



# RUSHDEN TOWN COUNCIL

**Rushden Hall  
RUSHDEN  
Northamptonshire NN10 9NG**

**Phone: 01933 316216  
Fax: 01933 315869  
www.rushdentowncouncil.gov.uk  
Email: clerk@rushdentowncouncil.gov.uk**



**Mayor: Cllr Melanie Coleman  
Town Clerk: Vivienne Prodger**

13<sup>th</sup> July 2021

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Monday 26<sup>th</sup> July 2021 commencing at 7.30pm.

## AGENDA

- 1. 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.
- 2. APOLOGIES**  
To receive any apologies for absence.
- 3. MINUTES**  
To approve the minutes of the meeting of the Planning Consultative Committee held on the 29<sup>th</sup> June 2021.
- 4. PLANNING APPLICATIONS**  
To comment on the following Planning Applications:

**Planning Application: NE/21/00653/FUL  
Planning Officer: Pete Baish  
Responses Due: 26<sup>th</sup> July 2021**

**Applicant: Miss. Georgina Yoxen**

Application of change of use from footpath to residential curtilage and erection of fence at Land Adjacent Fairmead Crescent, Fairmead Crescent Rushden, Northamptonshire.

**Planning Application: NE/21/00703/FUL  
Planning Officer: Jennifer Wallis  
Responses Due: 14<sup>th</sup> July 2021**

**Applicant: Mr. Shortland**

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.

### **AMENDED PLAN DATED 30<sup>TH</sup> June 2021**

**Planning Application: NE/21/00773/FUL  
Applicant: Cellnex and EE Ltd and Hutchison 3G UK Ltd  
Planning Officer: Jacqui Colbourne  
Responses Due: 23<sup>rd</sup> July 2021**

Installation of 3 no. antennas and associated apparatus and ancillary works at Telephone Exchange, Victoria Road, Rushden, Northamptonshire, NN10 0AS.

<p><b>Planning Application: NE/21/00911/ADV</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><b>Applicant: Mrs. Rachel Stallard</b></p>
<p><b>Planning Application: NE/21/00949/FUL</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><b>Applicant: Mr. &amp; Mrs. Vissian</b></p>
<p><b>Planning Application: NE/21/00974/FUL</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, with0 rear dormer extension) at 106 Park Road, Rushden, Northamptonshire, NN10 0LU.</p>	<p><b>Applicant: Mr. G Caushaj</b></p>
<p><b>Planning Application: NE/21/00980/FUL</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><b>Applicant: Mr. &amp; Mrs. Sepede</b></p>
<p><b>Planning Application: NE/21/00985/FUL</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><b>Applicant: Mr. &amp; Mrs. Fowkes</b></p>
<p><b>Planning Application: NE/21/00990/FUL</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><b>Applicant: Mr. G. Caushaj</b></p>
<p><b>Planning Application: NE/21/00998/FUL</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><b>Applicant: Mr. &amp; Mrs. Spuffard</b></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>	

<b>Planning Application: NE/21/01004/FUL</b> <b>Planning Officer: Susie Russell</b> <b>Responses Due: 30<sup>th</sup> July 2021</b>	<b>Applicant: Mr. Arturas Istrate</b>
Extension to front creating porch, 5m rear extension; two storey side extension at 54 Blinco Road, Rushden, Northamptonshire, NN10 0EA.	
<b>Planning Application: NE/21/01029/TPO</b> <b>Planning Officer: Brian Ogden</b> <b>Responses Due: 2<sup>nd</sup> August 2021</b>	<b>Applicant: Warrenden Limited</b>
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.	
<b>Planning Application: NE/21/01032/FUL</b> <b>Planning Officer: Jennifer Wallis</b> <b>Responses Due: 7<sup>th</sup> August 2021</b>	<b>Applicant: Mr. Craig Sansom</b>
Front extension, creating a porch at 25 Hyacinth Way, Rushden, Northamptonshire, NN10 0UR.	
<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>	
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.	
<b>Planning Application: NE/21/01087/TPO</b> <b>Applicant: Mr. Mark Lander 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.	

**5. 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]

(Enclosed)

**6. BEDFORD BOROUGH LOCAL PLAN 2040, DRAFT PLAN: STRATEGY OPTIONS AND DRAFT POLICIES CONSULTATION: -**

Members to discuss Bedford Borough Local Plan 2040.

(Enclosed, Email with links sent 06/07/21)

**7. WOOTTON NEIGHBOURHOOD DEVELOPMENT PLAN**

Members to discuss Wootton Neighbourhood Development Plan.

(Enclosed, email with links sent 12/07/21)

**8. 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.

(Enclosed)

**9. APPEAL DECISION**

Members to discuss the following appeal 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. Rushden Town Council strongly objects to this application for the following reasons:-

1. The effect of the proposed dwelling on the character and appearance of the area, this development would be totally out of character with surrounding buildings.
2. The proposal would be contrary to policy 8b of the North Northamptonshire Joint Core Strategy 2016 (CS). This seeks, amongst other things, for development to create pleasant streets and spaces. Furthermore, the proposal would fail to satisfy policy EN1 of the Rushden Neighbourhood Plan 2018 (NP) which seeks amongst other things for development to be high quality and respect the prevailing pattern of development that surrounds the site.
- 3 The scheme would be contrary to Policy H4 of the Rushden Neighbourhood Plan
4. The scheme offers cramped, inferior living space, with very limited amenity space. The whole site is used for the building thus offering no amenity space which is contrary to Rushden Neighbourhood Plan.
5. There is no parking provision within the site and it is indicated that parking could be achieved in Duck Street Car Park. This is a public carpark not a residential parking area. This application should not rely on public parking to provide the required parking spaces.
6. The proposed development would overlook the existing Community Building in Fitzwilliam Street. This building is predominately used by children and this proposed scheme would have a serious impact on privacy and safeguarding protocols for the users of the existing Community Building.

In conclusion, we would support the Inspectors comments from the recent appeal that was dismissed for a similar development on this site. This site is not suitable for this type of development and this application as it is an ill-conceived, badly designed scheme that does not offer any quality living space and would have a very detrimental effect on a well-run and well used Community facility)

(Enclosed)

Yours faithfully

Vivienne Prodger  
Town Clerk