

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 19th February 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors:	Tracey Smith	Kaye Rawlins
	David Coleman	Cesare Marinaro
	David Jenney	Sarah Peacock
	Carol Childs	Philip Humphrey

Town Clerk: Vivienne Prodger

328/19 DECLARATIONS OF INTEREST

Cllr David Coleman declared an Other Interest in application number 18/02351/FUL.

Cllrs Tracey Smith and Paul Harley both declared an Other Interest in application number 18/02429/FUL.

Cllr Cesare Marinaro declared a bias interest in application number 18/02429/FUL and left the room when this item was discussed and took no part in discussion and voting thereon.

329/19 APOLOGIES

Apologies for absence were submitted on behalf of Councillor's, Richard Lewis, Marian Hollomon.

330/19 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 29th January 2019 be approved and signed by the Chairman as a true record.

331/19 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application Number: 18/02351/FUL Planning Officer: Joe Davies Demolition of existing building at 103 High Street, Rushden, Northamptonshire, NN10 0NZ.	No objection.
Application Number: 18/02429/FUL Planning Officer: Amie Baxter Demolition of existing dwelling and annex and erection of 5 No dwellings with amenity space and parking including modification of existing drive and access at High Beech, 8 Hayway, Rushden, Northamptonshire, NN10 6AG.	Rushden Town Council would like to object to this application for the following reasons: <ol style="list-style-type: none">1. We consider the proposed scheme to be an overdevelopment of the site. If the application was reduced to four houses this would provide better amenity and parking provision.2. We support the objections from the Highways Agency regarding parking and access matters.

<p>Application Number: 18/02430/FUL Planning Officer: Dean Wishart Installation of two air conditioning condenser units and two extract grilles at Unit L2b West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p>	<p>No objection</p>
<p>Application Number: 18/02433/OUT Planning Officer: Wayne Cattell Outline: 2no. drive-thru units (Use Class A1/A3/A5), alongside a petrol filling station (Sui-Generis/A1) (All matters reserved except Access) at Proposed Office Site, Adjacent A6 Roundabout, John Clark Way, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> 1. This site has been designated for B1 use and should therefore remain as this. 2. We consider this site to be a Gateway site and therefore as per Rushden Neighbourhood Plan Policy EN6 any development of this site should enhance the visual approach to the town. We do not feel a petrol station would create any visual enhancement and therefore consider this application is contrary to the adopted Rushden Neighbourhood Plan. 3. We consider the proposed access to the site to be unsafe and the proposed central lane a potential safety risk. 4. No consideration has been given to properties in Tyne Way that are directly opposite the proposed site. Lights and noise particularly late a night will have a direct impact on these properties and the nature of the proposed development would indicate that opening hours will be extensive. If the site were to remain in the original B1 use this would not be the case.
<p>Application Number: 18/02451/FUL Planning Officer: Dean Wishart Change of Use of Gymnasium including alterations to create 2No dwellings including parking and modified access at 38 Little Street, Rushden, Northamptonshire, NN10 0LS.</p>	<p>No objection</p>
<p>Application Number: 19/00034/ADV Planning Officer: Carolyn Tait Amendments to previously approved wayfinding signage and installation of fascia sign to the southern elevation of the leisure building at Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden, Northamptonshire.</p>	<p>Rushden Town Council has no objection to this application and welcome additional community notice boards and signage, however, we would comment that the existing notice boards are very difficult to open when there is a moderate wind and would therefore request that a different design is used for the new boards. The upwards opening boards are very difficult to access when is windy and we feel side opening boards would be more user friendly and safer in windy conditions.</p>

<p>Application Number: 19/00040/ADV Planning Officer: Dean Wishart</p> <p>Installation of one internally illuminated fascia sign, one internally projecting sign and 2 internal posters at Unit L2b West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p>	<p>No objection</p>
<p>Application Number: 19/00054/FUL Planning Officer: Joe Davies</p> <p>Single storey front extension. Entirely new roof and configuration at 174 Bedford Road, Rushden, Northamptonshire, NN10 0SB.</p>	<p>No objection</p>
<p>Application Number: 19/00063/FUL Planning Officer: Ian Baish</p> <p>Removal of existing timber lean to extension to rear of property and erection of single storey rear extension at 149 Irchester Road, Rushden, Northamptonshire, NN10 9QX.</p>	<p>Rushden Town Council has no objection subject to there being no windows on the flank wall of the neighbouring property.</p>
<p>Application Number: 19/00091/TPO Planning Officer: Henry Pearson</p> <p>Ash T1 cut back because it over hangs neighbours garden and garage. Ash T2 fell because it overhangs public walkway and neighbours garden. This tree is in poor condition and is dangerous. Ash T2 will be replaced with a silver birch at 15 Knowles Close, Rushden, Northamptonshire, NN10 0DB.</p>	<p>Rushden Town Council has no objection subject to the approval of East Northants Tree Officer.</p>
<p>Application Number: 19/00113/FUL Planning Officer: Joe Davies</p> <p>Double Storey Side/Rear Extension at 70 Sylmond Gardens, Rushden, Northamptonshire, NN10 9EJ.</p>	<p>Rushden Town Council has no objection subject to there being no windows on the flank wall of the neighbouring property.</p>
<p>Application Number: 19/00122/FUL Planning Officer: Joe Davies</p> <p>Single Storey Rear Extension and Dormer Loft Conversion at 73 Harborough Road, Rushden, Northamptonshire, NN10 0LW.</p>	<p>No objection</p>
<p>Application Number: 19/00135/TPO Planning Officer: Henry Pearson</p> <p>T1 Lime: Crown lift to a height of 4.5 metres over the road. A1 - Roadside trees between either entrance to The Drive: Crown lift all trees to a height of 3.0 metres over the footpath and 5.5 metres over the road. Trim back all hedging overhanging from properties. T2 and T3 Sycamore reduce laterally by 2.5 metres over the road at The Squirrels, 1 The Drive, Rushden, Northamptonshire, NN10 9JT.</p>	<p>No objection</p>

<p>Application Number: 19/00137/FUL Planning Officer: Jacqui Colbourne</p> <p>Provision of level access to property via drop kerb accessed from Wymington Road, Rushden. at 1 South Park, Rushden, Northamptonshire, NN10 9LY.</p>	<p>Rushden Town Council would like to object to this application for the following reason:</p> <p>We fully support the comments made by the LHA.</p>
<p>Application Number: 19/00139/FUL Planning Officer: Jacqui Colbourne</p> <p>Two-storey Side Extension at 47 Manor Road, Rushden, Northamptonshire, NN10 9EX.</p>	<p>No objection</p>
<p>Application Number: 19/00158/FUL Planning Officer: Ian Baish</p> <p>Replacement windows and door at 64 Crabb Street, Rushden, Northamptonshire, NN10 0RH.</p>	<p>No objection</p>
<p>Application Number: 19/00191/FUL Planning Officer: Jacqui Colbourne</p> <p>Demolition of existing garage and erection of new detached garage at 425 Newton Road, Rushden, Northamptonshire, NN10 0SX.</p>	<p>Rushden Town Council has no objection subject to a condition that states the detached garage must remain part of the existing property.</p>
<p>Application Number: 19/00206/FUL Planning Officer: Gordon Smith</p> <p>Erection of two dwellings at Spewood, Alexandra Road, Rushden, Northamptonshire, NN10 0HY.</p>	<p>Rushden Town Council objects to this application:</p> <p>If this proposed development is approved the number of residential properties on Alexandra Road will trigger adoption of the highway and the present road width will be insufficient.</p>
<p>Application Number: 19/00225/TCA Planning Officer: Henry Pearson</p> <p>T1 birch - reduce to shape by 2-3 metres T2 - birch - fell to near ground level at 11 Park Place, Rushden, Northamptonshire, NN10 0RR.</p>	<p>No objection</p>
<p>Application Number: 19/00240/TPO Planning Officer: Henry Pearson</p> <p>1. Lime tree (Tilia) to be reduced by 3-4mtrs. Crown lifted to 5 mtrs from ground level. Crown cleaned and remove all ivy. 2. Oak tree (Quercus) - 3 lower branches overhanging from next door, to be removed or reduced back to good reduction points at 17 Millers Close, Rushden, Northamptonshire, NN10 9RP.</p>	<p>No objection</p>

332/19 APPEAL DECISIONS

To discuss the following appeals and consider whether or not to submit any further comments:

18/00404/FUL – Construction of a terrace of 3 two storey dwellings, demolition of existing building, alterations to existing access and associated works at 158 Wymington Road, Rushden, Northamptonshire, NN10 9LA.

[RTC Objection]

RESOLVED

Rushden Town Council submitted an objection to East Northants Council on the 12th April 2018 and we have no further comments to add.

18/01710/FUL - Change of use from (A1) shop with (C3) dwelling house above to two ground floor shops (A1) incorporating new entrance, with ancillary storage above at 119 High Street, Rushden, Northamptonshire, NN10 0NZ.

[RTC comment – No Objection]

RESOLVED

That Rushden Town Council has no objection but would fully support the conditions imposed by East Northants Council.

APPEAL DISMISSED

18/00379/FUL - Erection of two apartments (resubmission of 17/01261/FUL) at Land Corner Of Washbrook And Pytchley Road, Rushden, Northamptonshire.

RESOLVED

Members noted the information.

333/19 DRAFT REVISED LOCAL LIST OF INFORMATION REQUIREMENTS- CONSULTATION JANUARY 2019

RESOLVED

That Rushden Town Council has no comments/amendments to add.

334/19 LICENSING – Licensing Times

To comment on an application for new licensing times at:

(a) Mamma Mia, 80 High Street, Rushden, Northamptonshire, NN10 0PQ.

RESOLVED

Rushden Town Council are unable to find any concerns within the licensing objectives, however we understand that there have been issues with the Licence on this site previously. Therefore we would request that the Licensing Officer monitors this site robustly.

335/19 WITHDRAWN APPLICATIONS

Two-storey Side and Rear Extension a 67 Blinco Road, Rushden, Northamptonshire, NN10 0EA.

RESOLVED

Members noted the information.

Chairman