

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 26th JUNE 2018 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: David Coleman Tracey Smith
Sarah Peacock Marian Hollomon
David Jenney Kaye Rawlins

Town Clerk: Vivienne Prodger

71/19 DECLARATIONS OF INTEREST

Cllr Paul Harley declared an Other Interest in application number 18/00967/FUL.

Cllr David Jenney declared an Other Interest in application number 18/01092/FUL.

Cllr Kaye Rawlins declared an Other Interest in application number 18/01175/FUL.

72/19 APOLOGIES

Apologies for absence were submitted on behalf of Councillor's, Cesare Marinaro, Philip Humphrey, Richard Lewis, Carol Childs

73/19 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 12th May 2018 and Delegated Powers Meeting held on the 11th June 2018 be approved and signed by the Chairman as a true record.

74/19 PLANNING APPLICATIONS

Prior to discussion taking place on planning applications Councillor David Jenney made the following statement:

'It has come to my attention that an East Northamptonshire Council member for Spencer Ward has insinuated that I am a 'planning expert'. I would like to strongly refute this claim. I have been involved with the construction and building industries for 40 years and have worked in a professional capacity as a Quantity Surveyor. Whilst I do have a good knowledge of the planning process I would not profess to be a 'planning expert' I feel the comments made by the ENC Spencer Ward member were misleading and I would therefore like to redress this by way of the above statement' I would request that my statement is included within the minutes of this meeting'.

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
<i>Application number: 18/01167/FUL</i> <i>Applicant: Mr. Andrew Porter</i> Erection of New One and a Half Storey Front Extension, Insertion of Fire Escape Rooflights to Rear Elevation & Removal of Flat Roofed Side Link Structure. Independent Wesleyan Church Hall, Queen	No Objection

<p>Street, Rushden, Northamptonshire, NN10 0AA.</p>	
<p>Application number: 18/00972/FUL Applicant: Mrs. Hope Mapfumo</p> <p>Change of use from House of Multiple Occupation to supported semi independent living facility for up to 5 no. 16 to 18 year old children (including unaccompanied asylum seekers). The premises will be staffed at 255 Wellingborough Road, Rushden, Northamptonshire, NN10 9XN.</p>	<p>Whilst we do not object to this application in principle we would request that the children are supported by a registered provider, experienced in this type of work to ensure that the occupants get the best possible support. We also request that 24 hour supervision is provided.</p>
<p>Application number: 18/00982/FUL Applicant: Ashfield Land Developments Ltd</p> <p>Full planning permission for the erection of a supermarket (Class A1) of 1,725 sqm, non-food retail floorspace (Class A1) of 2,300sqm, Class A1/A3 Drive Thru (185 sqm), 60 bed unit care home (Class C2), and 18,578 sqm of business floorspace (Class B1c, B2, B8 (with ancillary offices), together with a new area of public space, balancing ponds and associated highway works, access, infrastructure, car parking and landscaping. Land North Of Northampton Road, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to this application for the reasons listed below:</p> <ol style="list-style-type: none"> 1. This application does not comply with the current North Northamptonshire Joint Core Spatial Strategy 2011 – 2013. Policy 35, Land at Nene Valley Farm, Northampton Road, states this area is to be allocated for B1(business) and B2 (general industry) employment uses. We consider the proposed A1 and A3 development to be in direct conflict with the Core Spatial Strategy and strongly opposed this. 2. Policy 35(a) of the Core Spatial Strategy states that a high quality landmark building should be included at the A45/Northampton Road roundabout as a gateway to Rushden. We do not consider a supermarket to be a landmark building. The submitted application for a supermarket is not aesthetically pleasing and does not enhance the gateway to Rushden. 3. We strongly oppose the

proposal for a fast food Drive Thru. This type of development will not enhance the site and will create a poor impression of the town from the A45. We have embraced the development of Rushden Lakes and were pleased that all retail and food outlets are of a high quality. We therefore feel it would be detrimental to have a low quality Drive Thru positioned on one of the main entrances to the town, directly opposite to Rushden Lakes.

The Core Spatial Strategy states B1 should be used to create a significant gateway feature to Rushden and Higham Ferrers and should compliment the high quality development to the south-west. A fast food Drive Thru falls extremely short of meeting this requirement.

4. The proposed supermarket application is not compliant with Policy 35(g), which states height, scale, massing and form development should take into account the site topography and the need to mitigate visual impact. The submitted plan is clearly not compliant with this requirement.
5. The submitted application is not compliant with the newly adopted Rushden Neighbourhood Plan. Policy E5 – Northampton Road/A5001/ A45 junction has been identified as a gateway site and such consideration needs to be given to scale

	<p>and height of buildings, use of materials and architectural style. We do not consider any of these items have been given proper consideration within the submitted plan and would welcome further in depth discussions with the developers to ensure these requirements are met.</p> <p>6. Policy E6 of the Rushden Neighbourhood Plan states development proposals within the vicinity of a 'Gateway Site' which fail to enhance and improve the approach to the town will not be supported. Therefore, Rushden Town Council are unable to support this development proposal in its present form as it is not compliant with Policy E6.</p> <p>In conclusion Rushden Town Council are disappointed with the proposed development. In preparing our Neighbourhood Plan we have tried very hard to improve the visual look of the town and to protect important entrances. The Rushden Lakes development has provided quality and we therefore wish to continue this trend throughout the rest of the town. As stated above the development is neither compliant with our Neighbourhood Plan or the Core Spatial Strategy and we therefore have had no alternative but to object to the proposed scheme.</p>
<p>Application number: 18/01032/FUL Applicant: Mrs. Agnieszka Mazur</p> <p>Change of use to a Tattoo/piercing parlour, ground floor only (Part retrospective) at 17 High Street, Rushden, Northamptonshire, NN10 0QE.</p>	<p>Rushden Town Council has no objection. However, we are disappointed that this application is part retrospective and planning permission wasn't sought before.</p>
<p>Application number: 18/01074/FUL Applicant: Miss Dawn Langley</p> <p>Alterations to access to highway by extending the dropped Kerb (part retrospective) at 151 Irchester</p>	<p>No Objection</p>

Road, Rushden, Northamptonshire, NN10 9QX.	
<p>Application number: 18/01092/FUL Applicant: Mr. Stephen Nolan</p> <p>Demolition of existing Ambulance station and erection of 11 apartments at Rushden Ambulance Station, Station Road, Rushden, Northamptonshire, NN10 9SJ.</p>	No Objection
<p>Application number: Applicant: 18/01136/REM Applicant: Mrs. Anna Jardine</p> <p>Reserved matters: pursuant to planning application 16/01774/OUT: Outline application; Erection of single storey dwelling (all matters reserved except access) dated 17.11.2016. 55 Rushmere Way, Rushden, Northamptonshire NN10 6YB.</p>	No Objection
<p>Application number: 18/01161/FUL Applicant: Mr. Peter Brooks</p> <p>Loft conversion including dormer window to rear elevation and increase in ridge height. 7 Kendal Close, Rushden, Northamptonshire, NN10 0QF.</p>	<p>Rushden Town Council objects to the above application for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed dormer window is out of keeping with neighbouring properties. 2. The proposed dormer window is disproportionate in scale and mass to the existing building and is overbearing in appearance. 3. Ridge Height should be subservient to existing building.
<p>Application number: 18/01172/FUL Applicant: Mr. Graham Wright</p> <p>Reduce canopy of trees which are overhanging into rear garden. 45 Keats Way, Rushden, Northamptonshire, NN10 6EE.</p>	No Objection approval of the ENC Tree Officer
<p>Application number: 18/01173/TPO Applicant: Mrs. Marilyn Saxby</p> <p>Prune back overhanging from tree to rear of property at 43 Keats Way, Rushden, Northamptonshire, NN10 6EE.</p>	No Objection approval of the ENC Tree Officer
<p>Application number: 18/01175/FUL Applicant: Mr. Paul Trimarco</p> <p>Demolition of existing single storey rear extension. Erection of new, single storey wrap-around extension with part hipped, part flat roof with roof lights and</p>	No Objection

parapet detail. 26 Oswald Road Rushden, Northamptonshire, NN10 0HN.	
<p>Application number: 18/01189/FUL Applicant: Mr. Jason Shortland</p> <p>Rear and side extension at 108 Harborough Road, Rushden, Northamptonshire, NN10 0LP.</p>	No Objection

75/19 APPEAL DECISIONS

To discuss the following appeals and consider whether or not to submit any further comments:

17/01491/FUL – Renewal of Planning Permission EN/10/01373/FUL to convert first floor into two flats at Barclays Bank Chambers, College Street, Rushden, Northamptonshire, NN10 0NW.

RESOLVED

The proposed application does not give any provision of parking and therefore does not comply with the Northamptonshire County Council Parking Standards or the current Core Spatial Strategy which has adopted these standards.

Whilst we welcome the concept of bringing residential units into the High Street, we cannot condone this without adequate parking facilities. Parking in nearby public car parks is not acceptable as they are limited to 2 hours parking, will not guarantee a parking space and should be used only by people shopping in the town.

Chairman