

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 24th APRIL 2018 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

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

Town Clerk: Vivienne Prodger

393/18 DECLARATIONS OF INTEREST

Councillor Barbara Jenney declared that she is a member of the Planning Management Committee at East Northamptonshire Council and she will vote at this meeting on the basis of the information in front of her at this time. However there will be additional information to consider at any ENC determination of this application and she will keep an open mind and consider this wider picture before deciding how to vote there.

Cllr's Richard Lewis, David Jenney both declared an Other Interest in application numbers 18/00665/ADV & 18/00668/ADV.

Cllr Philip Humphrey declared an Other Interest in application number 18/00571/FUL.

Cllr David Coleman declared a Bias Interest in application number 18/00686/TPO and left the room when this item was discussed and took no part in discussion and voting thereon.

394/18 APOLOGIES

Apologies for absence were submitted on behalf of Councillor Cesare Marinaro, Sarah Peacock, Marian Hollomon.

395/18 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 3rd April 2018 be approved and signed by the Chairman as a true record.

396/18 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
<i>Application number: 18/00612/FUL</i> Single storey side extension at 17 Melloway Road, Rushden, Northamptonshire, NN10 6XZ (PP-06838783).	No Objection

<p>Application number: 18/00636/VAR Applicant: GPS Estates Ltd</p> <p>Variation of condition 11 pursuant to planning: 08/00595/FUL and 17/01208/AMD – Two three storey buildings to provide 9 one bedroomed flats and 22 two bedroom flats, plus parking, access and associated works dated 22.03.2018 at Freemans Court, Station Road, Rushden, Northamptonshire, (PP-06847581).</p>	<p>No Objection</p>
<p>Application number: 18/00622/FUL</p> <p>Demolition of utility room and erection of single storey side and rear extensions at 51 Melloway Road, Rushden, Northamptonshire, NN10 6XX. (PP-06839677).</p>	<p>No Objection</p>
<p>Application number: 18/00571/FUL</p> <p>Proposed Single-Storey Extension at 101 Springfield Road, Rushden, Northamptonshire, NN10 0YB (PP-06818131).</p>	<p>No Objection</p>
<p>Application number: 18/00686/TPO Applicant: Kier Living Ltd</p> <p>T17 Walnut – Remove deadwood over 25mm. Prune to clear structure by 2.0 metres. Works recommended in recent survey carried out by BHA Trees at 11 The Drive, Rushden, Northamptonshire, NN10 9JT. (PP-06866630).</p>	<p>No Objection</p>
<p>Application number: 18/00665/ADV Applicant: LXB RP (Rushden) Limited and Shoemaker GP Limited</p> <p>Phase 1 adverts at Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden, Northamptonshire (PP-06843352).</p>	<p>No objection in principal but we would endorse Highways Agency Area 7 comments.</p>
<p>Application number: 18/00668/ADV Applicant: LXB RP (Rushden) Limited and Shoemaker GP Limited</p> <p>Phase 2 adverts at Land Adjacent Skew Bridge Ski Slop, Rushden Lakes, Rushden, Northamptonshire (PP-06843229).</p>	<p>No objection in principal but we would endorse Highways Agency Area 7 comments.</p>
<p>Application number: 18/00646/FUL Applicant: Centennial Partners LLP</p> <p>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 (PP-06843737).</p>	<p>Rushden Town Council would welcome sympathetic development of the Memorial Clinic to protect the aesthetic value of this historic building and we therefore feel it necessary to object to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. Rushden Memorial Clinic The proposed scheme which incorporates 12 flats is an overdevelopment of the site. The site is located on a attractive residential road and the scale and density of the proposed scheme is not

appropriate for the existing area. Flatted accommodation of this scale would be out of character and detrimental to neighbouring properties.

2. Rushden already has an overprovision of flatted development. Approximately 150 flats have been built in Rushden within the last 12 months and we consider this to be a more than sufficient provision of this type of accommodation. We have historically had a disproportionate number of flatted developments approved within the town and we feel this must now be redressed and a sensible balance of development restored.
3. **Policy H5 – Market housing type mix** of the emerging Rushden Neighbourhood Plan states flatted development will only be permitted where this; Meets an identified need – no documentation has been submitted with this application to support a further requirement for flatted accommodation of this type within Rushden
Where an existing non-residential building is being converted for residential use -
We would argue that this house was originally built as a residential property and should therefore be treated as such with regard to this application.
4. Whilst the Memorial Clinic is not listed it has been identified as a 'building of significant heritage importance'. The proposals for flat roofed extensions to the building would be completely out of character and would be detrimental to the aesthetics of this historic building.
5. The house has some important historical features which should be preserved,

including the original dining room with a ceiling fresco and the wood panelled library with stained glass window . If the site was sympathetically redeveloped into larger apartments these features could be incorporated. The present proposed scheme indicates these features would not be retained.

6. The number of proposed dwellings would have exacerbate the congestion problems already experienced on the Hayway. The site is situated between two schools and exits onto a road heavily congested with 'on street' residential parking.
7. Some of proposed units appear to be very cramped offering inferior living space. Unit 10 does not appear to have any storage space and should therefore have a minimal gross internal floor area of 39 (m2) not the 37 (m2) quoted within the design plan submitted.

In conclusion, as the house recently used as the Memorial Clinic was purchased by the people of Rushden, we consider it is very important to ensure this property is developed as sensitively as possible. Whilst we welcome the inclusion of two bungalows within the scheme we would ask the developers to reconsider the amount of units they are proposing within the house. We would be pleased to see a quality development of larger apartments which would enable the historic features to be retained and would welcome the opportunity of meeting with the developers to discuss this matter further in order to obtain a satisfactory conclusion for all concerned.

<p>Application number: 18/00568/ADV Applicant: WAGAMAMA</p> <p>AMENDED PLANS AND PHOTO DATED 16TH APRIL 2018.</p>	<p>No Objection</p>
<p>Application number: 18/00607/FUL Applicant:</p> <p>Potato conditioning condenser enclosures and associated underground drainage works (part retrospective) at Morrisons Distribution, Crown Way, Rushden, Northamptonshire, NN10 6BS (PP-06803543).</p>	<p>We are disappointed this is a retrospective application. We have no objection subject to the submitted comments from the Environmental Protection, and the condition they have requested be place on this application. "Condition – The applicant should submit details of the louvred plant room to demonstrate that it meets the prediction of the report prepared by Acoustical Control Engineers and Consultant reference B4880 2018-04-10 R prior to its first use".</p>
<p>Application number: 18/00714/FUL Applicant: Waitrose Ltd</p> <p>The installation of 1no. new automatic number plate recognition camera to Waitrose car park at Waitrose, 1 Crown Way, Rushden, Northamptonshire, NN10 6AX. (PP-06873232).</p>	<p>No Objection</p>
<p>Application number: 18/00532/VAR Applicant: Marklin Developments</p> <p>Variation of condition 1 pursuant to planning application 17/00319/REM: Reserved matters – Appearance, Landscaping and Layout pursuant to planning permission 16/00469/OUT dated 2.6.16 – Outline application: Demolition of existing dwelling and outbuildings: residential development of 9 up to dwellings; modification of access to off road parking; and amenity space (all matters reserved except access and scale) at 3 Northampton Road, Rushden, Northamptonshire, NN10 6YA (PP-06811957).</p>	<p>Rushden Town Council objects to the above application for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed variation would indicate Plot 9 is to be enlarged. We consider the enlargement of this plot will have a detrimental impact on the quality of living for the residents of 137 Higham Road, Rushden. 2. We understand that the proposed variation has already been implemented without prior planning approval and therefore request East Northamptonshire Council Planning Enforcement issue a stop notice on any further works, until this matter has been resolved.
<p>Application number: 17/00048/WASVOC Applicant: Biogen (UK) Ltd</p> <p>18/00784/NCC Variation of condition 20 (Visual Amenity) re designation of flare position on site of planning consent ref 17/00048/WASVOC to allow for</p>	<p>No Objection</p>

the relocation and inclusion of a new high temperature flare Westwood A D Plant Bedford Road Rushden Northamptonshire NN10 0SQ.	
Application number: 18/00551/ADV Replacement (like for like) of existing sign at 106 High Street, Rushden, Northamptonshire, NN10 0PQ (PP-06820650).	No Objection

397/18 PLANNING DECISIONS

Grant Planning Permission

17/02490/FUL - Installation of dropped Kurb to front of property at 40 Bedford Road, Rushden, Northamptonshire, NN10 0MB.

[RTC comment: Objection]

Grant Planning Permission

18/00115/FUL – Single storey rear extension and extension to garage to create separate annex. At, 33 Carnegie Street, Rushden, Northamptonshire, NN10 9SN.

[RTC comment: Objection]

Grant Planning Permission

18/00284/OUT - Outline Planning permission for single detached dwelling and garage (all matters reserved) at Stables, 123 Northampton Road, Rushden, Northamptonshire, NN10 6AR.

[RTC comment: Objection]

Grant Planning Permission

18/00315/ADV - 1 x Internally Illuminated Fascia: 1 x Internally Illuminated CO-OP Logo, 1 x Internally Illuminated 4.5m Totem: 1 x Externally Illuminated Aluminium tray panel fixed to existing pub post: 4 x Non illuminated wall mounted flat aluminium panels: 6 x Non Illuminated twin post mounted aluminium banner frames to hold PVC banner at The Viking Public House, Grangeway, Rushden, Northamptonshire, NN10 9JE.

[RTC comment: Objection]

RESOLVED

That the information be noted.

Chairman