

## RUSHDEN TOWN COUNCIL

### **MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 22<sup>nd</sup> December 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           Carols Childs  
                 Melanie Coleman           Richard Lewis

Town Clerk: Vivienne Prodger

#### **273/21 DECLARATIONS OF INTEREST**

Cllr Sarah Peacock declared a bias interest in application 20/00062/WASFUL - Plots 19 To 26, Sanders Lodge Industrial Estate and left the meeting when this item was discussed and took no part in discussion and voting thereon.

#### **274/21 APOLOGIES**

Apologies for absence were submitted on behalf of Councillor Kaye Rawlins.

#### **275/21 MINUTES**

##### **RESOLVED**

No Minutes to approve

#### **276/21 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Planning Application: 20/01143/TCA</b> <b>Applicant: Allen</b> <b>Planning Officer: Brian Ogden</b>  Maple tree - to remove at 122 Harborough Road, Rushden, Northamptonshire, NN10 0LP	No Objection
<b>Planning Application: 20/01290/FUL</b> <b>Applicant: Mr Marcin Wojnarek</b> <b>Planning Officer: Susie Russell</b>  Single storey side extension and front porch at 51 Oakpits Way, Rushden, Northamptonshire, NN10 0PP.	No Objection

**277/21 20/00062/WASFUL PROPOSED DEVELOPMENT – PLOTS 19 TO 26, SANDERS LODGE INDUSTRIAL ESTATE, RUSHDEN, NORTHAMPTONSHIRE**

Members to discuss the Proposed Development: An additional industrial building for the storage and processing of recyclable waste at Plots 19 to 26, Sanders Lodge Industrial Estate, Rushden, Northamptonshire, NN10 6BQ.

**RESOLVED**

Members of our Planning Consultative Committee would like to make the following comments/observations about this application:

Over the last 9 years this site has caused a number of problems to both businesses and residents in the surrounding area. This problems include large fly infestations, strong odours and ongoing traffic problems.

We understand the Environment Agency has been heavily involved in trying to address the problems caused by the existing site, but it would appear that the this issues have not been fully resolved. Any extension to the site will only exacerbate the existing problems being experienced by neighbouring businesses and residential properties.

We consider the current useage as a recycling facility was gained by default as waste is defined within a B8 category and no consultation was undertaken with neighbouring businesses.

We consider the road access around the site is inadequate and in very poor condition. Lorries travelling to the site cause hold ups for other road users and there are no facilities in the local area if lorries arrive when the site is closed. Road signage is inadequate and drivers do not appear to be adhering to the 'no right turn' signs. Again, expansion of this site will only result in further problems with road damage and transportation to and from the site.

We understand that various cleaning equipment for the waste has been installed over the years and other covered areas installed to try and control the fly and odour issues. The quality of life for local residents is seriously affected in the summer months when the flies are most prevelant and this does result in residents being unable to enjoy their gardens due to the fly infestation.

In conclusion we consider this location of this waste facility to be completely inappropriate and would request the Environment Agency are fully consulted and their comments made public before any decision is made regarding this application.

**278/21 20/00028/CCDFUL PROPOSED DEVELOPMENT: PROPOSED SINGLE STOREY LINK EXTENSION, SPORTS HALL, REAR SINGLE STOREY EXTENSIONS, REAR TWO STOREY EXTENSION, NEW ENTRANCE CANOPY AND PROPOSED DROP OFF ACCESS POINT**

Members to discuss the above Proposed Development at Whitefriars Primary School, Boughton School, Boughton Drive, Rushden, Northamptonshire, NN10 9HX.

**RESOLVED**

Rushden Town Council has no objection to this application.

**279/21 STREET NAMING – NORTHAMPTON ROAD, RUSHDEN DEVELOPMENT**

Members to discuss the names for the Northampton Road, Rushden Development.

**RESOLVED**

Members noted the information.

**280/21 PLANNING DECISION**

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

*Grant Planning Permission*

**20/01267/PDU** - Conversion of offices to 4 No. flats at 4 Alfred Street, Rushden, Northamptonshire, NN10 9YS.

[*RTC Objection*]

**RESOLVED**

Members noted the information.

**281/21 APPEAL DECISION**

To discuss the following appeal and consider whether or not to submit any further comments:

**20/00017/FUL** - Proposed new bungalow, double garage and new access at 312a Newton Road, Rushden, NN10 0SY.

[*RTC – No Objection*]

**DECISION**

Appeal Dismissed

**RESOLVED**

Members noted the information.

**282/21 WITHDRAWN APPLICATION**

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

**20/01201/FUL** - Conversion of house in multiple occupation to HMO for 9 bedrooms at 124 Harborough Road, Rushden, Northamptonshire, NN10 0LP.

**RESOLVED**

Members noted the information.

Chairman