <p>Installation of roof mounted plant - 1 condensing unit at Asda, 161 High Street, Rushden, Northamptonshire, NN10 0PA.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/01188/VAR Applicant: Mrs. Uramathy Kururaj Planning Officer: Jennifer Wallis Responses Due: 21st October 2022</p> <p>Variation of condition 3 to allow for revised first floor extension height, changes of window and door size and number in rear ground floor and changes to the approved wall, pursuant to NE/21/00977/FUL. Erection of first-floor and single-storey rear extensions of existing residential building, including dormers and integral single garage at 18 - 20 Washbrook Road, Rushden, Northamptonshire, NN10 9UX.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/01193/REM Applicant: Mr. Button Planning Officer: Sunny Bains Responses Due: 21st October 2022</p> <p>Reserved matters: Access, Appearance, Landscaping, Layout, Scale pursuant to NE/21/00802/OUT. Outline: detached dwelling and garage (all matters reserved - resubmission of 18/00284/OUT) dated 28.05.2021. Relating to matters: Access Appearance Landscaping Layout Scale at Stables, 123 Northampton Road, Rushden, Northamptonshire, NN10 6AR.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/01194/OUT Applicant: Mr. Tim Burt Planning Officer: Chris Hill Responses Due: 21st October 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>Rushden Town Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposal is outline in nature with scale and access as matters for consideration. The submitted layout is taken as illustrative. Although layout is a reserved matter, the Town Council recognise that there is only 12m separation distance shown between

habitable rooms to Plot 2 and Plot 7. This is likely to result in an unacceptable level of overlooking, loss of privacy, and a poor level of residential amenity for future occupants. The rear garden sizes to plots 2 and 3 are also below the standard contained within draft Policy EN13 of the Part 2 Local Plan which encourages garden lengths of 10.5m.

2. The submitted application forms indicate that there is 475 sqm of existing internal floorspace, with 306.6 sqm gross internal floorspace proposed (including the change of use to residential) which is stated by the agent to result in a net reduction of overall floorspace across the application following development of -168sqm. The cumulative level of accommodation at 306sqm spread across seven dwellings is unlikely to equate to a high standard of living accommodation for future residents, and does not appear to align with the proposal shown illustratively on the indicative layout. The Town Council consider that due weight must be given to the policy requirement of attaining a high standard of design and amenity set out within Policy 8 of the Core Strategy; Policy EN13 of the draft Part 2 Local Plan; and Policy EN1 of the Rushden Neighbourhood Plan.
3. The submitted layout does not align with the proposed scale of development as stated on the application forms, and the Town Council are of the opinion that only limited weight can be given to this outline proposal against the need to attain a high standard of design. The Northamptonshire Parking Standards SPD sets out the provision of parking required by development proposals, although given the applicant has not specified their desired housing mix the Town Council are unable to ascertain how the proposal complies with the adopted Northamptonshire Parking Standards SPD. Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to take into account local design policies and guidance on design.
4. The application forms state the site is known to be contaminated, and that the

proposed use would be particularly vulnerable to the presence of contamination. No preliminary contamination survey of the site has been provided by the applicant demonstrating that site is suitable for development. The proposal is thereby contrary to Policy 6 of the Core Strategy which requires developers to establish that the site can be safely and viably developed with no significant impact on either future users or on ground and surface waters. The agent is also indicating on the application forms that they intend to use a sustainable urban drainage strategy to dispose of surface water. The suitability of this proposed drainage strategy has not been demonstrated by the applicant in light of contamination risks.

5. Whilst the Town Council recognise a change of use to residential may be appropriate within the surrounding context of the application site, it is recognised that the applicant has not demonstrated that the existing economic use cannot be sustained. The site is in employment use, and the site is not vacant. No evidence has been provided to demonstrate that there is a lack of commercial interest in the site over the last 12 months, in accordance with draft Policy EN19 of the Part 2 Local Plan. The proposal is also contrary to Core Strategy Policy 22 which seeks to safeguard existing employment sites, unless demonstrated by an applicant that there is no reasonable prospect of the site being used for that purpose. Under Policy EN19(c) developer contributions are expected to support economic development across the district, where a change of use occurs.
6. The proposed housing mix is stated by the agent as '*unknown*' on the application forms, despite scale being a matter for determination as part of the application. In the absence of information on the housing mix sought, the proposal is contrary to Policy 30 of the Joint Core Strategy, and draft Policy EN30 of the Part 2 Local Plan which requires a mix of dwelling sizes and tenures to cater for current and forecasted accommodation. Policy H5

	<p>of the Rushden Neighbourhood Plan also requires proposals to provide a balance of property sizes and types to meet market demands. The proposal for the same reasoning, is also contrary to the Northamptonshire Parking Standards SPD as the Town Council are unable from the evidence provided to ascertain how these standards would be met.</p> <p>Overall, the proposal is contrary to the development plan, and we feel it should therefore be refused.</p>
<p>Planning Application: NE/22/01215/FUL Applicant: Mr And Mrs Sepede Planning Officer: Susie Russell Responses Due: 28th October 2022</p> <p>Single storey front extension incorporating a new porch, modifications to side and rear elevations (fenestration only) and garage conversion at Barrington Road, Rushden, Northamptonshire, NN10 0NJ.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/01216/FUL Applicant: Mr Derya Duzgunoglu Planning Officer: Patrick Reid Responses Due: 28th October 2022</p> <p>Erection of a single storey rear extension to create a new commercial unit (re-submission of NE/22/00360/FUL) at 33 High Street, Rushden Northamptonshire, NN10 0QE.</p>	<p>Rushden Town Council objects to this application.</p> <p>We would like to re-iterate our original objections as below</p> <ol style="list-style-type: none"> 1. We note the comments from the LHA and would object to this application on the grounds of inadequate access. We question whether LHA criteria for splays would be met and whether the required road width would be sufficient. 2. We consider this scheme to be an overdevelopment of the site. 3. There is no provision of parking on site. <p>We would also support the reason for refusal by NNC in June 2022 as nothing has been submitted to mitigate the original refusal.</p>
<p>Planning Application: NE/22/01219/FUL Applicant: Mr And Mrs McDermott Planning Officer: Jennifer Wallis Responses Due: 4th November 2022</p> <p>Proposed loft conversion, including full width rear dormer and new first floor window to the existing South West facing gable and new single storey rear extension at 10 Holly Road, Rushden, Northamptonshire, NN10 6AT.</p>	<p>Rushden Town Council has no objection to this application subject to Highways approval.</p>

<p>Planning Application: NE/22/01250/FUL Applicant: Trainor Planning Officer: Jennifer Wallis Responses Due: 4th November 2022</p> <p>Single storey side and rear extensions including external alterations to existing house at 32 Avenue Road, Rushden, Northamptonshire, NN10 0SJ.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/01264/FUL Applicant: Ms Violet Hone Planning Officer: Ellen Carr Responses Due: 4th November 2022</p> <p>Single storey extension to rear of property at 14 Highfield Road, Rushden, NN10 9QD.</p>	<p>No Objection</p>

190/23 PLANNING DECISIONS

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

Grant Planning Permission

NE/22/00996/PDU - Sub-division of ex retail and commercial building into 3 dwellings and retail unit at 15 - 17 Church Street, Rushden, Northamptonshire, NN10 9YU.

[RTC Objection:-

Rushden Town Council objects to this application for the following reasons:-

We would reiterate our original concerns as below, as we do not feel these have been addressed by this latest application.

There is already an over provision of small, one bedroom flats within the Town, this development would offer very limited quality amenity space.

We are concerned about the lack of parking. We note that Highways have commented that any application should not be reliant on public parking spaces therefore as no parking facilities have been demonstrated within the application we feel the application is unacceptable. Considerable strain has already been placed on public parking in the past, with previous similar planning applications to this relying on using the public car parks to provide the required parking. We feel this is detrimental to the economy of the town as the valuable free parking spaces for shoppers are being taken by residents.]

RESOLVED

Members noted this information

Chairman