

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 20th October 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

Town Clerk: Vivienne Prodger

180/21 DECLARATIONS OF INTEREST

Cllr Tracey Smith declared an Other Interest in application number 20/0198/FUL.

Cllr Paul Harley and Cllr Tracey Smith both declared an other interest in application number 20/01201/FUL and left the meeting when this item was discussed and took no part in discussion and voting thereon. Cllr David Coleman took the chair.

All Cllrs declared a bias interest in application number 20/01174/FUL and were unable to comment.

Cllr Philip Humphrey declared a bias interest in application number 20/01201/FUL and left the meeting when this item was discussed and took no part in discussion and voting thereon.

181/21 APOLOGIES

No Apologies.

182/21 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 29th September 2020 be approved and signed by the Chairman as a true record.

183/21 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Planning Application: 20/00445/FUL Applicant: Mr. Michael Phillips Planning Officer: Pete Baish Creation of 34 Flats and 3 dwellings. Demolition of some buildings on site. Change of use of the majority of the site from retail to residential at 4 Higham Road, Rushden, Northamptonshire, NN10 6DZ.	Rushden Town Council objects to this application for the following reasons: - 1. We fully support LHA objection about access and insufficient parking. As previously stated the inclusion of town houses instead of flats on the back part of the site would reduce parking requirements and create better living spaces for residents.

<p><u>Amended/revised details – Re-design and reduction in units by 5.</u></p>	<ol style="list-style-type: none"> 2. Whilst we appreciate the existing building needs to be utilised we consider the proposed new build flats would be out of keeping with existing properties on North Street. The flats would be overbearing and this would result in residents in North Street losing their privacy. 3. We consider the proposed number of flats does contravene Policy 30 of the Joint Core Strategy as it would constitute an over-concentration of a single type of housing where this would adversely affect the character or infrastructure of the area. 4. As we have stated on numerous occasions Rushden now as an overprovision of flats within the area of the High Street, The High Street is effectively now ringed with flats and this does not create a balanced housing mix and is therefore contrary to PolicyH4 of the Rushden Neighbourhood Plan. Many of the recently built flats remain unsold or unlet and we feel the market for flats has been saturated. <p>Whilst we welcome the reduction in units we still feel the developer should re-consider the new build flats and consider a scheme of town houses which would deliver the type of accommodation required within the town and greatly enhance this area. We welcome the current consultation on Article 4 for the existing building and strongly support the retention of the existing building. This building could create quality apartments and greatly enhance the street scene if developed sympathetically.</p>
<p>Planning Application: 20/01098/FUL Applicant: Mr. Neil Briggs Planning Officer: Ian Baish</p> <p>Creation of 2 x one bedroom apartments (C3 dwellings) at Land Adjacent 86 And 88 Talbot Road, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to this application for the following reasons</p> <ul style="list-style-type: none"> • The proposed application is Backland development which Rushden Town Council strongly opposes. • Members feel the proposal is an overdevelopment of the site and have concerns over privacy issues for neighbouring properties. Submitted objections from neighbours indicates there are considerable concerns about loss of light and loss of privacy. • We fully support the local Highways agency comments about parking and the creation of a turning circle

	<ul style="list-style-type: none"> This application is in direct conflict with Policy H4 of Rushden Neighbourhood Plan <p>‘Notwithstanding the requirement in Policy 30 to provide more smaller households in Rushden, flatted development will only be supported where it can be robustly demonstrated that:</p> <p>meets an identified local need; or where the physical or financial constraints of a site are such that it is not possible to provide smaller one and two bedroom houses or maisonettes; or</p> <p>where an existing non-residential building is being converted for residential use.</p> <p>This application does not meet any of the above criteria, we already have an overprovision of flatted development within the town, an application has already been submitted for a house on the site, indicating no physical or financial restraints and point three is not relevant in this case.</p>
<p>Planning Application: 20/01151/FUL Applicant: Mr. Ben Brett Planning Officer: Jennifer Wallis</p> <p>Front porch extension with lean to roof; single storey rear extension and garage conversion at 4 Foskett Close, Rushden, Northamptonshire, NN10 6PR.</p>	<p>No Objection</p>
<p>Planning Application: 20/01173/PDE Applicant: No Details Planning Officer: Chris Spong Responses Due Back: 25th October 2020</p> <p>Existing single storey kitchen extension to be widened to serve as kitchen/dining room Extend beyond rear wall - 3.82 metres Max height from ground - 2.80 metres Max height eaves - 2.80 metres at 89 Westfield Avenue, Rushden, Northamptonshire, NN10 9RD.</p>	<p>No objection</p>
<p>Planning Application: 20/01174/FUL Applicant: Rushden Town Council Planning Officer: Pete Baish Responses Due Back: 23rd October 2020</p> <p>Erection of new rugby club house with four playing pitches and provision of new access road from existing roundabout, including creation of new pedestrian crossing and 3m wide shared footway and cycleway on adjacent highway (Resubmission of 19/01974/FUL) at Land East Of A6 And Roundabout At Bedford Road, Rushden, Northamptonshire.</p>	<p>As Rushden Town Council have submitted the application, all members declared a “bias interest” in this application and were unable to comment.</p>

<p>Planning Application: 20/01201/FUL Applicant: Mr. Granit Planning Officer: Sunny Bains Responses Due Back: 5th November 2020</p> <p>Conversion of house in multiple occupation to HMO for 9 bedrooms at 124 Harborough Road, Rushden, Northamptonshire, NN10 0LP.</p>	<p>Rushden Town Council objects most strongly to this application for the following reasons: -</p> <ol style="list-style-type: none"> 1. A HMO with 9 bedrooms would be totally out of keeping with the current neighbouring properties. Harborough Road is a residential street with predominately family homes, it is not suitable for a large multiple occupancy dwelling. This application is in direct conflict with Rushden Neighbourhood Plan -“Policy H4 3.20 There is an aspiration locally to address the balance of housing types within Rushden and provide more homes suitable for families and older people. Policy H4 sets out that proposals for flats will only be supported in exceptional.” This proposal therefore does not comply. An application in March 2019 was refused for conversion into flats as it was contrary to Policy H4, and there is no evidence in this latest application to suggest this type of accommodation is required with Rushden. 2. We fully support LHA regarding parking and access to the site. Residents already have considerable issues with parking on Harborough Road and this application would only exacerbate these problems. 3. Bedroom six of the proposed plan does not comply with current size regulations.
<p>Planning Application: 20/01224/ADV Applicant: Wildstone Group Limited Planning Officer: Jacqui Colbourne Responses Due Back: 5th November 2020</p> <p>Update of existing advertisement to support a digital equivalent which will display static advertisements on rotation at 9 Bedford Road, Rushden, Northamptonshire, NN10 0ND.</p>	<p>No Objection</p>
<p>Planning Application: 20/01225/FUL Applicant: Mr & Mrs John Toseland Planning Officer: Ian Baish Responses Due Back: 5th November 2020</p> <p>Front and rear single storey extension at 4 Swallow Drive, Rushden, Northamptonshire, NN10 6EG.</p>	<p>No Objection</p>

<p>Planning Application: 20/01244/VAR Applicant: Mr. Angus Lawson (c/o LMR Designs Ltd) Planning Officer: Pete Baish Responses Due Back: 5th November 2020</p> <p>Variation of condition 2 to reflect changes in drawing referencing the site plan pursuant to Application Reference Number: 19/01777/FUL - Conversion and extension to create 14 one and two bed flats for occupation by persons over 55 years of age, including communal parking and amenity spaces (resubmission of 19/00594/FUL) Condition Number(s): 2 - Drawing numbers at Rushden Memorial Clinic, Hayway, Rushden, Northamptonshire, NN10 6AG.</p>	<p>No Objection</p>
<p>Planning Application: 20/01228/FUL Applicant: Camilla Moore Planning Officer: Susie Russell Responses Due Back: 5th November 2020</p> <p>Two storey side extension, boundary fence and new vehicle access for parking at 34 Farnham Drive, Rushden, Northamptonshire, NN10 9JH.</p>	<p>No Objection subject to Northamptonshire County Council Highways comments.</p>

184/21 PLANNING DECISION

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

RESOLVED

No Planning Decisions to discuss.

185/21 WITHDRAWN APPLICATION

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

20/01136/FUL - Change of use from retail unit to taxi office at 107 High Street, Rushden, Northamptonshire, NN10 0NZ.

RESOLVED

Members noted the information.

186/21 EAST NORTHAMPTONSHIRE LOCAL PLAN PART 2

Members to discuss the East Northamptonshire Local Plan Part 2.

RESOLVED

Rushden Town Council will be responding and our response will be circulated in due course.

187/21 HAVE YOUR SAY ON RUSHDEN PLANNING PROPOSALS

Members to discuss the Rushden Planning Proposals.

RESOLVED

Rushden Town Council will be responding and our response will be circulated in due course.

188/21 MINISTRY OF HOUSING, COMMUNITIES & LOCAL GOVERNMENT – WHITE PAPER: PLANNING FOR THE FUTURE CONSULTATION (6th AUGUST – 29TH OCTOBER 2020)

Members to discuss the Ministry of Housing, Communities & Local Government – White Paper: Planning for the Future Consultation (6th August – 29th October 2020).

RESOLVED

As attached.

This was moved to the end of the agenda to be discussed.

Chairman