

**RUSHDEN TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 21<sup>st</sup> July 2020 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM**

Present: Councillor: Paul Harley - Chairman

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

Town Clerk: Vivienne Prodger

**75/21 DECLARATIONS OF INTEREST**

Cllr Paul Harley declared a bias interest in application number 20/00712/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.

Cllrs Richard Lewis and Sarah Peacock both declared an Other interest in application number 20/00712/FUL.

**76/21 APOLOGIES**

Apologies for absence were submitted on behalf of Councillor Carol Childs.

**77/21 MINUTES**

**RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 30<sup>th</sup> June 2020 be approved and signed by the Chairman as a true record.

**78/21 PLANNING APPLICATIONS**

**RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Application Number: 20/00683/FUL</b> <b>Applicant: Olga &amp; Mark Coles</b> <b>Planning Officer: Jacqui Colbourne</b>  Extension on a top of existing kitchen and utility room to gain bigger bedroom with ensuite at 4 Deacon Close, Rushden, Northamptonshire, NN10 0EW.	No Objection
<b>Application Number: 20/00700/FUL</b> <b>Applicant: Mr. Ken Jones (Iceland Foods Ltd)</b> <b>Planning Officer: Jennifer Wallis</b>  The recolouring of existing shopfront grey and the installation of new bi-parting entrance doors and side screens at Unit 1 48 - 50 High Street, Rushden, Northamptonshire, NN10 0PJ.	No Objection  However we are seeking clarification about management of trolleys within the High Street.

<p><b>Application Number: 20/00712/FUL</b>  <b>Applicant: Mr. G. Daker</b>  <b>Planning Officer: Susie Russell</b></p> <p>Single-storey extension to rear of existing garage at 120A Northampton Road, Rushden, Northamptonshire, NN10 6AL.</p>	<p>Rushden Town Council has no objection to this application but would like to make the following comment:-</p> <p>We would like a condition to be placed on this application to ensure the proposed development is not used as a separate dwelling.</p>
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**79/21 PLANNING DECISIONS**

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

Refuse Planning Permission

**20/00354/FUL** - Proposed detached 3 bedroom house at 33 Dingle Road, Rushden, Northamptonshire, NN10 6RX.

[RTC No Objection]

**RESOLVED**

Members noted the information.

Grant Planning Permission

**20/00274/FUL** - Glebe Meadow Fishery, Ditchford Lock, Ditchford Lane, Rushden, Northamptonshire, NN8 1RL.

[RTC Objection]

**RESOLVED**

Members noted the information.

**80/21 APPEAL**

Members to discuss the following appeal.

**19/01372/FUL** - Two storey residential development comprising one 2 bed dwelling (Resubmission of 19/00441/FUL) at 18 Fitzwilliam Street, Rushden, Northamptonshire NN10 9YW.

[RTC – Objection]

**RESOLVED**

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.

6. No mitigation has been submitted in relation to the proposed scheme being in a Special Protection Area, therefore the proposal is contrary to Policy 4 of the Northamptonshire Joint Core Strategy.

**81/21 BEDFORD BOROUGH LOCAL PLAN REVIEW, ISSUES AND OPTIONS CONSULTATION AND CALL FOR SITES**

Members to discuss Bedford Borough Local Plan Review, Issues and Options Consultation and Call for Sites.

**RESOLVED**

Rushden Town Council has no objections to this Consultation.

**82/21 STEVINGTON NEIGHBOURHOOD DEVELOPMENT PLAN**

Members to discuss Stevington Neighbourhood Development Plan.

**RESOLVED**

Rushden Town Council has no objections and are pleased to see a strong Neighbourhood Plan is being made for this Village.

**83/21 TURVEY NEIGHBOURHOOD DEVELOPMENT PLAN**

Members to discuss Turvey Neighbourhood Development Plan.

**RESOLVED**

Rushden Town Council has no objections and are pleased to see a strong Neighbourhood Plan is being made for this Village.

Chairman