

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 23rd April 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith Kaye Rawlins
David Coleman David Jenney
Sarah Peacock Richard Lewis
Marian Hollomon

Town Clerk: Vivienne Prodger

404/19 DECLARATIONS OF INTEREST

Cllr Sarah Peacock declared an Other Interest in application number 19/00486/FUL.

Cllr Paul Harley declared a bias interest in application number 19/00541/FUL and left the room when this item was discussed and took no part in discussion and voting thereon.

Cllrs Paul Harley and Sarah Peacock both declared an Other Interest in application number 19/00578/ADV.

405/19 APOLOGIES

Apologies for absence were submitted on behalf of Councillor's, Carol Childs, Cesare Marinaro and Philip Humphrey.

406/19 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 2nd April 2019 be approved and signed by the Chairman as a true record.

407/19 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application Number: 19/00441/FUL Planning Officer: Gordon Smith Two storey building comprising two, one bed flats at 18 Fitzwilliam Street, Rushden, Northamptonshire, NN10 9YW.	Rushden Town Council strongly objects to this application for the following reasons:- <ol style="list-style-type: none">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 totally unacceptable, Duck Street Car Park

	<p>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.</p> <p>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.</p> <p>In conclusion, we would urge ENC not to approve this application as it is an ill-conceived, badly designed scheme that does not offer any quality living space and would have a very detrimental effect on a well run and well used Community facility.</p>
<p>Application Number: 19/00447/FUL Planning Officer: Joe Davies</p> <p>Change of Use from A1 (retail) to mixed Use B1 (office) and D2 (Assembly and Leisure) (no external alterations) at 40A Newton Road, Rushden, Northamptonshire, NN10 0HD.</p>	<p>No Objection.</p>
<p>Application Number: 19/00486/FUL Planning Officer: Jacqui Colbourne</p> <p>Two-storey side and rear extension at 37 St Marys Avenue, Rushden, Northamptonshire, NN10 9EP.</p>	<p>Rushden Town Council have no objection to this application but do have concerns about the size of the proposed parking space.</p>
<p>Application Number: 19/00497/ADV Applicant: TGI Fridays UK Planning Officer: Jacqui Colbourne</p> <p>Installation of 1no. high level fascia sign and 1no. fascia sign to side planter at Unit L9, West Terrace, Rushden Lakes, Rushden, Northamptonshire NN10 6FT.</p>	<p>No Objection.</p>
<p>Application Number: 19/00500/FUL Applicant: Pharmaron UK Planning Officer: Anne Dicks</p> <p>To install a two storey Portakabin building linked into Pharmaron's existing unit to be used as office space at Pharmaron UK, Pegasus Way, Rushden, Northamptonshire, NN10 6ER.</p>	<p>No Objection.</p>

<p>Application Number: 19/00503/ADV Applicant: TGI Fridays UK Planning Officer: Ian Baish</p> <p>Installation of 1no. High Level Fascia Sign at Unit L9, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p>	<p>No Objection.</p>
<p>Application Number: 19/00528/FUL Planning Officer: Amie Baxter</p> <p>Consent to build two new build flats at 54 Duck Street, Rushden, Northamptonshire, NN10 9SD.</p>	<p>Rushden Town Council strongly objects to the application for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed scheme is an overdevelopment of the site. 2. This application is not compliant with Rushden Town Council Neighbourhood Plan Policy H4. There is no evidence to suggest that this type of development meets local need. Rushden has had a large number of flats developed within the last 15 years and we wish to see this rebalanced with town houses rather than flats on sites brought forward. 3. The proposed scheme offers no amenity space and does not offer quality living space, which is in conflict with the aspirations of Rushden's Neighbourhood Plan. 4. We fully support the LHA objections to these application, parking would be a real problem and would exacerbate existing congestion in this area. 5. We support the objections regarding waste management.
<p>Application Number: 19/00540/FUL Planning Officer: Ian Baish</p> <p>Single storey rear extension at 2 Peter Crisp Way, Rushden, Northamptonshire, NN10 6FE.</p>	<p>No Objection.</p>
<p>Application Number: 19/00541/FUL Planning Officer: Joe Davies</p> <p>Conversion of residential dwelling into two apartments, including converting the garage into a habitable space at 124 Harborough Road, Rushden, Northamptonshire, NN10 0LP.</p>	<p>Rushden Town Council objects of this application for the following reasons:-</p> <ol style="list-style-type: none"> 1. Within the Rushden Neighbourhood Plan there is an aspiration to try and create larger properties within the town and therefore this scheme would be non-compliant with this aspiration. 2. Additional traffic would be created by converting the property into two dwellings, Harborough Road is already congested and this scheme would add to this. 3. This application is contrary to Policy H4 of the Rushden Neighbourhood Plan.

<p>Application Number: 19/00546/ADV Planning Officer: Jacqui Colbourne</p> <p>Fascia lettering applied to glazing; Logo to internal bulkhead panelling; AV screen in shop window; Fascia sign to rear of building at Unit GS08 Garden Square, Rushden Lakes, Rushden, Northamptonshire NN10 6FL</p>	No Objection.
<p>Application Number: 19/00556/ADV Planning Officer: Jacqui Colbourne</p> <p>Aluminium backtray with blue painted finish, fret cut lettering with opal frosted acrylic - backlit with internal LEDS illumination. Suspended metal reverse canister letters, white powder coated finish - opal frosted acrylic front face, internally illuminated by LEDS at Unit L2A, West Terrace, Rushden, Lakes Rushden, Northamptonshire, NN10 6FT.</p>	No Objection.
<p>Application Number: 19/00578/ADV Applicant: Trustees of the Rushden Wesleyan Church Planning Officer: Ian Baish</p> <p>Marketing board in relation to disposal of disused church at Independant Wesleyan Church, High Street, Rushden, Northamptonshire, NN10 0PJ.</p>	No Objection.
<p>Application Number: 19/00614/FUL Planning Officer: Jacqui Colbourne</p> <p>Two storey side extension at 47 Manor Road, Rushden, Northamptonshire, NN10 9EX.</p>	No Objection.
<p>Application Number: 19/00650/FUL Planning Officer: Jacqui Colbourne</p> <p>Single storey side extension at 65 Fairmead Crescent, Rushden, Northamptonshire, NN10 9NB.</p>	No Objection.

408/19 APPEAL DECISIONS

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

18/00646/FUL – Conversion and extension of the existing Memorial Clinic to create 12no. one and two bedroom flats, with shared amenity space and associated parking. Construction of two bungalows and associated parking within the grounds of the existing building at Rushden Memorial Clinic, Hayway, Rushden, Northamptonshire, NN10 6AG.

[*RTC Objection*]

RESOLVED

Rushden Town Council submitted an objection to East Northants Council on the 3rd December 2018 and we have no further comments to add.

18/02209/OUT – To build a single new 2/3 bedroom bungalow at rear (north) of 10 Mill Estate – All matters reserved. At 10 Mill Estate, Wymington Road, Rushden, Northants, NN10 9LD.

RESOLVED

The previous comments were reiterated and submitted.

409/19 STREET NAMING DECISION

Glenn Harwood Way has been formally adopted.

RESOLVED

Members noted the information.

Yours faithfully

Chairman