

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 25th June 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith Carol Childs
David Coleman David Jenney
Sarah Peacock Marian Hollomon
Cesare Marinaro Kaye Rawlins

Town Clerk: Vivienne Prodger

64/20 DECLARATIONS OF INTEREST

Cllr Sarah Peacock declared an Other Interest in application number 19/00800/FUL.

Cllr Philip Humphrey declared an Other Interest in application number 19/00880/FUL.

65/20 APOLOGIES

Apologies for absence were submitted on behalf of Councillor's Philip Humphrey and Richard Lewis.

66/20 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 28th May 2019 be approved and signed by the Chairman as a true record.

67/20 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application Number: 19/00418/FUL Planning Officer Amie Baxter Conversion from police houses (Class D1) to two family houses (Class C3) at 71 - 73 North Street, Rushden, Northamptonshire, NN10 6BU. <u>AMENDED LOCATION PLAN DATED 24TH MAY 2019</u>	No Objection
Application Number: 19/00739/FUL Planning Officer Ian Baish Erection of new B1 Light Industrial unit following the demolition of existing mechanics workshop and removal of tent at Yard Elan Court, Norris Way, Rushden, Northamptonshire, NN10 6BP.	No Objection

<p>Application Number: 19/00742/ADV Planning Officer: Jacqui Colbourne</p> <p>Branded signage at Unit GS02 Garden Square, Rushden Lakes, Rushden, Northamptonshire, NN10 6FL.</p> <p><u>AMENDED DRAWINGS DATED 7TH JUNE 2019</u></p>	<p>No Objection</p>
<p>Application Number: 19/00761/FUL Planning Officer Jacqui Colbourne</p> <p>Change of Use from Osteopath (Class D1) to Hot Food Take-Away (Class A5). Installation of extractor fan and external chimney flue, and internal alterations at 109 High Street South Rushden, Northamptonshire, NN10 0RB.</p>	<p>Rushden Town Council would like to object to this application for the following reasons:--</p> <ol style="list-style-type: none"> 1. We note the comments from Environmental Health and fully support their objection on the grounds of insufficient evidence regarding the proposed extraction system. 2. We do not agree with the Highways Agency comments and feel this change of use would result in increased parking issues in this area.
<p>Application Number: 19/00781/FUL Planning Officer Jacqui Colbourne</p> <p>Erection of a New 1 bedroom live work building on vacant land at the junction of Washbrook and Pytchley Road Rushden.</p>	<p>Rushden Town Council would like to object to this application in full support of the objections made by the Highways Agency.</p>
<p>Application Number: 19/00800/FUL Planning Officer Sundas Shaban</p> <p>Change of use of storage room at rear of hairdressers from Class A1, to a private hire taxi booking office at Premises Rear Of 25 Alfred Street, Rushden, Northamptonshire, NN10 9YS.</p>	<p>Rushden Town Council objects to the above application in support of the comments made by the Highways Agency. There is already parking congestion in Alfred Street and the proposed application would only exacerbate this.</p>
<p>Application Number: 19/00839/HRN Planning Officer: Henry Pearson</p> <p>Hedge Row Removal Notice - to facilitate new Anglian Water cross country pipeline required to supply existing service reservoir currently out of commission due to out of spec existing pipework needing replacing at Land Adjacent 242 Bedford Road, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p>Application Number: 19/00853/ADV Planning Officer:</p> <p>New external Shop Signage at Unit GS04, Garden Square, Rushden Lakes, Rushden, Northamptonshire NN10 6FL.</p>	<p>No Objection</p>

<p>Application Number: 19/00860/ADV Planning Officer: Ian Baish</p> <p>Display of a fascia sign applied on shop front window and sign to rear of building at Unit GS06, Garden Square, Rushden Lakes, Rushden, Northamptonshire, NN10 6FL.</p>	<p>No Objection</p>
<p>Application Number: 19/00870/FUL Planning Officer Sundas Shaban</p> <p>Single storey rear extension and Installation of new flat roof to previous extension at 42 Bedford Road, Rushden, Northamptonshire, NN10 0NB.</p>	<p>No Objection</p>
<p>Application Number: 19/00880/FUL Planning Officer Sundas Shaban</p> <p>Single-storey Rear Extension and Alterations at 10A - 10B Wentworth Road, Rushden, Northamptonshire, NN10 9SL.</p>	<p>No Objection</p>
<p>Application Number: 19/00907/FUL Planning Officer Sundas Shaban</p> <p>Erection of a pre-fabricated modular office building with associated meeting rooms and toilets at Units 6 And 7 Sanders Lodge Industrial Estate, Rushden, Northamptonshire, NN10 6BQ.</p>	<p>No Objection</p>
<p>Appliation Number: 19/00909/FUL Planning Officer Sundas Shaban</p> <p>Single storey detached garage and utility room to rear garden (revised scheme to 18/01631/FUL) (part retrospective) at 18 Wymington Road, Rushden, Northamptonshire, NN10 9JX.</p>	<p>Rushden Town notes that this application is part retrospective and also the various comments from neighbours regarding groundworks to the rear and side of the property. As these concerns have been raised we would assume the build will be monitored by enforcement officers to ensure works do not impact on neighbouring properties.</p> <p>Rushden Town Council has no objection to the above application providing a condition is place on any Planning consent, that states 'the garage and utility room must not be used for any other purpose'.</p>
<p>Application Number: 19/00936/ADV Planning Officer Sundas Shaban</p> <p>1no. internally illuminated projection sign at Unit R2 Boardwalk, Rushden Lakes, Rushden, Northamptonshire, NN10 6FA.</p>	<p>No Objection</p>

68/20 PLANNING DECISIONS

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

Refuse Planning Permission

19/00500/FUL - 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.

[RTC No Objection]

RESOLVED

Members noted the information.

Refuse Planning Permission

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

[RTC No Objection]

RESOLVED

Members noted the information.

69/20 LICENSING – New Premises

To comment on an application for a new Premises Licence at:

Europa Warehouse, 4 Shipton Way, Rushden, Northamptonshire, NN10 6GL

RESOLVED

Rushden Town Council has no objection.

70/20 WITHDRAWN APPLICATIONS

19/00252/PDU - Change of use of warehouse B8 (redundant) and any land within its curtilage to residential dwellings C3 at 206 Wellingborough Road, Rushden, Northamptonshire, NN10 9SY.

RESOLVED

Members noted the information.

71/19 WITHDRAWN APPLICATION

Hybrid application comprising: A full application for the erection of retail units, restaurant units, office floorspace, physiotherapy/leisure floorspace, ancillary storage floorspace, (with associated site clearance, earthworks, site levelling and formation of banks) together with proposals for access, footpaths, parking and servicing space, hard and soft landscaping, drainage works, attenuation ponds and other associated works and an outline application for the erection of employment units and retail units with some matters reserved (layout, scale, appearance). Plus construction of a new link road between Ditchford Road and Rushden Lakes (with associated site clearance and earthworks) alongside junction works, footpaths, cycleways, lighting, hard and soft landscaping and associated works at Land West Of Rushden Lakes, Ditchford Lane, Rushden, Northamptonshire.

RESOLVED

Members noted the information.

Yours faithfully

Chairman