

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 21st August 2018 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors:	Tracey Smith	Richard Lewis
	Marian Hollomon	David Coleman.
	Kaye Rawlins	David Jenney
	Philip Humphrey	

Town Clerk: Vivienne Prodger

117/19 DECLARATIONS OF INTEREST

There were no declarations of interest

118/19 APOLOGIES

Apologies for absence were submitted on behalf of Councillor's, Cesare Marinaro, Sarah Peacock, Carol Childs.

119/19 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 31st July be approved and signed by the Chairman as a true record.

120/19 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application number: 18/01284/FUL Applicant: Bedfordia Farms Ltd Construction and operation of a broiler rearing unit with six linked poultry buildings and ancillary structures comprising fifteen grain silos, three crumb feed silos, three feed blending houses, two water tanks with an associated pump house, two gas storage tanks, an electricity substation, switch room and standby generator with fuel tank, a weigh room, a welfare block, a cold store and incinerator, a boiler house and storage building, a security gatehouse and associated hardstanding, with boundary fencing, landscape, planting and flood attenuation works and an upgrading of an existing vehicular access track extending to the south-west to an existing anaerobic digestion plant access road. (revised scheme to 17/01328/FUL) Land North East Of Westwood AD Plant Bedford Road Rushden	Rushden Town Council objects to the application for the following reasons:- 1.The proposal still does not have a comprehensive waste management plan. 2.There is no mention of the Historical Deer Park within the development site and the negative impact this proposal may have. 3.Visually the proposal will be intrusive and out of scale with the surrounding area. 4.The Development is not compliant with the emerging Rushden Neighbourhood Plan. 5.The Proposal does not comply with Policy 2B of the Core Spacial Strategy. Members acknowledge the revised Plans they still feel the overall size, scale and type of development will

Northamptonshire .	<p>have a negative impact on surrounding dwellings.</p> <p>This will be coming back for full consultation at our next planning meeting on the 11th September 2018.</p>
<p>Application number: 18/01364/FUL</p> <p>Two storey rear extension to extend the commercial ground floor and provide an additional one bedroom bedsit above: new roof terrace to provide private amenity space to proposed bedsit and existing flat above existing commercial unit at 33 High Street, Rushden, Northamptonshire, NN10 0QE.</p>	<p>Rushden Town Council has no objection to this application, but would note the comments from the Highways Agency regarding parking.</p>
<p>Application number: 18/01377/FUL</p> <p>First floor side extension over existing single storey element at 2 Millers Close, Rushden, Northamptonshire, NN10 9RP.</p>	<p>Rushden Town Council has no objection to this application.</p>
<p>Application number: 18/01386/FUL</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>Rushden Town Council has no objection to this application but would request the applicant refers to the guidelines of the East Northamptonshire Council Shop Front Design supplementary planning document when carrying out the works.</p>
<p>Application number: 18/01388/FUL</p> <p>Full planning permission (inc details of access, layout, scale, appearance and landscaping) for 80 dwellings, highways layout, open space and all other associated infrastructure at Land East of Brindley Close, Northampton Road, Rushden, Northamptonshire.</p>	<p>Rushden Town Council has no objection to this application but would like to make the following comments:</p> <ul style="list-style-type: none"> • We do have concerns about the tandem parking provision within the scheme. • Plots 18 – 21 should be redesigned as we do not consider back-to-back houses to be appropriate for this scheme.
<p>Application number: 18/01392/FUL</p> <p>Change of use to revert office use back to Residential use. No changes externally or internally (retrospective) at 55 North Street, Rushden, Northamptonshire, NN10 6BU.</p>	<p>Rushden Town Council has no objection to this application.</p>

<p>Application number: 18/01403/TPO</p> <p>T1 Copper beech – crown raise all round by removing back to main stem all smaller branches, away from sheds, also, raise by 1m over garden, remove all major deadwood and remove ivy and crown thin by 15%: T2 Eucalyptus – reduce in height by 1.5m and reduce side branches to blend and maintain tree’s natural form at 120 Irchester Road, Rushden, Northamptonshire, NN10 9XQ.</p>	<p>Rushden Town Council has no objection to this application.</p>
<p>Application number: 18/01457/ADV Applicant: Cineworld</p> <p>Box sign on steel support structure sat above parapet line at Land Adjacent Skew Bridge Ski Slop, Rushden Lakes, Rushden, Northamptonshire.</p>	<p>Rushden Town Council has no objection to this application.</p>
<p>Application number: 18/01439/FUL</p> <p>Change of use from vacant B1 to sui generis use of eleven units (inclusive of a manger’s accommodation) of House in Multiple Occupancy, alterations to the roof and elevations, including new windows and doors and the blocking-up of openings, provision of refuse stores and cycle parking at 42 Victoria Road, Rushden, Northamptonshire, NN10 0AS.</p>	<p>Rushden Town Council objects to the proposed scheme for the following reasons:-</p> <ol style="list-style-type: none"> 1. This latest application still consists of 11 units, and as previously stated we consider this to be a gross over development of the site. 2. The proposal, by reason of its design and layout would result in a poor standard of living accommodation for future occupiers. The proposal is therefore contrary to guidance contained within the National Planning Policy Framework and JCS Policy 8 3. This sort of accommodation is designed for short stay, high turnover occupancy and will not create a sense of community living. The living environment created by this type of development would certainly not be beneficial to the existing residents of this area. 4. At this density, this scheme is not compliant with the Rushden Neighbourhood Plan which states ‘that there is a need to ensure new residential development is of a sufficient quality and dwelling size to service the growth aspirations of the settlement’. 5. Again we would challenge the suggested need for this type of accommodation, as there is no evidence to support this within the application. 6. With regard to parking issues, we have

	<p>noted all comments from the residents objections and it would appear that parking is already a huge problem in Victoria Road. How could the Landlords ensure that the tenants within the have low car ownership? We also note that the application fails to mention visitor or maintenance parking. We feel that just on parking issues alone this application should not be passed as, it would exacerbate the parking problems already experienced by existing residents of this overcrowded cul-de-sac.</p> <p>In conclusion, we once again feel this scheme is totally unsuitable for the proposed location because of its overdevelopment, unsustainability in terms of tenant criteria, serve lack of parking and nuisance to existing residents of Victoria Road. We strongly recommend that this planning application is not granted.</p>
<p>Application number: 18/01456/FUL</p> <p>Proposed first floor extension to garage to link. Front facing dormer and additional first floor windows. New boundary fence to Highway and timber entrance gates at 134 Northampton Road, Rushden, Northamptonshire, NN10 6AN.</p>	<p>Rushden Town Council has no objection to this application.</p>
<p>Application number: 18/01458/TPO</p> <p>TPO 254 Minor work to be completed on trees. Job 1 – Climbing and removal of small limbs on Sycamore tree encroaching gable end of property. Job 2 – Crown raising of multiple tree species to three meters in height overhanging property boundary fence, to avoid future collision whilst walking or mowing. Long fence located to the Left of property. Job 3 – Sycamore, removal of long limb growing through holly trees. Job 4 – Crown Raising of monkey puzzle tree to be removed multiple dead branches at bottom. Job 5 – Holly Tree, reduction of three meters in height to impede further growth into larger Sycamore. Job 6 – Dead wooding of multiple Sycamore trees located at the rear of property at 2 the Cedars, 110 Irchester Road, Rushden, Northamptonshire, NN10 9XS.</p>	<p>Rushden Town Council has no objection to the above application, subject to the approval of the ENC Tree Officer.</p>
<p>Application number: 18/01460/ADV Applicant: Saving Smiles Rushden</p> <p>Non illuminated fascia sign at 12 Queen Street, Rushden, Northamptonshire, NN10 0AA.</p>	<p>Rushden Town Council has no objection to this application.</p>

<p>Application number: 18/ 01484/FUL</p> <p>Erection of rear dormer to allow loft conversion at 52 Wymington Road, Rushden, Northamptonshire, NN10 9JX.</p>	<p>Rushden Town Council has no objection to this application.</p>
<p>Application number: 18/01487/FUL</p> <p>Single storey rear and side extension at 4 St Margarets Avenue, Rushden, Northamptonshire, NN10 9YH.</p>	<p>Rushden Town Council has no objection to this application.</p>
<p>Application number: 18/01524/FUL</p> <p>Detached garage and second access from highway at 2 Sandringham Close, Rushden, Northamptonshire, NN10 9ER.</p>	<p>Rushden Town Council strongly objects to this application.</p> <p>We fully support the Local Highways Agency objections and consider the proposed second access to be extremely dangerous and therefore this application should not be granted.</p>
<p>Application number: 18/01540/PDU</p> <p>Change of use of first and second floors of the building from B1 Office to 11 residential units use class C3 (Prior notification under class O) at Newton Centre, 9 Newton Road, Rushden, Northamptonshire, NN10 0PS.</p>	<p>Whilst we agree with the concept of creating living space within the High Street, we do feel it necessary to make the following objections:</p> <ol style="list-style-type: none"> 1. The proposed scheme is an overdevelopment of the site. Less units of a larger size would be preferable. 2. The present proposed design and layout would result in a poor standard of living accommodation for the occupiers of some of the units. The proposal is therefore contrary to guidance contained within the National Planning Policy Framework and JCS Policy 8 3. At this density, we do feel this scheme is not compliant with the Rushden Neighbourhood Plan which states 'that there is a need to ensure new residential development is of a sufficient quality and dwelling size to service the growth aspirations of the settlement'.
<p>Application number: EPR/LP3592NM/V003</p> <p>Greenfield Properties – Waste Plastic to fuel permit application –</p> <p>Details of the application</p> <p>The Environment Agency has received an application to vary an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016 involving substantial change to a permit from</p>	<p>1. Relevant environmental regulatory requirements and technical standards.</p> <p>Following the meeting with Greenfield Properties we are concerned about the process, it would appear the proposed plant will not be the same as the one in NSW – it is to be redesigned and the equipment improved. How can any assumptions be made about the safety and efficiency of the proposed plant if it cannot be</p>

<p>Greenfield Properties (UK) Limited.</p> <p>The application contains a description of how the proposed changes may affect:</p> <p>the installation</p> <p>the materials, substances and energy it will use and generate</p> <p>the conditions of its site</p> <p>the source, nature and quantity of its foreseeable emissions and their significant effects on the environment</p> <p>the proposed techniques for preventing, reducing, and monitoring its emissions and preventing and recovering waste</p> <p>and an outline of the main alternatives, if any, considered</p> <p>Regulated facility type</p> <p>5.1 A(1) b – The incineration of non-hazardous waste in an incineration or co-incineration plant with a capacity exceeding 3 tonnes per hour.</p> <p>Regulated facility location</p> <p>Chelveston Non-Recyclable Plastic to Fuel Facility</p> <p>Land adjacent to The Cottage</p> <p>Upper Higham Lane</p> <p>Higham Ferrers</p> <p>Northamptonshire</p> <p>NN10 0SU</p>	<p>compared to an existing plant carrying out the same process? Greenfield Properties are clearly not happy with the existing plant in NSW as they are looking to redesigned and improve equipment by their own admission.</p> <p>2. Information on local population and sensitive sites.</p> <p>We feel no consideration has been given to the surrounding area. Chelston Rise is very close to the site (approximately only 500 metres away) and Rushden and Higham Ferrers with a combined population of 40,000 are only 1 mile from the site. Rushden East Sustainable Urban Development will also bring another 10,000 people in close proximity to the proposed site and we therefore consider this type of processing plant is not suitable within a populated area as we have concerns about dioxins being produced and polluting the local environment. There have already been two serious fires on the existing site and feel local residents safety should be paramount when considering this application.</p> <p>3. Comments on whether the right process is being used for the activity, for example whether the technology is the right one.</p> <p>As we have limited knowledge of the proposed technology and would therefore have to be guided by experts in this field. We therefore assume the Environment Agency have taken expert advice regarding the process and would be pleased to see any reports evaluating the technology and whole process.</p> <p>4. The shape and use of the land around the site in terms of its potential impact, whether that impact is acceptable and what pollution control or abatement may be required.</p> <p>As previously stated we feel the site is not acceptable in the proposed location. The release of dioxins would have a serious long term impact on the land, wildlife and local residents. Therefore, if pollution control is required the site should not be situated so close to densely populated areas, why undertake costly abatement for this site when it could be developed in in a more appropriate location? It</p>
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	<p>the site failed this would have serious implications on the surrounding area and there does not appear to be enough available robust evidence to indicate the full impact of this.</p> <p>5. The impact of noise and odour from traffic on site.</p> <p>We are concerned about the increased number of traffic movements this proposed site will create. The data given by the operator is not robust and a detailed traffic plan needs to be submitted.</p> <p>The quoted HGV traffic movements will certainly create further noise and diesel pollution. The estimated tanker movements will also create additional noise, pollution and congestion on a narrow access lane.</p> <p>6. Permit conditions by providing information that we have not been made aware of in the application, or by correcting incorrect information in the application (e.g. monitoring and techniques to control pollution).</p> <p>We are concerned that this is a new type of process and very little existing data is available. It is not possible to undertake site visits to existing sites to see how the operation works in practice. Therefore, we would request that the Environment Agency is very thorough in obtaining information on the impact this type of plant may have on the environment and surrounding area, both in the short and long term.</p>
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121/19 PLANNING DECISIONS

Refuse Planning Permission

18/01175/FUL – Demolition of existing single storey rear extension. Erection of new, single storey wrap-around extension with part hipped, park flat roof with roof lights and parapet detail at, 26 Oswald Road, Rushden, Northamptonshire, NN10 0HN.

[RTC comment: No Objection]

RESOLVED

That the information be noted.

Grant Planning Permission

18/01269/FUL – Erection of Pre fabricated wooden garage in front garden at 225 Avenue Road, Rushden, Northamptonshire, NN10 0SN.

[RTC comment: Objection]

RESOLVED

That the information be noted.

Chairman