



# RUSHDEN TOWN COUNCIL

Rushden Hall  
RUSHDEN  
Northamptonshire NN10 9NG

Phone: 01933 316216  
Fax: 01933 315869  
www.rushdentowncouncil.gov.uk  
Email: clerk@rushdentowncouncil.gov.uk



Mayor: Cllr Adrian Winkle  
Town Clerk: Vivienne Prodger

6<sup>th</sup> March 2023

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 21<sup>st</sup> March 2023 commencing at 7.30pm.

## AGENDA

- 1. DECLARATIONS OF INTEREST**  
To receive any declarations of interest Personal and/or Prejudicial and the nature of those interests relating to items on the agenda.
- 2. APOLOGIES**  
To receive any apologies for absence.
- 3. MINUTES**  
To approve the minutes of the meeting of the Planning Consultative Committee held on Tuesday 28<sup>th</sup> February 2023.
- 4. PLANNING APPLICATIONS**  
To comment on the following Planning Applications:

**Planning Application: NE/22/01529/ADV**  
**Applicant: Mr Andy Horwood (Tesco's)**  
**Planning Officer: Ellen Carr**  
**Responses Due: 25<sup>th</sup> March 2023**

Proposal to install 10 x Box Fascia, 8 x Graphic Vinyl, 2 x Frosting at Unit 1, 7 High Street, Rushden, Northamptonshire, NN10 9JR.

**Planning Application: NE/23/00086/FUL**  
**Planning Officer: Chris Hill**  
**Responses Due: 7<sup>th</sup> April 2023**

**Applicant: Mrs S Bicknell**

Alterations to front extension (including roof glazing, demolition and finishes) and basement conversion at 137 Higham Road, Rushden, Northamptonshire, Rushden NN10 6DS.

**Planning Application: NE/23/00088/REM**  
**Applicant: HarperCrewe (Higham Ferrers) Ltd**  
**Planning Officer: William Tysterman**  
**Responses Due: 26<sup>th</sup> March 2023**

Reserved matters: Appearance, Landscaping, Layout and Scale pursuant to 18/01648/OUT - Outline Planning Application on land to the west of the A6, Higham Ferrers, with means of vehicular access from the A6 roundabout known as the John Clarke Way Roundabout for consideration, all other matters (layout, appearance, scale and landscaping) reserved for subsequent approval, for the development of up to 300 no. new dwellings (Class C3), of which

30% will be affordable, landscaping, earthworks to facilitate surface water drainage and all other ancillary infrastructure and enabling works at Land South East Of The Ferrers School A6 Higham Ferrers Bypass, Higham Ferrers, Northamptonshire.

**THE ABOVE APPLICATION HAS BEEN RECEIVED FOR APPROVAL OF RESERVED MATTERS.**

**Planning Application: NE/23/00143/FUL**  
**Applicant: Northamptonshire Healthcare NHS Foundation Trust**  
**Planning Officer: Jennifer Wallis**  
**Responses Due: 31<sup>st</sup> March 2023**

Single storey rear extension and single storey extension to the western elevation; reconfigure the existing front car park area to provide 5no. spaces, in addition to the creation of a new access off The Drive which will serve an additional 2no. car parking spaces. Improvements to the existing rear amenity space to include 2 new sheds, large new patio and relocation of the swing and pergola at The Squirrels, 1 The Drive, Rushden, Northamptonshire, NN10 9JT.

**Planning Application: NE/23/00176/FUL** **Applicant: Mr And Mrs Hughes**  
**Planning Officer: Susie Russell**  
**Responses Due: 26<sup>th</sup> March 2023**

Residential Development of 4No dwellings at Jack And Jill Nursery, Moor Road, Rushden, Northamptonshire, NN10 9TP.

**Planning Application: NE/23/00197/VAR**  
**Applicant: Mr Wayne Lawman (Charlton Gray Homes)**  
**Planning Officer: Susie Russell**  
**Responses Due: 26<sup>th</sup> March 2023**

Variation of condition 4 to remove the requirement to inset the boundary wall by 300mm pursuant to NE/22/01368/FUL. Construction of boundary walls, new bin store area, and modification to doors and windows at 11 Washbrook Road, Rushden, Northamptonshire, NN10 9UY.

**Planning Application: NE/23/00198/ADV**  
**Applicant: Jack Pishhorn (North Northants Council)**  
**Planning Officer: Ellen Carr**  
**Responses Due: 6<sup>th</sup> April 2023**

New sign to replace existing, and HD screen on externals of shop at Unit L10B West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.

**Planning Application: NE/23/00200/FUL**  
**Applicant: Mr Elkrit Caufhi (Caushaj Brothers Property)**  
**Planning Officer: Atief Ishaq**  
**Responses Due: 31<sup>st</sup> March 2023**

Change of use of former Bank E(c)(i) with 4 bedroom Flat to Retail E(a) with 6 1-bedroom flats including demolition of single storey element and extension to second and third floors, access, amenity space and parking at Bank 133 High Street, Rushden, Northamptonshire, NN10 0NX.

**Planning Application: NE/23/00201/FUL**  
**Applicant: Mr Elkrit Caushaj (Caushaj Brothers Property)**  
**Planning Officer: Atief Ishaq**  
**Responses Due: 31<sup>st</sup> March 2023**

Residential Development of 6 x 1 bedroom Flats including Amenity Area and Parking at Bank, 133 High Street, Rushden, Northamptonshire, NN10 0NX.

5. **CONSULTATION FOR A REVISED PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT AT JOHN CLARK WAY, RUSHDEN, NORTHAMPTONSHIRE**  
Members to discuss the Consultation for a revised planning application for residential development at John Clark Way, Rushden, Northamptonshire.  
(Enclosed)
  
6. **EAST NORTHANTS LOCAL PLAN PART 2 PROPOSED MODIFICATIONS CONSULTATION**  
Members to discuss the East Northants Local Plan Part 2 Proposed Modifications Consultation.  
(Enclosed)
  
7. **PRELIM NORTH 22-23 REVIEW (EAST NORTHANTS)**  
Members to discuss new parking restrictions.  
(Enclosed)
  
8. **WITHDRAWN APPLICATION**  
Members were advised of the withdrawal of the following application: -  
  
20/01174/FUL - 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.  
(Enclosed)

Yours faithfully

Vivienne Prodger  
Town Clerk