

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 1st December 2020 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman
Councillors: David Coleman David Jenney
 Sarah Peacock Philip Humphrey
 Marian Hollomon Tracey Smith
 Cesare Marinaro Kaye Rawlins
 Carol Childs Melanie Coleman
 Richard Lewis

Members of the Public: Cllr Dorothy Maxwell Debbie Ozdogan
 Charan Sekhon Michelle Kilraine
 Diana Bayes Ann Marie Saxon
 Samantha Pengelly Jonathan Kilraine
 Carolyn Forster Jason West
 Ian Barnett Craig Childs
 Dr. Lorraine Childs

Town Clerk: Vivienne Prodger

Cllr Dorothy Maxwell spoke on the following applications:-

Land North of Shirley Road, Rushden.

20/01446/FUL - Police Station North Street, Rushden, Northants, NN10 6BU.

20/01468/FUL - Wheatsheaf, 1 High Street South, Rushden, Northamptonshire, NN10 0QU.

Dr. Lorraine Childs spoke on the following application:-

Land North of Shirley Road, Rushden.

Debbie Ozdogan spoke on the following application:-

20/01392/FUL - 172 Wellingborough Road, Rushden, Northamptonshire, NN10 9SU.

246/21 DECLARATIONS OF INTEREST

Cllr Sarah Peacock and Cllr Cesare Marinaro both declared an Other interest in application number 20/01292/LDP.

All Cllrs declared an Other interest in application number 20/01353/FUL.

Cllr Richard Lewis declared an Other interest in application number 20/01446/FUL.

247/21 APOLOGIES

No Apologies.

248/21 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 10th November 2020 be approved and signed by the Chairman as a true record.

249/21 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
<p>Planning Application: 20/01292/LDP Applicant: Miss. Alicia Girardi Planning Officer: Chris Spong</p> <p>To build an extension only using current drainage system. No alterations will be made to access or hardstandings. at 101 Higham Road, Rushden, Northamptonshire, NN10 6DS.</p>	No Objection
<p>Planning Application: 20/01323/FUL Applicant: Mr. Paul Willey Planning Officer: Jacqui Colbourne</p> <p>Replace existing 1 metre high picket fence with like-for-like fence in the front garden/ front face of the property; Replace the 1 metre high picket fence and gated entrance to the rear/side garden with a 2000mm high fence and gated entrance at 1 Tennyson Road, Rushden, Northamptonshire, NN10 9QF.</p>	No Objection
<p>Planning Application: 20/01453/OUT Applicant: Taylor Wimpey UK Limited & BDW Trading Limited Planning Officer: Gavin Sylvester</p> <p>Outline Planning Application for a Sustainable Urban Extension comprising residential development of up to 2,200 dwellings (Class C3), residential institution(Class C2), up to 110,000 square metres of employment development (Classes B2 (General Industrial), B8 (Storage and Distribution), E(comprising Office, Research and Development of Products or Processes and Industrial Processes)), two local centres, two primary schools, one secondary school, details of the principal accesses from A6 /John Clark Way roundabout and Newton Road, secondary vehicular and non-vehicular accesses, public open space including Suitable Alternative Natural Greenspace, cemetery, allotments, noise mitigation features, drainage, primary sub-station utilities apparatus and associated engineering works, demolition of existing buildings, earthworks and ground remodelling (All Matters reserved except Access) at Rushden East Urban Extension Liberty Way Rushden Northamptonshire.</p>	This application has been deferred until Tuesday 8 th December 2020.
<p>Planning Application: 20/01353/FUL Applicant: Godby</p>	

<p>Planning Officer: Jennifer Wallis</p> <p>Two storey side extension with new detached garage at 1 Sylmond Gardens, Rushden, Northamptonshire, NN10 9EJ.</p>	<p>No Objection</p>
<p>Planning Application: 20/01385/FUL Applicant: Mr. Childs Planning Officer: Jacqui Colbourne</p> <p>Garage extension and fencing to boundary at 233 Avenue Road, Rushden Northamptonshire NN10 0SN.</p>	<p>Rushden Town Council has no objection to this application but would request that a condition is placed on the application to ensure that this is not used as separate living accommodation.</p>
<p>Planning Application: 20/01392/FUL Applicant: Mr. Charan Sekhon Sidey Design Architecture Planning Officer: Jennifer Wallis</p> <p>Change of use from licenced betting shop to hot food takeaway together with external extract flue; Roller shutter and fascia sign to the front elevation at 172 Wellingborough Road, Rushden, Northamptonshire, NN10 9SU.</p>	<p>No Objection</p>
<p>Planning Application: 20/01393/ADV Applicant: Mr. Charan Sekhon Planning Officer: Jennifer Wallis</p> <p>600mm high fascia sign at 172 Wellingborough Road, Rushden, Northamptonshire, NN10 9SU.</p>	<p>No Objection</p>
<p>Planning Application: 20/01443/OUT Applicant: Mr Michael Johnson Planning Officer: Gavin Sylvester</p> <p>Planning for a 4 bedroom dwelling subject to road being updated at SP97015 66955 Alexandra Road, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to this application and is in full support of Northamptonshire County Council Highways comments.</p>
<p>Planning Application: 20/01446/FUL Applicant: Mr I Kavanagh Planning Officer: Joe Davies</p> <p>Demolition of former police station and construction of 7 dwellings with associated landscaping, car parking and new accesses to North Street (Resubmission of 19/00937/FUL) at Police Station North Street, Rushden, Northamptonshire, NN10 6BU.</p>	<p>Rushden Town Council has no objection in principle proving all the requests and recommendations from LHA and ENC waste management are adhered to.</p>
<p>Planning Application: 20/01462/TPO Applicant: Mrs. Julia Hainsworth-Adams (Manor Farm) Planning Officer: Brian Ogden</p> <p>22 x Tilia trees - tree works as specified on tree assessment survey at Vacant Land Formerly 10 Higham Road, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p>Planning Application: 20/01468/FUL Applicant: Barker Homes Wheatsheaf Ltd</p>	

<p>Planning Officer: Pete Baish</p> <p>Erection of four two storey two bed houses, associated parking and amenity space at 1 High Street South, Rushden, Northamptonshire, NN10 0QU.</p>	<p>Whilst we really like the design and would welcome this type of house, we feel we have to object on the grounds of inadequate access to and from the site. The site access is very narrow and current sightlines are not sufficient, also when leaving the site you would only be able to turn left as it would be too dangerous to attempt to turn right to join the traffic lights feeding into Skinners Hill.</p> <p>We would consider this scheme to be backland development</p> <p>We have subsequently read the objection from LHA and would fully support this.</p>
<p>Planning Application: 20/01487/CND Applicant: Mr David Green - Davidsons Homes Planning Officer: Dean Wishart</p> <p>Discharge of conditions pursuant to planning permission 18/01388/FUL "Full planning permission (inc details of access, layout, scale, appearance and landscaping) for 80 dwellings, highways layout, open space and all other associated infrastructure" approved by way of appeal ref: APP/G2815/W/19/3230419 dated 13.3.20 Condition 8 – footpath provision Condition 13 - surface water drainage Condition 15 - Lighting Condition 16 - Sustainability Appraisal and Energy Statement Condition 18 - Travel Plan at Land East Of Brindley Close, Northampton Road, Rushden, Northamptonshire.</p>	<p>No Objection</p>

250/21 APPEAL DECISION

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

20/00567/FUL - Demolition of existing garage and carport and construction of new detached garage at 16 Rose Avenue, Rushden, Northamptonshire, NN10 9NX.

[RTC – No Objection]

DECISION

Appeal dismissed.

RESOLVED

Members noted the information.

251/21 LAND NORTH OF SHIRLEY ROAD, RUSHDEN – CONSULTATION

Members to discuss Land North of Shirley Road Consultation

****This item was moved to the beginning of the Agenda for discussion****

Whilst this is only at consultation stage, Rushden Town Council welcomed residents to join our Planning Consultative Committee meeting via video conference call.

Cllr Dorothy Maxwell and Dr. Lorraine Childs had requested to speak on this matter and both spoke for 3 minutes.

There are obviously issues that caused concern to both Councillors and Residents and therefore Rushden Town Council would urge residents to write individually to Ilke Homes expressing their concerns. It is important to send individual letters as a collective letter with multiple signatures would only count as one objection.

A further consultation is taking place on the Wednesday 2nd December 2020 with the Developers which will enable residents to raise questions and concerns to Ilke Homes.

The Ward members for this application will be sending a letter to Ilke Homes and East Northants Council, voicing their concerns and comments regarding this proposal. If residents wish to contact their ward members can they please email Rushden Town Council and all emails will be forwarded onto the ward members.

Once a planning application has been submitted for this development Rushden Town Council will again discuss it at another Planning Consultative Committee meeting which will be open to all members of the public.

252/21 STREET NAMING SUGGESTION - NEW DEVELOPMENT - LAND ADJACENT NORTHAMPTON ROAD, RUSHDEN

Members to discuss Street Naming Suggestions for New Development, Land Adjacent Northampton Road, Rushden.

RESOLVED

Rushden Town Council had no objection to the proposed Street Names.

253/21 LICENSING ACT 2003

Members to discuss the following Licensing Act applications: -

20/01428/LAPNEW – Iceland Foods Limited, 48 – 50 High Street, Rushden, Northamptonshire, NN10 0PJ.

RESOLVED

Rushden Town Council has no objection to this application.

20/01434/LAPNEW – Made in Northamptonshire, Unit L10B, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.

RESOLVED

Rushden Town Council has no objection to this application.

254/21 WITHDRAWN APPLICATION

Members were advised of the withdrawal of the following application: -

20/01146/TPO -Lime (red) weight reduction on large roadside limb by 2-3 metres Maple (yellow) crown reduction by 2-3metres Alder (green) reduce large over extended lateral limbs by approx 3 metres at 18 Wymington Park, Rushden, Northamptonshire, NN10 9JP.

RESOLVED

Members noted the information.

Chairman