

## RUSHDEN TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 19<sup>th</sup> November 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith                      David Coleman  
                  David Jenney                     Richard Lewis  
                  Kaye Rawlins                      Philip Humphrey  
                  Sarah Peacock                     Marian Hollomon

Town Clerk: Vivienne Prodger

#### **273/20 DECLARATIONS OF INTEREST**

Cllrs Paul Harley declared an Other interest in application number 19/01569/FUL.

Cllrs David Coleman, Marian Hollomon, Richard Lewis, Sarah Peacock all declared an Other interest in application number 19/01652/FUL

Cllr Kaye Rawlins declared a bias interest in application number 19/01652/FUL and left the room when this item was discussed and took no part in discussion and voting thereon.

#### **274/20 APOLOGIES**

Apologies for absence were submitted on behalf of Councillors Cesare Marinaro and Carol Childs.

#### **275/20 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 22<sup>nd</sup> October 2019 be approved and signed by the Chairman as a true record.

#### **276/20 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Application Number: 19/01569/FUL</b> <b>Planning Officer Patrick Reid</b>  Change of use of the existing public house (Class A4) to a mixed-use comprising restaurant and bar (Classes A3 and A4) at ground floor level with external and internal alterations involving a rear extension, the creation of a new lower ground floor to provide ancillary restaurant/bar space, a first floor rear extension together with an associated extension of the roof above, and the sub-division of the first floor and the new accommodation within the roof space to create a total of 8 self-contained flats. At 105 High Street, Rushden, Northamptonshire, NN10 0NZ.	Rushden Town Council objects to this application for the following reasons:  1. We have concerns about access to the parking at the back of the site. The current application is showing access onto West Street and as this a private unmade road this would be unacceptable. We also note the comments that access would not be granted onto West Street from the landowners in the vicinity of West Street. Therefore, access issues to and from the parking provision need to be reconsidered. We also note the comments from the LHA and hope they

	<p>would be considered when a revised application is submitted.</p> <p>2. We consider there is insufficient parking to accommodate both customers to the proposed restaurant and the proposed residential scheme.</p>
<p><b>Application Number: 19/01652/FUL</b> <b>Planning Officer: Jacqui Colbourne</b></p> <p>Change of use from a taxi office to a dog grooming salon, additional works to single storey annex at 22A Church Street, Rushden, Northamptonshire, NN10 9YT.</p>	No Objection
<p><b>Application Number: 19/01656/FUL</b> <b>Planning Officer Susie Forster</b></p> <p>Two storey side extension and new first floor window to rear elevation at 8 Willmott Road, Rushden, Northamptonshire, NN10 0YU.</p>	No Objection
<p><b>Application Number: 19/01668/FUL</b> <b>Planning Officer Joe Davies</b></p> <p>Two Storey side extension at 101 Wellingborough Road, Rushden, Northamptonshire, NN10 9YL.</p>	No Objection
<p><b>Application Number: 19/01671/FUL</b> <b>Planning Officer Ian Baish</b></p> <p>Replacement of flat roof with glazed roof on single storey rear kitchen at Kenwood, 56 Wellingborough Road, Rushden, Northamptonshire, NN10 9YN.</p>	No Objection
<p><b>Application Number: 19/01689/FUL</b> <b>Planning Officer: Ian Baish</b></p> <p>Creation of first floor with raised roof constructed over the existing bungalow at 223 Avenue Road, Rushden, Northamptonshire, NN10 0SN.</p>	No Objection
<p><b>Application Number: 19/01702/FUL</b> <b>Planning Officer: Joe Davies</b></p> <p>Installation of a two storey Portakabin office building linked into Pharmaron's existing unit. (Re-submission with additional information to mitigate previous concerns on Application 19/01020/FUL) at Pharmaron UK, Pegasus Way, Rushden, Northamptonshire, NN10 6ER.</p>	No Objection
<p><b>Application Number: 19/01703/FUL</b> <b>Planning Officer: Susie Russell</b></p> <p>Single storey Front Extension at 29 Chestnut Close, Rushden, Northamptonshire, NN10 9RS.</p>	No Objection

<p><b>Application Number: 19/01711/VAR</b>  <b>Planning Officer: Joe Davies</b></p> <p>Variation of conditions 4 and 5 pursuant to 19/00953/FUL - Erection of a lightweight relocatable building positioned in existing service yard for shelter of overspill product storage Condition 4 - Temporary use Condition 5 - PIR lighting at 1 Spire Road, Rushden, Northamptonshire, NN10 0FN.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01712/FUL</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Two storey rear extension (partially over existing ground floor kitchen) (Resubmission of 19/01371/FUL) at 15 Benedict Close, Rushden, Northamptonshire, NN10 9PH.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01714/FUL</b>  <b>Planning Officer: Ian Baish</b></p> <p>Erection of a two storey side extension; single storey side extension with roof terrace over; Single storey rear extension; Porch and porch canopy to front elevation; rendering the existing brickwork, timber cladding to the existing bay window and gable end; New front boundary wall/railings and gates at 231 Bedford Road, Rushden, Northamptonshire, NN10 0SQ</p>	<p>No Objection</p>
<p><b>Application Number: 19/01745/PDU</b>  <b>Planning Officer: Anne Dicks</b></p> <p>Change of use from Optician ( Use class A1 and B1a ) to a five bedroom HMO( Use class C4) at 37 Church Street, Rushden, Northamptonshire, NN10 9YU.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. We fully support the LHA objections regarding lack of parking of this change of use. There is no off street parking associated with this property at present. The parking behind the property is private parking and therefore not available for use. Public Parking at John Street is time limited and is very busy during the daytime. We do not feel any public car parking should be taken into account when assessing this type of application. Parking within the vicinity of the High Street is already very limited and therefore should only be used by people visiting shops and businesses within this area.</li> <li>2. This is an inappropriate building for multiple occupancy use as it offers very little amenity space.</li> </ol>
<p><b>Application Number: 19/01758/TCA</b>  <b>Planning Officer: Henry Pearson</b></p> <p>Removal of T1 Ash and T3 Bay at 21 South Park, Rushden Northamptonshire NN10 9LY.</p>	<p>Rushden Town Council has no objection subject to the approval of East Northants Tree Officer.</p>

## **277/20 PLANNING DECISIONS**

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

### Grant Planning Permission

**19/00697/FUL** - Extension to storage above shop at 119 High Street, Rushden, Northamptonshire, NN10 0NZ.

[*RTC Objection*]

### **RESOLVED**

Members noted the information.

## **278/20 APPEALS**

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

**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**

Rushden Town Council had no further comments to make on this application.

## **279/20 LICENSING – New Premises**

To comment on an application for a new Premises License at:

(a) Hopmaster The Reserve, Unit L8, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.

### **RESOLVED**

Members had no objection to this application.

Chairman