

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 22nd October 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith David Coleman
 David Jenney Richard Lewis
 Kaye Rawlins Philip Humphrey
 Sarah Peacock Carol Childs

Town Clerk: Vivienne Prodger

Members of the Public: Cllr Dorothy Maxwell Tony Button
 Vijay Paul Gary Alcock
 Neil Tingle

As we had members of the public wishing to speak on Agenda Item 6, the Chairman proposed that this item was brought forward to follow Agenda Item 3. This was seconded and approved with a show of hands. Cllr David Jenney declined to vote on this matter.

206/20 DECLARATIONS OF INTEREST

Cllrs Kaye Rawlins and Sarah Peacock both declared an Other interest in application number 19/01266/FUL.

207/20 APOLOGIES

Apologies for absence were submitted on behalf of Councillors, Cesare Marinaro, Marian Hollomon.

208/20 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 1st October 2019 be approved and signed by the Chairman as a true record.

209/20 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
<p>Application Number: 19/01266/FUL Planning Officer: Anne Dicks</p> <p>Change of Use from Office and Training Facility (B1) to Activities Centre (D1). External alterations to include removal of existing metal roller shutter door and security grilles to create new glazed front entrance door, with cassette style security shutter over. Disabled access ramps to front and rear entrances. Replacement 1.8m high boundary fencing and gates at 7 West Street, Rushden, Northamptonshire, NN10 0RT. <u>Amended location plan dated 3rd October 2019</u></p>	<p>No Objection</p>
<p>Application Number: 19/01295/FUL Planning Officer: Jacqui Colbourne</p> <p>Double Storey Side Extension and Single Storey Rear Extension at 2 Dean Close, Rushden, Northamptonshire, NN10 9EH. <u>Amended plans dated 10th October 2019</u></p>	<p>No Objection</p>
<p>Application Number: 19/01423/REM Planning Officer: Patrick Reid</p> <p>Reserved matters: Appearance, Landscaping, Layout, Scale pursuant to 17/01378/OUT: demolition of the existing garage and erection of a one bedroomed dwelling at 27 Bradfield Close, Rushden, Northamptonshire, NN10 0EP.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <ul style="list-style-type: none"> • This application offers cramped living accommodation and very little quality amenity space. • The application also greatly reduces the amenity space of the existing property.
<p>Application Number: 19/01570/FUL Planning Officer: Anne Dicks</p> <p>Front and rear single-storey extensions at 16 Paddocks Road, Rushden, Northamptonshire, NN10 6RY.</p>	<p>No Objection</p>
<p>Application Number: 19/01574/FUL Planning Officer: Amie Baxter</p> <p>Demolition of existing store/workshop buildings, erection of two semi detached dwellings at 7A Glassbrook Road, Rushden, Northamptonshire, NN10 9TG.</p>	<p>Whilst the design is very good and we welcome this type of town house, we unfortunately have to object because of the lack of parking within the scheme. We would suggest an application with one property and side parking would be much better suited to this location.</p>
<p>Application Number: 19/01581/FUL Planning Officer: Jacqui Colbourne</p> <p>Front entrance extension and replacement of existing conservatory with new extension at 14 Avenue Road, Rushden, Northamptonshire, NN10 0SJ.</p>	<p>No Objection</p>

<p>Application Number: 19/01587/FUL Planning Officer: Jacqui Colbourne</p> <p>Change of Use from B1/B8 (Business/Storage/Distribution) to D2 (Assembly and leisure) (no internal or external structural changes) at Unit 3, Plot 8, Sanders Lodge Industrial Estate, Rushden, Northamptonshire NN10 6BQ.</p>	No Objection
<p>Application Number: 19/01601/TPO Planning Officer: Henry Pearson</p> <p>TPO 49 T1 and T2 - Horse chestnut Trees - Crown Reduce both by 3-4m (20%) and remove any dead or damaged branches at The Cloisters, Rectory Road, Rushden, Northamptonshire, NN10 0HA.</p>	No Objection
<p>Application Number: 19/01606/FUL Planning Officer: Joe Davies</p> <p>Change of Use of first floor from shop A1 to Residential C3 including associated alteration works and construction of new external staircase (Resubmission of 19/00723/FUL) at 6 High Street, Rushden, Northamptonshire, NN10 0PR.</p>	Rushden Town Council objects to this application as the parking does not conform with County Council Highway standards
<p>Application Number: 19/01617/FUL Planning Officer: Susie Forster</p> <p>Two storey side extension at 1 Keats Way, Rushden, Northamptonshire, NN10 6BJ.</p>	Rushden Town Council objects to the above application due to inadequate parking provision within the scheme. The current application does not demonstrate how the required 3 parking spaces can be achieved and we therefore object.

210/20 PLANNING DECISIONS

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

Refuse Planning Permission

19/00784/FUL - Demolition of detached two storey outbuilding; extension of existing 8 bedroom Care Home to create 8 additional bedroom suites with ancillary facilities and parking for 13 cars at 2 Essex Road, Rushden, Northamptonshire, NN10 0LG.

[RTC No Objection]

RESOLVED

Members noted the information.

Refuse Planning Permission

19/01371/FUL - Two storey rear extension (partially over existing ground floor kitchen) at 15 Benedict Close, Rushden, Northamptonshire, NN10 9PH.

[RTC No Objection]

RESOLVED

Members noted the information.

211/20 APPEALS

To discuss the following appeals and consider whether or not to submit any further information:

18/01388/FUL - 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.

[RTC – No Objection]

RESOLVED

Rushden Town Council are in full support of this application as it is in accordance with our Neighbourhood Plan.

19/00614/FUL - Two-storey Side Extension at 47 Manor Road, Rushden, Northamptonshire, NN10 9EX.

[RTC – No Objection]

RESOLVED

Members noted the information.

212/20 WITHDRAWN APPLICATION

19/00586/FUL - Creation of 42 Flats combination of new build and conversion. Demolition of some buildings on site. Change of use of site from retail to residential at 4 Higham Road, Rushden, Northamptonshire, NN10 6DZ.

[RTC – Objection]

RESOLVED

Members noted the information.

Chairman