

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON THURSDAY 25th May 2021 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley

Councillors: Marian Hollomon Philip Humphrey
Kaye Rawlins Carol Childs
Cameron Clarke Tracey Smith
David Coleman Melanie Coleman [Ex Officio]
David Jenney

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

18/22 DECLARATIONS OF INTEREST

All Councillors declared an Other Interest in Application Number NE/00753/FUL.

Cllr Philip Humphrey declared a Bias Interest in Application Number NE/21/00753/FUL and left the room when this item was discussed and took no part in discussion and voting thereon.

19/22 APOLOGIES

Apologies for absence were submitted on behalf of Councillors, Sarah Peacock, Richard Lewis, Cesare Marinaro.

20/22 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 27th April 2021 be approved and signed by the Chairman as a true record.

21/22 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Planning Application: 20/00019/QPD/ Planning Officer: Susie Russell Responses Due Back: 20th May 2021 To install a plaque on the Wilko building to commemorate 80 years since the site was bombed in WW2 at 1 Eaton Walk, College Street, Rushden, Northamptonshire, NN10 0NW.	No Objection, although we note this is a retrospective application.

<p>Planning Application: NE/21/00382/FUL Applicant: Mr. Thomas Clewes Planning Officer: Patrick Reid Responses Due Back: 21st May 2021</p> <p>Change the use of the premises from Hairdressers (A1) to Studio Tattoo (Sui generis) at 64 High Street, Rushden, Northamptonshire, NN10 0PJ.</p>	<p>No Objection, although we note this is a retrospective application.</p>
<p>Planning Application: NE/21/00468/FUL Applicant: Mr. Jack Watson Planning Officer: Jennifer Wallis Responses Due Back: 4th June 2021</p> <p>Drop kerb to access front driveway. Previous owner installed driveway (Ref EN/11/01783/QPD/) at 77 Wellingborough Road, Rushden, Northamptonshire, NN10 9YG.</p>	<p>Rushden Town Council objects to this application and are in support of the comments raised by Head Of Transport, Highways And Infrastructure.</p>
<p>Planning Application: NE/21/00490/FUL Applicant: Miss. Sapphire Watts (Sacred Moss Ltd) Planning Officer: Jennifer Wallis Responses Due Back: 28th May 2021</p> <p>Change of use from A1 Retail to Sui Generis Tattoo Parlour at 119A High Street, Rushden, Northamptonshire, NN10 0NZ.</p>	<p>Rushden Town Council has no objection, although we note this is a retrospective application. However we would advise that the parking directly outside the tattoo parlour is for loading and unloading and not for clients of the tattoo parlour. We hope the traffic wardens will monitor this robustly to ensure these parking spaces are used for loading and unloading only, as we do have a ongoing similar issue to this in Church Street.</p>
<p>Planning Application: NE/21/00518/OUT Applicant: Mr. Mick Callanan (Connolly Homes Ltd) Planning Officer: Dean Wishart Responses Due Back: 21st May 2021 – Been Granted Extension of Time</p> <p>Outline : For up to 39 Residential Dwellings (All Matters reserved except Access) at Land Between Old Railway Line And John Clark Way, Rushden, Northamptonshire.</p>	<p>Rushden Town Council object to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed application is in direct conflict with Rushden Neighbourhood Plan Policy 4 and Policy 30 of the NNJCS. Policy 4 of the Rushden Neighbourhood Plan states that flatted developments will only be supported where it can be robustly demonstrated that: <ul style="list-style-type: none"> • meets an identified local need; or • where the physical or financial Constraints of a site are such that it is not possible to provide smaller one and two bedroom houses or maisonettes; or • where an existing non-residential Building is being converted for residential use. <p>Clearly the proposed development does not comply with any of the above criteria and an alternative scheme should be submitted in line with both the Rushden</p>

	<p>Neighbourhood Plan and the NNJCS.</p> <ol style="list-style-type: none"> 2. The proposal to build further flats in Rushden is once again an overprovision of this type of accommodation. This view is supported by the NNC Housing Strategy Manager 'We would instead support a scheme providing a mix of property types. Although this would offer less affordable housing, we believe it would be a more sustainable mix in terms of meeting the requirements for new housing in Rushden as set out in the Rushden Neighbourhood Plan and Joint Core Strategy.' We hope the objections from the Housing Strategy Manager are given full consideration as over the last 15 years Rushden has received a total imbalance of housing with flatted accommodation applications being passed, without consideration for the general housing mix of the Town. The disproportion building of flats has resulted in a poor mix of demographic and economic viability. 3. We fully support the concerns from the Flood and Water Management Team and would strongly object to permission for any building on this site until detailed and accurate water and flood management details are submitted. We have a number of newer housing developments within Rushden that have experienced flooding in the last few years and it is critical that the proposed development does not exacerbate this problem further. <p>In conclusion Rushden Town feels the above are strong planning objections and we hope therefore that NNC will refuse this application.</p>
<p>Planning Application: NE/21/00615/FUL Applicant: Mrs. Drage Planning Officer: Jacqui Colbourne Responses Due Back: 21st May 2021</p> <p>Two storey side extension at 96 Greenacre Drive, Rushden, Northamptonshire, NN10 0XA.</p>	<p>No Objection</p>

<p>Planning Application: NE/21/00620/FUL Applicant: Mr. Tom Larkin Planning Officer: Susie Russell Responses Due Back: 21st May 2021</p> <p>Demolition of existing garage and carport and construction of New Detached Garage (Revised scheme to 20/00567/FUL) at 16 Rose Avenue, Rushden, Northamptonshire, NN10 9NX.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00622/ADV Applicant: Waitrose Planning Officer: Pete Baish Responses Due Back: 21st May 2021</p> <p>A number of new and replacement signs in and around the Waitrose store and car park at Waitrose, 1 Crown Way, Rushden, Northamptonshire, NN10 6AX.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00632/FUL Applicant: Mr. Callum Langley Planning Officer: Jennifer Wallis Responses Due Back: 21st May 2021</p> <p>Two-storey rear, single storey rear extensions and external alterations to fenestration at 27 Hall Avenue, Rushden, Northamptonshire, NN10 9ES.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00635/FUL Applicant: Mrs. Rachel Stallard (Prestige Homeseeker) Planning Officer: Sunny Bains Responses Due Back: 28th May 2021</p> <p>Grassed area to rear of building adjacent to service road: Conversion to concrete yard area to facilitate the efficient despatch of mobile homes and provide level ground floor access to the building to facilitate product movements in and out. Involves levelling the area and resurfacing with concrete, with the addition of a soakaway, retaining wall, fencing, and landscaping up to the existing service road and yard areas. Rear elevation of building: Addition of 2no. large galvanised steel roller shutter doors to facilitate the entry and exit of product (mobile homes) into the building at ground floor level at Unit 4 Express Business Park, Shipton Way, Rushden, Northamptonshire, NN10 6GL.</p>	<p>No Objection</p>

<p>Planning Application: NE/21/00643/ADV Applicant: Shoemaker GP Limited Planning Officer: Dean Wishart Responses Due Back: 28th May 2021</p> <p>Erection of 9 digital advertisement screens at different locations on Rushden Lakes site. Height from ground to base of sign - 0 Metres Height - 2.25 Metres Width - 1.4 Metres Depth - 0.28 Metres at Rushden Lakes, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00653/FUL Applicant: Miss. Georgina Yoxen Planning Officer: Pete Baish Responses Due Back: 4th June 2021</p> <p>Application of change of use from footpath to residential curtilage and erection of fence at Land Adjacent Fairmead Crescent, Fairmead Crescent, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00659/FUL Applicant: Jenny Hayward Planning Officer: Ian Baish Responses Due Back: 28th May 2021</p> <p>Reposition of dwelling consented under NE/21/00079/FUL at 264 Newton Road, Rushden, Northamptonshire, NN10 0SY.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00662/FUL Applicant: Mr. Adrian McKellar (Pharmaron UK) Planning Officer: Patrick Reid Responses Due Back: 28th May 2021</p> <p>To install a single storey pre-fabricated modular building to form a toilet Block at Pharmaron UK, Pegasus Way, Rushden, Northamptonshire, NN10 6ER.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00678/FUL Applicant: Rae Planning Officer: Jennifer Wallis Responses Due Back: 28th May 2021</p> <p>Extension to existing garage including loft conversion, 2 new dormer windows to the south elevation and 2 new roof lights to the north elevation at 6 Heatherbreea Gardens, Rushden, Northamptonshire, NN10 6EH.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00679/FUL Applicant: Mr. Marcin Wojnarek Planning Officer: Susie Russell Responses Due Back: 28th May 2021</p> <p>Two-storey side extension and front porch at 51 Oakpits Way, Rushden, Northamptonshire, NN10 0PP.</p>	<p>No Objection</p>

<p>Planning Application: NE/21/00691/FUL Applicant: Mr. Stephen Willie Planning Officer: Jacqui Colbourne Responses Due Back: 4th June 2021</p> <p>Garage to side of dwelling at 313A Wellingborough Road Rushden Northamptonshire NN10 6BB.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00697/TPO Applicant: Mr. Mark Richardson (Orbit Housing) Planning Officer: Brian Ogden Responses Due Back: 29th May 2021</p> <p>Various works to T1 Norway Maple; T2 Cypress; T3 Cedar at 1 Chestnut Close, Rushden, Northamptonshire, NN10 9RS.</p>	<p>Rushden Town Council has no objection to this application subject to North Northants Tree Officer's approval.</p>
<p>Planning Application: NE/21/00703/FUL Applicant: Mr. Shortland Planning Officer: Jennifer Wallis Responses Due Back: 11th June 2021</p> <p>Proposed two storey rear extension, works to main roof including replacement dormers, new entrance canopy and internal alterations at 118 Higham Road, Rushden, Northamptonshire, NN10 6DT.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00713/FUL Applicant: Mr. Vernon Chattell Planning Officer: Sunny Bains Responses Due Back: 11th June 2021</p> <p>Proposed demolition of the existing dwelling and the creation of a new dwelling and garage to the front of the site at 116 Avenue Road, Rushden, Northamptonshire, NN10 0SW.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00721/FUL Applicant: Mr. & Mrs. S Bayliss Planning Officer: Jennifer Wallis Responses Due Back: 11th June 2021</p> <p>Proposal : Proposed Garage Conversion at 1 Aintree Drive, Rushden, Northamptonshire, NN10 0YS.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00725/FUL Applicant: GC Planning Partnership Ltd Planning Officer: Joe Davies Responses Due Back: 11th June 2021</p> <p>Four additional parking spaces to serve an existing warehouse with ancillary offices within an industrial estate at Unit 9 Brindley Close, Rushden, Northamptonshire NN10 6EN.</p>	<p>No Objection</p>

<p>Planning Application: NE/21/00753/FUL Applicant: Mrs. Rachael Joyce Planning Officer: Susie Russell Responses Due Back: 11th June 2021</p> <p>Two storey side extension, with a flat roof single storey extension between the existing garage and the new extension at 16 Campion Close, Rushden, Northamptonshire, NN10 0UJ.</p>	<p>No Objection</p>
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Chairman