

## RUSHDEN TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON MONDAY 26<sup>th</sup> JULY 2021 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley

Councillors: Marian Hollomon      David Jenney  
                  Cameron Clarke      Tracey Smith  
                  Sarah Peacock      David Coleman  
                  Philip Humphrey      Melanie Coleman [Ex Officio]

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

#### **91/22 DECLARATIONS OF INTEREST**

Councillors Paul Harley, Philip Humphrey and Tracey Smith all declared a Bias interest in application number NE/21/00974/FUL and left the meeting when this item was discussed and took no part in discussion and voting thereon.

Councillors Paul Harley, Philip Humphrey, Tracey Smith, all declared a Bias interest in application number NE/21/00990/FUL and left the meeting when this item was discussed and took no part in discussion and voting thereon.

#### **92/22 APOLOGIES**

Apologies for absence were submitted on behalf of Councillors, Carol Childs, Cesare Marinaro, Kaye Rawlins and Richard Lewis.

#### **93/22 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 29th June 2021 be approved and signed by the Chairman as a true record.

#### **94/22 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

The Chairman proposed that planning application NE/21/00861/OUT was brought to the top of the planning list and was considered first as a member of the public was speaking on this application.

<b>Planning Application</b>	<b>Comments</b>
<b>Planning Application: NE/21/00653/FUL</b> <b>Applicant: Miss. Georgina Yoxen</b> <b>Planning Officer: Pete Baish</b> <b>Responses Due: 26<sup>th</sup> July 2021</b>  Application of change of use from footpath to residential curtilage and erection of fence at Land Adjacent Fairmead Crescent, Fairmead Crescent Rushden, Northamptonshire.	Application was withdrawn therefore Rushden Town Council had no comment to make.

<p><b>Planning Application: NE/21/00703/FUL</b>  <b>Applicant: Mr. Shortland</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due: 14<sup>th</sup> July 2021</b></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><b>AMENDED PLAN DATED 30<sup>TH</sup> June 2021</b></p>	<p>Rushden Town Council had no comment to make on this application</p>
<p><b>Planning Application: NE/21/00773/FUL</b>  <b>Applicant: Cellnex and EE Ltd and Hutchison 3G UK Ltd</b>  <b>Planning Officer: Jacqui Colbourne</b>  <b>Responses Due: 23<sup>rd</sup> July 2021</b></p> <p>Installation of 3 no. antennas and associated apparatus and ancillary works at Telephone Exchange, Victoria Road, Rushden, Northamptonshire, NN10 0AS.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00911/ADV</b>  <b>Applicant: Mrs. Rachel Stallard</b>  <b>Planning Officer: Sunny Bains</b>  <b>Responses Due: 7<sup>th</sup> August 2021</b></p> <p>Ad 1 - 1no. Company name sign; Ad 3 - 1no. roadside sign with company name, recruiting &amp; product image (holiday lodge); Ad 4 - 1no. directional sign; Ad 5 - 1no. directional sign at Unit 4, Express Business Park, Shipton Way, Rushden, Northamptonshire, NN10 6GL.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00949/FUL</b>  <b>Applicant: Mr. &amp; Mrs. Vissian</b>  <b>Planning Officer: Susie Russell</b>  <b>Responses Due: 23<sup>rd</sup> July 2021</b></p> <p>Demolition of existing conservatory and erection of a single storey side extension at 2 The Moorlands, Hayway, Rushden, Northamptonshire, NN10 6EU.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00974/FUL</b>  <b>Applicant: Mr. G Caushaj</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due: 7<sup>th</sup> August 2021</b></p> <p>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.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <p>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.</p> <p>Access to the rear of the building does not appear to have taken into account the required access to neighbouring properties.</p>

<p><b>Planning Application: NE/21/00980/FUL</b>  <b>Applicant: Mr. &amp; Mrs. Sepede</b>  <b>Planning Officer: Susie Russell</b>  <b>Responses Due: 23<sup>rd</sup> July 2021</b></p> <p>Part single part 2-storey side extension at 29 St Marys Avenue, Rushden, Northamptonshire, NN10 9EP.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <p>There is inadequate parking to comply with LHA parking regulations.</p> <p>Overspill parking cannot be considered at the rear of the site as the access road is a UK 12 footpath not vehicular access. There are already a number of vehicular accesses off this footpath and because they total in excess of 5 this road should now be upgraded to adopted highway status.</p>
<p><b>Planning Application: NE/21/00985/FUL</b>  <b>Applicant: Mr. &amp; Mrs. Fowkes</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due: 30<sup>th</sup> July 2021</b></p> <p>Proposed two storey rear extension at Larkin Gardens, Rushden, Northamptonshire, NN10 8PE.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00990/FUL</b>  <b>Applicant: Mr. G. Caushaj</b>  <b>Planning Officer: Susie Russell</b>  <b>Responses Due: 7<sup>th</sup> August 2021</b></p> <p>Single storey rear and side extensions at 6 Cedar Close, Rushden, Northamptonshire, NN10 9HE.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00998/FUL</b>  <b>Applicant: Mr. &amp; Mrs. Spuffard</b>  <b>Planning Officer: Susie Russell</b>  <b>Responses Due: 7<sup>th</sup> August 2021</b></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>No Objection</p>
<p><b>Planning Application: NE/21/00999/FUL</b>  <b>Applicant: Mr. Dipesh Surti (Company Name Plan My Property)</b>  <b>Planning Officer: Susie Russell</b>  <b>Responses Due: 23<sup>rd</sup> July 2021</b></p> <p>Double storey side and rear extension at 101 Wellingborough Road, Rushden, Northamptonshire NN10 9YL.</p>	<p>Rushden Town Council considers this application to be an overdevelopment of the site and as such would have a detrimental impact on the character and appearance of the street scene . This would be contrary to Policy 8 of the North Northamptonshire Joint Core Strategy and the Rushden Neighbourhood Plan Policy EN1</p>
<p><b>Planning Application: NE/21/01004/FUL</b>  <b>Applicant: Mr. Arturas Istrate</b>  <b>Planning Officer: Susie Russell</b>  <b>Responses Due: 30<sup>th</sup> July 2021</b></p> <p>Extension to front creating porch, 5m rear extension; two storey side extension at 54 Blinco Road, Rushden, Northamptonshire, NN10 0EA.</p>	<p>No Objection</p>

<p><b>Planning Application: NE/21/01029/TPO</b>  <b>Applicant: Warrenden Limited</b>  <b>Planning Officer: Brian Ogden</b>  <b>Responses Due: 2<sup>nd</sup> August 2021</b></p> <p>TPO 0050 - T1 beech - lift branches over parking spaces to approximately 5.5 metres above ground level at Ashleigh House, Hamblin Court, Rushden, Northamptonshire, NN10 0RU.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/01032/FUL</b>  <b>Applicant: Mr. Craig Sansom</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due: 7<sup>th</sup> August 2021</b></p> <p>Front extension, creating a porch at 25 Hyacinth Way, Rushden, Northamptonshire, NN10 0UR.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/01042/FUL</b>  <b>Applicant: Mr. Eddie Curtis (CC Properties to Buy)</b>  <b>Planning Officer: Jacqui Colbourne</b>  <b>Responses Due: 7<sup>th</sup> August 2021</b></p> <p>Demolition of existing residential dwelling, erection of 4 townhouse dwellings with parking, conversion of existing outbuilding into carport, new vehicle access to highway (Resubmission of 20/01467/FUL) at 23 High Street South, Rushden, Northamptonshire, NN10 0QU.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <p>Demolition of existing residential dwelling, erection of 4 townhouse dwellings with parking, conversion of existing outbuilding into carport, new vehicle access to highway (Resubmission of 20/01467/FUL) at 23 High Street South, Rushden, Northamptonshire, NN10 0QU.</p> <p>Rushden Town Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. We strongly object to the demolition of the existing building on the site. This is a building of historical significance and should be retain as part of the heritage of Rushden. We have observed the current owners of this building have made no attempt to maintain the building in any way. The site has never been made sufficiently safe to prevent vandalism and despite repeated requests from the Police, easy access has been allowed into the building, resulting in further deterioration. We consider this to be a deliberate plan to let the building fall into such bad repair that demolition then becomes the only option. We are very disappointed that this has been allowed to happen as this building does have significant historic value and should be protected and restored. Rushden has lost a number of historic buildings over the last 40 years and we would like to see this building protected and brought back into residential use, not knocked down to create maximum financial gain to the current owners.</li> </ol>

2. The proposed planning application is an overdevelopment of the site resulting in a very cramped layout with questionable parking which includes multiple tandem parking bays. There is insufficient room to accommodate all the proposed parking. Whilst the parking plan may appear to work within the desktop plan we feel this would not be feasible in reality. We note the comments from LHA regarding tandem parking and whilst they have not objected they obviously feel the proposed parking is not adequate or feasible.
3. The access to the site is poor and we note the comments from Waste Management ' that the bin storage area is removed and that bins are stored to the rear of the properties. However, in view of the extremely limited space available that does not appear to be possible'. These comments clearly indicate there is insufficient room on the site to accommodate the number of dwellings proposed. Waste Management have indicated that bins would have to be presented on the kerbside for collection as they would not collect from within the site. This would result in the public footpath being obstructed and a serious obstruction on the highway when the bins were collected. Given the location of the site we do not feel this type of waste collection is acceptable or safe.
4. The footprint of the proposed townhouse dwellings is very cramped offering inferior living accommodation. Once again we are being presented with a scheme that is designed to maximize profit at the expense of decent residential dwellings.
5. We note the comments from the Ecology Officer and therefore hope that if NNC are mindful to grant this application, that all the recommendations are robustly enforced.

To conclude we would request that NCC does not grant this application. This is a heritage building and should be preserved. Once again we have seen deliberate lack of maintenance resulting in possible demolition to maximise profit. If NNC are minded to grant demolition and redevelopment of the site we hope a further application is submitted that is in keeping with the original heritage of the site and the

	surrounding area. The current application is not acceptable and should be refused.
<b>Planning Application: NE/21/01087/TPO</b> <b>Applicant: Mr. Mark Lander</b> <b>Northamptonshire Healthcare Trust</b> <b>Planning Officer: Brian Ogden</b> <b>Responses Due: 8<sup>th</sup> August 2021</b>  T3 Lawsons Cypress - Fell to ground level at The Squirrels, 1 The Drive, Rushden, Northamptonshire, NN10 9JT.	Rushden Town Council has no objection to this application subject to North Northamptonshire Tree Officer's approval.

## 95/22 **PLANNING DECISIONS**

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

### *Refuse Planning Permission*

**21/00659/FUL** - Reposition of dwelling consented under NE/21/00079/FUL at 264 Newton Road, Rushden, Northamptonshire, NN10 0SY.

[RTC No Objection]

### **RESOLVED**

Members noted this information.

## 96/22 **BEDFORD BOROUGH LOCAL PLAN 2040, DRAFT PLAN: STRATEGY OPTIONS AND DRAFT POLICIES CONSULTATION: -**

Members to discuss Bedford Borough Local Plan 2040.

### **RESOLVED**

Rushden Town Council has noted the information and has no objection to this Consultation.

## 97/22 **WOOTTON NEIGHBOURHOOD DEVELOPMENT PLAN**

Members to discuss Wootton Neighbourhood Development Plan.

### **RESOLVED**

Rushden Town Council has noted the information and has no objection to this Neighbourhood Development Plan.

## 98/22 **APPEAL**

Members to discuss the following appeal.

**20/00445/FUL** - Creation of 34 Flats and 3 dwellings. Demolition of some buildings on site. Change of use of the majority of the site from retail to residential at 4 Higham Road, Rushden, Northamptonshire, NN10 6DZ.

### **RESOLVED**

Rushden Town Council objects to this application for the following reasons:-

1. We fully support LHA objection about access and insufficient parking. As previously

stated the inclusion of town houses instead of flats on the back part of the site would reduce parking requirements and create better living spaces for residents.

2. Whilst we appreciate the existing building needs to be utilised we consider the proposed new build flats would be out of keeping with existing properties on North Street. The flats would be overbearing and this would result in residents in North Street losing their privacy.

3. We consider the proposed number of flats does contravene Policy 30 of the Joint Core Strategy as it would constitute an over-concentration of a single type of housing where this would adversely affect the character or infrastructure of the area.

4. As we have stated on numerous occasions Rushden now has an overprovision of flats within the area of the High Street, The High Street is effectively now ringed with flats and this does not create a balanced housing mix and is therefore contrary to Policy H4 of the Rushden Neighbourhood Plan.. Many of the recently built flats remain unsold or unlet and we feel the market for flats has been saturated.

Whilst we welcome the reduction in units we still feel the developer should re-consider the new build flats and consider a scheme of town houses which would deliver the type of accommodation required within the town and greatly enhance this area. We welcome the current consultation on Article 4 for the existing building and strongly support the retention of the existing building. This building could create quality apartments and greatly enhance the street scene if developed sympathetically.

#### **99/22 APPEAL DECISION**

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

*[Appeal Dismissed]*

**20/01639/FUL** - Residential development of one 2 storey dwelling house at 18 Fitzwilliam Street, Rushden, Northamptonshire, NN10 9YW.

#### **RESOLVED**

Members noted this information.

Chairman