

RUSHDEN TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON
TUESDAY 25th February 2025 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM**

Present: Chairman: Cameron Clarke [Chairman]
Councillors: David Coleman [Ex Officio]
Adrian Winkle
Richard Lewis
Kaye Rawlins
Deputy Clerk: Paul Wilcox

Due to a number of absences this meeting was inquorate and had to be conducted under delegated powers.

315/25 DECLARATIONS OF INTEREST

Other Interest (Personal/non-pecuniary Interest)

Cllr Richard Lewis declared an Other Interest in Application Number NE/25/00100/FUL.

Bias Interest (Pecuniary Interest)

None

316/25 APOLOGIES

Apologies of absence were submitted on behalf of, Cllrs, Anthony Spooner, Carol Childs, Cesare Marinaro, Marian Hollomon, Melanie Coleman, Philip Humphrey, Tracey Smith.

Cllr, Cllr Paul Harley [Vice Chairman] did not submit apologies.

317/25 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 4th February 2024 be approved and signed by the Chairman as a true record.

318/25 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
<p>Planning Application: NE/24/00805/FUL Applicant: Mr Ryan Chadbon Planning Officer: Erika Davies Ward: Pemberton Responses Due Back: 10th March 2025</p> <p>Full Planning Permission. Two storey side extension at 27 Barnwell Drive, Rushden, Northamptonshire, NN10 9HP.</p>	<p>Rushden Town Council wish to object to this application as we were unable to assess the application properly due to the limited information provided in the application, no plans were available showing the current floor plans of the existing or the proposed floor plans no plans showed the existing number of bedrooms or the proposed number of bedrooms. The current parking provision is not shown or the proposed therefore we fully support the comments already made by Northamptonshire Highways.</p>
<p>Planning Application: NE/24/01235/FUL Applicant: Mr Richard Turner (Innova Renewables Development Ltd) Planning Officer: Hoda Sadri Ward: Spencer Responses Due Back: 10th March 2025</p> <p>Installation of ground mounted solar array, including mounting system, access tracks, an 11KV transformer compound, cabling, stock proof fence, CCTV and associated infrastructure and landscaping at Site 953 Former Quarry, Ditchford Lane, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p>Planning Application: NE/25/00019/FUL Applicant: Delaney Property Investments Ltd Planning Officer: Hoda Sadri Ward: Spencer Responses Due Back: 10th March 2025</p> <p>Full Planning Permission. Rear dormer roof extension to create a single flat along with associated internal alterations at Peck House, Peck Way, Rushden, Northamptonshire.</p>	<p>Rushden Town Council wish to object to this application on the following grounds Members feel the proposal is an overdevelopment of the site, it is lacking in amenity space and the Applicant has not demonstrated where the additional parking space has been allocated on the site, If the applicant is to use the existing amenity space for the provision of additional parking this will further reduce the inadequate amenity space.</p>

<p>Planning Application: NE/25/00029/PDU Applicant: Mr And Mrs Dave Ferrar Planning Officer: Ellen Carr Ward: Hayden Responses Due Back: 24th February 2025 EOT Requested</p> <p>Permitted Development - Use. Conversion of first floor (Use Class E) to 3no Flats (Use Class C3) at The Old Fire Station, 59 Newton Road, Rushden, Northamptonshire, NN10 0HF.</p>	<p>No Objection</p>
<p>Planning Application: NE/25/00034/FUL Applicant: Mr Paul Hughes Planning Officer: Hoda Sadri Ward: Pemberton Responses Due Back: 24th February 2025 – EOT Requested</p> <p>Full Planning Permission. Plot Division to allow for construction of 2no new semi-detached 3 bedroom dwelling houses adjacent to existing dwelling at 103 Westfield Avenue, Rushden, Northamptonshire, NN10 9RB.</p>	<p>Rushden Town Council have No Objection to this application subject to the issues raised by highways being resolved by the applicant before a decision is made.</p>
<p>Planning Application: NE/25/00099/FUL Applicant: Mr Mike Wells Planning Officer: Lisa Greenwood Ward: Pemberton Responses Due Back: 7th March 2025</p> <p>Full Planning Permission. Demolition of commercial buildings and 156 Wellingborough Road Rushden; and residential development of 10 No 3 bedroom dwellings and associated works at Mike Wells Cars, Montague Street, Rushden, Northamptonshire, NN10 9TS.</p>	<p>No Objection</p>
<p>Planning Application: NE/25/00100/FUL Applicant: Mr Tom Warner (Stable Hire Ltd) Planning Officer: Hoda Sadri Ward: Bates Responses Due Back: 3rd March 2025</p> <p>Full Planning Permission. Proposed detached storage unit at 242 - 244 Bedford Road, Rushden, Northamptonshire.</p>	<p>No Objection</p>

<p>Planning Application: NE/25/00130/FUL Applicant: Mr Andrew Walker Planning Officer: Erika Davies Ward: Spencer Responses Due Back: 27th February 2025</p> <p>Full Planning Permission. Single storey rear extension at 8 Saxonlea Close, Rushden, Northamptonshire, NN10 6BF.</p>	<p>No Objection</p>
<p>Planning Application: NE/25/00136/FUL Applicant: Intex (Charlton Gray Homes Ltd) Planning Officer: Erika Davies Ward: Spencer Responses Due Back: 10th March 2025</p> <p>Full Planning Permission. Two storage units to be installed on site at 11 Washbrook Road, Rushden, Northamptonshire, NN10 9UY.</p>	<p>No Objection</p>
<p>Planning Application: NE/25/00153/FUL Applicant: Mr Nick Barron Planning Officer: Ellen Carr Ward: Spencer Responses Due Back: 7th March 2025</p> <p>Full Planning Permission. Replacement garage, parking and bicycle storage within garage. Solar panels to garage roof. New entrance gates and stone detailing at 5 Beech Grove, Rushden, Northamptonshire, NN10 6EJ.</p>	<p>No Objection</p>
<p>Planning Application: NE/25/00185/FUL Applicant: Mr G Vacchio (J & JACS Ltd) Planning Officer: Erika Davies Ward: Bates Responses Due Back: 10th March 2025</p> <p>Full Planning Permission. Single storey side/rear flat roofed extension linked to garage conversion. Convert roof from pitched to flat at 29 Glamis Close, Rushden, Northamptonshire, NN10 0QP.</p>	<p>No Objection</p>

319/25 APPEAL DECISION

Members to note the following appeal decision:-

[Appeal Dismissed]

NE/23/01275/FUL - Residential Development of 4 No dwellings (Re-submission of NE/23/00176/FUL) at Jack And Jill Nursery Moor Road, Rushden, NN10 9TP.

[RTC Objection]

RESOLVED

Members noted the appeal decision.

320/25 PREMISES FULL VARIATION

Members discussed the following Premises Variation Licence:-

25/00269/LAPVAR - TGI Fridays Unit L9, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.

Resolved

Members had no objection to this full variation.

Chairman