



RUSHDEN TOWN COUNCIL

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Mayor: Cllr Adrian Winkle
Town Clerk: Vivienne Prodger

20th May 2022

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 24th May 2022 commencing at 7.30pm.

AGENDA

1. **APPOINTMENT OF CHAIRMAN**
To appoint a Chairman for the year 2022/2023
2. **APPOINTMENT OF VICE CHAIRMAN**
To appoint a Vice Chairman for the year 2022/2023
3. **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.
4. **APOLOGIES**
To receive any apologies for absence.
5. **MINUTES**
To approve the minutes of the meeting of the Planning Consultative Committee held on Tuesday 3rd May 2022.
6. **PLANNING APPLICATIONS**
To comment on the following Planning Applications:

Planning Application: NE/22/00487/FUL
Planning Officer: Chris Hill
Responses Due: 28th May 2022

Applicant: Mr. Lamkaj

Change of use of building to 5 no. one bedroom residential apartments, including replacement roof at 38 Little Street, Rushden, Northamptonshire, NN10 0LS.

Planning Application: NE/22/00502/FUL
Planning Officer: Chris Hill
Responses Due: 28th May 2022

Applicant: Mrs. W Warsop

Proposed single dwelling at 55 North Street, Rushden, Northamptonshire, NN10 6BU.

<p>Planning Application: NE/22/00506/FUL Planning Officer: Susie Russell Responses Due: 28th May 2022</p> <p>Two storey and single storey rear extension at 93 Spencer Road, Rushden, Northamptonshire, NN10 6AD.</p>	<p>Applicant: Mr & Mrs. S Pullen</p>
<p>Planning Application: NE/22/00521/FUL Planning Officer: Ian Baish Responses Due: 28th May 2022</p> <p>Subdivision of single retail unit into two retail units, including alterations to shop front at 92 - 94 High Street, Rushden, Northamptonshire, NN10 0PQ.</p>	<p>Applicant: Mr & Mrs. David Kightley</p>
<p>Planning Application: NE/22/00540/PND Applicant: Mr. S Cherry (Fernbrook Builders Ltd) Planning Officer: Pete Baish Responses Due: 27th May 2022</p> <p>Demolition of existing single and two storey brick built pitched roof buildings with slate / concrete tile roofing at Factory, Windmill Road, Rushden, Northamptonshire, NN10 9TN.</p>	
<p>Planning Application: NE/22/00568/FUL Planning Officer: Jennifer Wallis Responses Due: 3rd June 2022</p> <p>Single storey rear extension at 26 Catlin Way, Rushden, Northamptonshire, NN10 9FN.</p>	<p>Applicant: Mr & Mrs. Kevin Martin</p>
<p>Planning Application: NE/22/00573/FUL Planning Officer: Jennifer Wallis Responses Due: 3rd June 2022</p> <p>First floor rear extension, ground floor rear extension, and roof extension to garage at 459 Newton Road, Rushden, Northamptonshire, NN10 0SX.</p>	<p>Applicant: Mr & Mrs Spuffard</p>
<p>Planning Application: NE/22/00574/FUL Planning Officer: Jennifer Wallis Responses Due: 3rd June 2022</p> <p>Single storey rear extension, garage conversion and additional window to hall at 58 Ashby Drive, Rushden, Northamptonshire, NN10 9HH.</p>	<p>Applicant: Ms. Benzie</p>
<p>Planning Application: NE/22/00575/PDU Planning Officer: Jennifer Wallis Responses Due: 10th June 2022</p> <p>Change of use of agricultural barn to a single dwelling and associated operational development. The barn stands centrally within the wider site and is located to the west and south west of a cluster of buildings/sheds. Installation of UPVC windows, bi-fold doors and timber door at Masons Close, 292 Bedford Road, Rushden, Northamptonshire, NN10 0SE.</p>	<p>Applicant: Mr. Sean Denton</p>
<p>Planning Application: NE/22/00585/FUL Planning Officer: Jacqui Colbourne Responses Due: 3rd June 2022</p> <p>Two-storey side and single storey rear extension including rendering of existing dwelling (Re-submission of NE/21/00793/FUL) at 16 Link Road, Rushden, Northamptonshire, NN10 9LB.</p>	<p>Applicant: Mr. Calvin Cole</p>

<p>Planning Application: NE/22/00588/FUL Planning Officer: Ellen Carr Responses Due: 3rd June</p> <p>Single storey side and rear extension and internal alterations at 4 Prospect Avenue, Rushden, Northamptonshire, NN10 6DH.</p>	<p>Applicant: Mr & Mrs. J Beckett</p>
<p>Planning Application: NE/22/00591/FUL Planning Officer: Susie Russell Responses Due: 10th June 2022</p> <p>Single storey side and rear extension; porch to front; bike store to front garden, modifications to front boundary wall at 280 Wellingborough Road, Rushden, Northamptonshire, NN10 9XP.</p>	<p>Applicant: Mr. & Mrs. Kelly Gorrie</p>
<p>Planning Application: NE/22/00615/FUL Planning Officer: Susie Russell Responses Due: 10th June 2022</p> <p>First floor rear extension over existing ground floor footprint and new frosted window to side elevation at 60 Coltsfoot Road, Rushden, Northamptonshire, NN10 0GE.</p>	<p>Applicant: Gregory</p>
<p>Planning Application: NE/22/00619/VAR Applicant: Mr. Steve Bratby (Company Name VJS Projects Ltd) Planning Officer: Pete Baish Responses Due: 10th June 2022</p> <p>Removal of Condition 10 as a fire engine can make access to the site from Brooke Close, as such it is likely that a fire suppression system would not be required pursuant to NE/21/00784/FUL: Construction of 3 bedroom detached bungalow with associated landscaping and car parking provision Condition 10 – Fire Suppression – at Chestnut View, Hall Park Lane, Rushden, Northamptonshire.</p>	
<p>Planning Application: NE/22/00622/FUL Applicant: Mr. Stuart Russell (Company Name Russell Wright (Rushden) Ltd) Planning Officer: Jacqui Colbourne Responses Due: 10th June 2022</p> <p>Single storey rear extension, part Change of Use of Ground Floor and conversion of First Floor to create 2No dwellings including demolition of former outbuilding at 126 High Street, Rushden, Northamptonshire, NN10 0PD.</p>	
<p>Planning Application: NE/22/00624/FUL Applicant: Mr. Erol Atalay (Northants Denture Clinic) Planning Officer: Chris Hill Responses Due: 10th June 2022</p> <p>Proposed Additional Entrance at 57A High Street South, Rushden, Northamptonshire, NN10 0RA.</p>	

7. **PLANNING DECISIONS**

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

Grant Planning Permission

NE/22/00284/FUL - Police Station, North Street, Rushden, Northamptonshire, NN10 6BU - Demolition of former police station and construction of 5No 3 storey dwellings with associated landscaping, car parking and vehicular access to Shirley Road.

[RTC Objection - Whilst Rushden Town Council is in favour of the revised applications we have concerns about the lack of information regarding the useage of the rest of the site. We

therefore feel clarification is needed on this matter before we can lodge a Recommend Approval.]

Enclosed

8. APPEAL DECISIONS

Members to discuss the following appeal decision and consider whether or not to submit any further comments: -

[Appeal Dismissed]

NE/21/00974/FUL - Conversion of end of terrace house to a ground floor flat and separate maisonette over first floor and attic (the maisonette including an attic conversion, with rear dormer extension) at 106 Park Road, Rushden, Northamptonshire, NN10 0LU.

[RTC Comments - Rushden Town Council objects to this application for the following reasons: There is no provision for parking for the proposed two dwellings. LHA states the criteria for parking provision and this application does not met this. Park Road is already congested with on street parking and this application will only exacerbate this problem. Access to the rear of the building does not appear to have taken into account the required access to neighbouring properties.]

Enclosed

Yours faithfully

Vivienne Prodger
Town Clerk