

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 20th August 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith Philip Humphrey
David Coleman David Jenney
Sarah Peacock Richard Lewis
Cesare Marinaro Kaye Rawlins

Minutes: Paul Wilcox

113/20 DECLARATIONS OF INTEREST

Cllr Sarah Peacock declared an Other Interest in application number 19/00743/FUL.

All Councilors declared a Personal interest in application number 19/01276/FUL.

Cllr Richard Lewis declared an Other Interest in application number 19/00743/FUL and 19/01300/LBC.

Cllr Paul Harley declared an Other Interest in application number 19/00743/FUL and 19/01300/LBC.

Cllr Kaye Rawlins declared an Other Interest in application number 19/01300/LBC.

Cllr David Coleman declared an Other Interest in application number 19/01300/LBC.

114/20 APOLOGIES

Apologies for absence were submitted on behalf of Councillor Carol Childs, Marian Hollomon, and the Town Clerk Vivienne Prodger.

115/20 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 30th July 2019 be approved and signed by the Chairman as a true record.

116/20 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application Number: 19/00743/FUL Planning Officer: Joe Davies Detached 3 bedroom dwelling on garden land including new vehicular access and amenity space. at 89 Hall Avenue, Rushden, Northamptonshire, NN10 9ES.	No Objection

<p>Application Number: 19/00762/FUL Planning Officer: Joe Davies</p> <p>Proposed single storey rear and side extension at 66 Talbot Road, Rushden, Northamptonshire, NN10 9NS.</p>	<p>No Objection</p>
<p>Application Number: 19/00937/FUL Planning Officer: Joe Davies</p> <p>Demolition of existing police station and construction of 8 three-storey houses with associated car parking and new access to Shirley Road at Police Station, North Street, Rushden, Northamptonshire, NN10 6BU.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> 1. The proposal would be an overdevelopment of the site 2. The Layout for Parking is extremely poor no provision is shown for visitor parking and limited allowance for vehicles manouvering within the development. 3. Members support the objections raised by Highways 4. The plans do not show the change of levels within the site. <p>Members were pleased to see a proposal for houses rather than flats on the site.</p>
<p>Application Number: 19/00953/FUL Planning Officer: Joe Davies</p> <p>Erection of a lightweight relocatable building positioned in existing service yard for shelter of overspill product storage at 1 Spire Road, Rushden, Northamptonshire, NN10 0FN.</p>	<p>No Objection</p> <p>Members felt this application supported Policy EJ2 – New employment floorspace of the Rushden Neighbourhood Plan.</p>
<p>Application Number: 19/01121/FUL Planning Officer: Joe Davies</p> <p>Installation of a new, 156 seated spectator stand replacing the previously approved stand. The subsequent relocation of the Peter De Bank Terrace, club shop and refreshment facilities (Dale's bar). Installation of an additional regulated turnstile and 2 new changing room cabins (for use by officials) (Retrospective) at Sports Ground, Hayden Road, Rushden, Northamptonshire NN10 0HX.</p>	<p>No Objection, although we note this is a retrospective application.</p> <p>Members requested a planning condition be placed on the applicant to ensure the stands are not used when the neighbouring cricket ground is being used as per the Sport England comments on Ball Strikes.</p>
<p>Application Number: 19/01134/FUL Planning Officer: Sundas Shaban</p> <p>Change garage from detached to attached (Retrospective) at 28 Lynford Way, Rushden, Northamptonshire, NN10 9LZ.</p>	<p>No Objection, although we note this is a retrospective application.</p>

<p>Application Number: 19/01276/FUL Applicant: Rushden Historical Transport Society Planning Officer: Sundas Shaban To change the roof covering material back to its original, from mineral felt to slate. The building is now used as a community/heritage centre at Rushden Goods Shed And Exhibition Hall John Clark Way, Rushden, Northamptonshire, NN10 0FW.</p>	<p>All Members declared a personal interest in this application and were unable to comment.</p>
<p>Application Number: 19/01280/FUL Planning Officer: Jacqui Colbourne Demolition of existing small ground floor rear extension, to be replaced with a more usable ground floor rear extension. Proposal to also include some internal re-works at 130 Newton Road, Rushden, Northamptonshire, NN10 0HL.</p>	<p>No Objection</p>
<p>Application Number: 19/01291/FUL Applicant: C&C Properties to Buy Ltd Planning Officer: Jacqui Colbourne Demolition of existing building which is derelict and in danger of falling down at 23 High Street South, Rushden, Northamptonshire, NN10 0QU.</p>	<p>Rushden Town Council objects to this application for the following reasons:- Members were concerned about the loss of a significant building within the Rushden Conservation Area. Members supported the concerns from the Ecology officer at NCC.</p>
<p>Application Number: 19/01300/LBC Applicant: Heritage Chapel Hall Planning Officer: Lloyd Mills 3 No replacement internal doors and 1 No new internal double door to a listed ecclesiastical building at Hope Methodist Church, Park Road, Rushden, Northamptonshire, NN10 0RW.</p>	<p>No Objection</p>

117/20 PLANNING DECISIONS

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

Refuse Planning Permission

19/01020/FUL - To install a two storey Portakabin building linked into Pharmaron's existing unit at Pharmaron UK, Pegasus Way, Rushden, Northamptonshire, NN10 6ER.

[RTC No Objection]

RESOLVED

Members noted the information.

Refuse Planning Permission

19/01033/FUL - Demolition of existing warehouse and the erection of a pair of, two storey, semi-detached, dwellings at Tyre Depot, 24 Shirley Road, Rushden, Northamptonshire, NN10 6BY.

[*RTC No Objection*]

RESOLVED

Members noted the information.

118/20 WITHDRAWN APPLICATION

19/00441/FUL – Two storey building comprising two, one bed flats at 18 Fitzwilliam Street, Rushden, Northamptonshire, NN10 9YW.

19/01168/FUL – Installation of 2no CCTV dome cameras on wall mounting brackets to the front elevation of the building bank 133 High Street, Rushden, NN10 0NX.

RESOLVED

Members noted the information.

Yours faithfully

Chairman