

have historically had a disproportionate number of flatted developments approved within the town and we feel this must now be redressed and a sensible balance of development restored. We understand due to the size of the Memorial Clinic it does need to be sub-divided to make any development sustainable, but consider the proposed number of units to be unacceptable. A division into 4 larger apartments offering reasonable amenity space would be acceptable, but the proposed 12 units is not acceptable and is in conflict with our Neighbourhood Plan.

3. **Policy H5 – Market housing type mix** of the adopted Rushden Neighbourhood Plan states flatted development will only be permitted where this;

Meets an identified need – no documentation has been submitted with this application to support a further requirement for flatted accommodation of this type within Rushden

Where an existing non-residential building is being converted for residential use - We would argue that this house was originally built as a residential property and should therefore be treated as such with regard to this application.

4. Whilst the Memorial Clinic is not listed it has been identified as a 'building of significant heritage importance'. The proposals for flat roofed extensions to the building would be completely out of character and would be detrimental to the aesthetics of this historic building.
5. The house has some important historical features which should be preserved, including the original dining room with a ceiling fresco and the wood panelled library with stained glass window . If the site was sympathetically redeveloped into larger apartments these features could be incorporated. The present proposed scheme indicates these features would not be retained.
6. The number of proposed dwellings would have exacerbate the congestion problems already experienced on the Hayway. The site is situated between two schools and exits onto a road heavily congested with 'on street' residential parking.
7. Some of proposed units appear to be very cramped offering inferior living space. Whilst we understand the proposed units meet the Nationally Described Space Standards adopted in the Joint Core Strategy some of them do appear very small and narrow, particularly for a converted property. We feel the developer should consider the saleability of such

properties, particularly, as previously mentioned, we do already have an over provision of flatted accommodation within the town and there are quite a number of unoccupied flats at the present time. Whilst people wishing to downsize generally prefer fewer rooms they generally like these to be spacious. Some of the flats have very little storage and do not offer adequate amenity space.

8. The parking provision is insufficient and dimensions of the parking spaces have not been provided. Parking provision should be in accordance with Northamptonshire Highways Parking Standards (September 2016) with regard to size and number. Specifically, no visitor spaces have been provided for the units in the main building. LHA guidelines suggest at least 4 visitor spaces for a development of this size, in addition to those provided for the bungalows. Therefore, additional parking space will need to be allocated within the site to meet NCC parking standards and this would result in further loss of shared green space. (see below)
9. We note the comments below from the Environmental Officer and feel all these comments indicate the proposed development is an overdevelopment of the site.
 - The shared greenspace at the front of the development has been reduced in size in favour of more parking space, contrary to representations made during the Design Surgeries held where the suggestion was to remove the bungalows and split the parking to both the front and rear of the property allowing for greater greenspace provision within the site. The above comment from Northamptonshire Highways requiring additional parking spaces will exacerbate the lack of greenspace highlighted by the Environmental Officer
 - Proposed seating within the greenspace has been removed from the plan, thus reducing the multi-use function of the area and devaluing it as an amenity space for the residents.
 - No proposed species list has been provided, demonstrating the provision of like for like replacements of the current significant trees on the site as previously requested, nor demonstrating a desire to increase biodiversity on the site.
 - No Arboricultural method statement has

	<p>been produced to demonstrate the methods of protection for retained trees or considering more recent proposals. No further input has been made by any qualified arboriculturalist for the site.</p> <p>10. We would question the positioning of the bungalows as we understand they would be on the site of a significant tree with TPO protection.</p> <p>In conclusion, as the house recently used as the Memorial Clinic was purchased by the people of Rushden, we consider it is very important to ensure this property is developed as sensitively as possible. Whilst we welcome the inclusion of two bungalows within the scheme we would ask the developers once again to reconsider the amount of units they are proposing within the house. We would be pleased to see a quality development of larger apartments which would enable the historic features to be retained and are disappointed the developers did not take the opportunity to meet with us to discuss this matter further in order to obtain a satisfactory conclusion for all concerned.</p>
<p>Application number: 18/01386/FUL Planning Officer: Anne Dicks</p> <p>Change of use of ground floor from a mixed use of A1-A2-A3 to form two A1 shop units with new door opening for shop unit 2 and one B8 unit at the rear at 2 High Street, Rushden, Northamptonshire, NN10 0PR.</p> <p><u>Amendment to the red line site plan area dated 19th October 2018.</u></p>	<p>No Objection</p>
<p>Application number: 18/01514/FUL Planning Officer: Anne Dicks</p> <p>External alterations to first and second floor to install new windows and removal of outside staircase and balcony guarding at 2-10 High Street, Rushden, Northamptonshire, NN10 0PW.</p> <p><u>Amendment to the red line site area dated 19th October 2018.</u></p>	<p>No Objection</p>
<p>Application number: 18/01909/FUL Planning Officer: Wayne Cattell</p> <p>Proposed two storey side extension and attached single garage at 4 Griffith Street, Rushden, Northamptonshire, NN10 0RL.</p>	<p>No Objection</p>

<p>Application number: 18/01970/FUL Planning Officer: Anne Dicks</p> <p>Single storey rear extension at 33 Carnegie Street, Rushden, Northamptonshire, NN10 9SN.</p>	<p>No Objection</p>
<p>Application number:18/01972/FUL Applicant: Damson Lane Motor Company Ltd Planning Officer: Amie Baxter</p> <p>Construction of two detached two storey dwellings and two single garages, demolition of existing building, alterations to access and associated works (revised submission to 18/00404/FUL) at 158 Wymington Road, Rushden, Northamptonshire, NN10 9LA.</p>	<p>Rushden Town Council have no objection to this application in principle, but this would be subject to Highways approval, as they have raised concerns about an access point from the site onto Grangeway.</p>
<p>Application number: 18/02043/FUL Applicant: Federal Estates Limited Planning Officer: Carolyn Tait</p> <p>Construction of a hydrogen fuelling building with on-site hydrogen generation, storage, ancillary maintenance and storage units, security fencing, and hardstanding at Chelveston Renewable Energy Park, The Airfield, Chelveston, Northamptonshire, NN9 6AR.</p>	<p>Rushden Town Council has requested an extension of time on this application as we would like to seek technical advice.</p>
<p>Application number:18/02063/FUL Planning Officer: Jennifer Wallis</p> <p>Two storey and single storey rear extensions at 27 Purvis Road, Rushden, Northamptonshire, NN10 9QA.</p>	<p>No Objection</p>
<p>Application number: 18/02067/TPO Planning Officer: Henry Pearson</p> <p>T1 - lime tree, T2 - ash tree and T3 - beech tree. Reduce growth that is overhanging number 43 and 45 Keats Way by approximately 3 metres and lift where it is overhanging number 43 and 45 Keats Way to 5 metres above ground level, 18 Heaney Park Rushden Northamptonshire NN10 6EP.</p>	<p>No Objection</p>
<p>Application number: 18/02085/FUL</p>	

<p>Planning Officer: Jennifer Wallis Single Storey rear extension at 30 Hayway, Rushden, Northamptonshire, NN10 6AG.</p>	<p>No Objection</p>
<p>Application number: 18/02118/TPO Planning Officer: Henry Pearson</p> <p>T1 Sycamore. Fell to ground level. If permission is not granted then re pollard. T2 Maple. Fell to ground level, if permission is not granted then re pollard. T3 Sycamore. Fell to ground level. If permission is not granted then re pollard. T4 Maple. Fell to ground if permission is not granted then re pollard at 111 White House Court, Grove Road, Rushden, Northamptonshire. NN10 0JW.</p>	<p>Rushden Town Council objects to the felling of the trees listed. The trees should be pollarded and retained.</p>
<p>Application number: 18/02148/TPO Planning Officer: Henry Pearson</p> <p>NT1 Lime (in neighbouring garden) - Remove branch closest to solar panel and prune adjacent branch to clear line of building. T2, T3 & T4 Lime - Crown reduce by approximately 5.0 metres in height and laterally to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Crown thin by 15-20%. Works to be carried out in the interest of sound arboricultural practice and to maintain the trees at suitable dimensions given their proximity to property and solar panels. T5 Yew - Reduce in height by approximately 3.0</p>	<p>Rushden Town Council has no objection to this application subject to the approval of East Northants Council Tree Officer.</p>

metres and trim to shape. Works to be carried out in the interest of sound arboricultural practice and to maintain the trees at suitable dimensions given their proximity to property and solar panels. At 2 Beech Grove Rushden Northamptonshire NN10 6EJ.	
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262/19 WITHDRAWN APPLICATIONS

Members were advised of the withdrawal of the following applications:

18/00760/FUL – Retrospective application for the installation of an ATM installed through a composite security panel to the far left hand side of the shop front at 21 High Street, Rushden, Northamptonshire, NN10 0QE.

RESOLVED

Members had no objections or comments to make.

18/01716/OUT – Outline application for residential development for up to eight dwellings and vehicular access – All matters Reserved at Vacant Land Formerly 10 Higham Road, Rushden, Northamptonshire.

RESOLVED

Members had no objections or comments to make.

Chairman