

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 1st October 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 Marian Hollomon
 Philip Humphrey

Minutes: Paul Wilcox

190/20 DECLARATIONS OF INTEREST

Cllr David Coleman declared an Other interest in application number 19/01464/TPO.

Cllr David Jenney declared a Personal interest in application number 19/01464/TPO.

Cllr David Jenney declared an Other interest in application number 19/01504/FUL

191/20 APOLOGIES

Apologies for absence were submitted on behalf of Councillors, Cesare Marinaro, Carol Childs and the Town Clerk Vivienne Prodger.

192/20 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 10th September 2019 be approved and signed by the Chairman as a true record.

193/20 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application Number: 19/01328/FUL Planning Officer: Jacqui Colbourne Garage conversion at 130 Greenacre Drive, Rushden, Northamptonshire, NN10 0XB. <u>AMENDED DETAILS – RED LINE AMENDMENT</u>	No Objection

<p>Application Number: 19/01372/FUL Planning Officer: Gordon Smith</p> <p>Two storey residential development comprising one 2 bed dwelling (Re-submission of 19/00441/FUL) at 18 Fitzwilliam Street, Rushden, Northamptonshire, NN10 9YW.</p>	<p>Rushden Town Council strongly objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> 1. The appearance of the proposed development is totally out of keeping with the surrounding built environment. 2. The scheme is contrary to Policy H4 of the Rushden Neighbourhood plan. 3. The scheme offers cramped, inferior living space, with very limited amenity space. Rushden already has a huge overprovision of this type of accommodation. 4. It is indicated that parking would be provided in a public car park. This is totally unacceptable, Duck Street Car Park provides public parking and it should not be assumed that this can be used for private parking to satisfy the parking requirements of a new development. 5. The proposed development would overlook the existing Community Building in Fitzwilliam Street. This building is predominately used by children and this proposed scheme would have a serious impact on privacy and safeguarding protocols for the users of the existing Community Building. <p>In conclusion, we would urge ENC not to approve this application as it is an ill-conceived, badly designed scheme that does not offer any quality living space and would have a very detrimental effect on a well run and well used Community facility</p>
<p>Application Number: 19/01376/REM Planning Officer: Amie Baxter</p> <p>Reserved matters: Appearance, landscaping, layout and scale pursuant to planning permission 18/02433/OUT dated 4th July 2019 - Outline: One drive-thru unit (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>No Objection but would like to make the following comments:</p> <p>Restrictions on opening hours,</p> <p>Any lighting to be designed with zero light spill onto the highway or neighbouring properties.</p> <p>A condition in place for no deliveries between the hours of 10pm and 8am</p>
<p>Application Number: 19/01400/FUL Applicant: Mr. Nick Clayton Planning Officer: Ian Baish</p> <p>Changing front elevation flat window to a bay and canopy over door at 40 Queen Street, Rushden, Northamptonshire, NN10 0AZ.</p>	<p>No Objection</p>

<p>Application Number: 19/01437/FUL Planning Officer: Gordon Smith</p> <p>Change of use from existing commercial offices to domestic dwellings and alteration and refurbishment of existing commercial offices to form dwellings, consisting of: four single storey one Bedroom Ground Floor Flats, one single storey two Bedroom First Floor Flat, one two storey one Bedroom dwelling, and one two storey two Bedroom dwelling, associated car parking and waste bin storage at Hamblin House, Hamblin Court, Rushden, Northamptonshire, NN10 0RU.</p>	<p>Rushden Town Council strongly objects to this application for the following reasons:-</p> <ul style="list-style-type: none"> • The proposed dwellings do not have any provision for parking within the development. • The floor Space for some of the dwellings do not comply with building regulations • We feel the proposal is a overdevelopment of the site. • No provision has been made for Amenity space within the Development.
<p>Application Number: 19/01456/FUL Planning Officer: Joe Davies</p> <p>Two storey side extension, with garage conversion at 17 Hay Close, Rushden, Northamptonshire, NN10 0TT.</p>	<p>No objection subject to Highways comments.</p>
<p>Application Number: 19/01464/TPO Planning Officer: Henry Pearson</p> <p>TPO 0179 T1 Yew Section fell to ground level. Competing with adjacent Beech and causing damage to underside. T2 Lime Re-pollard to previous pollard points at 1 Beech Grove, Rushden, Northamptonshire, NN10 6EJ.</p>	<p>No Objection.</p>
<p>Application Number: 19/01491/FUL Planning Officer: Amie Baxter</p> <p>Erection of two and a half storey three bed detached dwelling at 2 Prospect Avenue, Rushden, Northamptonshire, NN10 6DH.</p>	<p>No objection subject to Highways comments.</p>
<p>Application Number: 19/01504/FUL Planning Officer: Anne Dicks</p> <p>Two storey adaptation/extension to the side of the property to create an additional Ground Floor and First Floor bedroom and an additional First floor WC at 77 Grafton Road, Rushden, Northamptonshire, NN10 0HT.</p>	<p>No objection subject to Highways comments.</p>

<p>Application Number:19/01526/TPO Planning Officer: Henry Pearson</p> <p>We have a large Horse Chestnut tree on our playground. The tree has a TPO 0258/PTD. The boughs are hanging very low and children are pulling on the branches, we propose to trim back the lower branches to 2m from the ground as a matter of Health & Safety at Denfield Park, Junior School, Victoria Road, Rushden, Northamptonshire, NN10 0DA.</p>	<p>No objection subject to the approval of East Northamptonshire Council Tree Officer.</p>
<p>Application Number: 19/01568/TPO Planning Officer: Henry Pearson</p> <p>Oak - reduce top part of tree by 2 to 3 metres and lift to 2.5 metres at 19 Millers Close, Rushden, Northamptonshire, NN10 9RP.</p>	<p>No Objection.</p>

194/20 ASSESSMENT/SURVEY OF DELIVERABLE HOUSING SITES

RESOLVED

Members have deferred this to the Asset Management Working Party.

Chairman