

## RUSHDEN TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 27<sup>th</sup> April 2021 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley

Councillors: Sarah Peacock Marian Hollomon  
Philip Humphrey Kaye Rawlins  
Carol Childs  
Richard Lewis Tracey Smith

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

In attendance: Cameron Clarke

#### **427/21 DECLARATIONS OF INTEREST**

Cllr Kaye Rawlings declared an Other Interest in application number NE/21/00396/FUL.

#### **428/21 APOLOGIES**

Apologies for absence were submitted on behalf of Councillors Cesare Marinaro, David Coleman, Melanie Coleman [Ex officio].

#### **429/21 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 6<sup>th</sup> April 2021 be approved and signed by the Chairman as a true record.

#### **430/21 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Planning Application: NE/21/00396/FUL</b> <b>Applicant: Mr. Gary Kind (John Lewis and Partners)</b> <b>Planning Officer: Joe Davies</b>  Division of the existing Waitrose branch in Rushden into a smaller Waitrose store and a new sublet unit for a new tenant. There will also be new rooftop plant, a new E-comm Van Compound and new external seating area with alterations to the existing car park and existing facades to suit. New LED lights will replace existing building mounted and car park lighting at Waitrose, 1 Crown Way, Rushden, Northamptonshire, NN10 6AX.	No Objection

<p><b>Planning Application: NE/21/00406/FUL</b>  <b>Applicant: Mr. Jack McLoughlin</b>  <b>(Investment Street LTD)</b>  <b>Planning Officer: Chris Spong</b></p> <p>Extension to 1st floor of the property and alterations to fenestration including the relocation of the entrance door to the "side" of property to reflect the property being on "rectory road" (Resubmission of 20/01688/FUL) at 18A Rectory Road, Rushden, Northamptonshire, NN10 0AD.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00409/VAR</b>  <b>Applicant: Mr. Ben Brett</b>  <b>Planning Officer: Susie Russell</b></p> <p>Variation of condition 2 to allow for revision to rear extension from flat roof to pitch roof pursuant to 20/01151/FUL - Front porch extension with lean to roof; single storey rear extension and garage conversion at 4 Foskett Close, Rushden, Northamptonshire, NN10 6PR.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00423/FUL</b>  <b>Applicant: Mr. Lloyd Graham</b>  <b>Planning Officer: Susie Russell</b></p> <p>First floor side extension over garage at 17 South Park, Rushden, Northamptonshire, NN10 9LY.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00439/FUL</b>  <b>Applicant: Mr. Matthias Gilbert</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Erection of a 2.5m high block wall adjacent to a 7.9m section of the boundary and a 4.3m section of the side wall at 83 Hayway, Rushden, Northamptonshire, NN10 6AQ.</p>	<p>Erection of a 2.5m high block wall adjacent to a 7.9m section of the boundary and a 4.3m section of the side wall at 83 Hayway, Rushden, Northamptonshire, NN10 6AQ.</p> <p>Rushden Town Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The height of the proposed wall would be overbearing to neighbouring properties.</li> <li>2. The scale and mass of the wall would be totally out of keeping with existing properties and detrimental to the street scene.</li> <li>3. Insufficient information has been submitted regarding the construction of the wall. There are no drawings indicating what foundations are intended. With a wall of this height and location it would be imperative that adequate foundations are prepared.</li> </ol>

<p><b>Planning Application: NE/21/00501/FUL</b>  <b>Applicant: Mr. &amp; Mrs. Dan Hayward</b>  <b>Planning Officer: Joe Davies</b></p> <p>Two-storey front extension, internal alterations and alterations to fenestration at 15 Lynford Way, Rushden, Northamptonshire, NN10 9LZ.</p>	<p>Rushden Town Council notes the comments from LHA and providing there is sufficient parking for a four bedroom property, we have no objection to this application.</p>
<p><b>Planning Application: NE/21/00502/FUL</b>  <b>Applicant: Mr. &amp; Mrs. Howe</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Removal of existing side extension and attached shed; Proposed two storey side extension at 71 Victoria Road, Rushden, Northamptonshire, NN10 0AS.</p>	<p>Rushden Town Council objects to the application for the following reasons:</p> <p>Parking – We consider the proposed parking arrangements will be unworkable. The tandem parking is not ideal and it is questionable the third parking space is feasible and would require reversing onto a difficult access.</p> <p>Access – We note the LHA comments and do not consider the access meets the requirements stated by the LHA.</p>
<p><b>Planning Application: NE/21/00506/FUL</b>  <b>Applicant: Mr. &amp; Mrs. A Martyn</b>  <b>Planning Officer: Susie Russell</b></p> <p>Erection of single storey rear extension at 17 Comfrey Close, Rushden, Northamptonshire, NN10 0GL.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00590/PDU</b>  <b>Applicant: Mr. Ricky Simmonds</b>  <b>Planning Officer: Pete Baish</b></p> <p>Conversion of offices to 4no flats. All flats have adequate light and are at ground or first floor level at 6 Alfred Street, Rushden, Northamptonshire, NN10 9YS.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. We are concerned about the lack of parking within the scheme, we note LHA latest comments but feel there is still insufficient parking.</li> <li>2. Proposed Flat 1 and Flat 2 do not meeting minimum space standard and are therefore in conflict with the Core Spatial strategy.</li> </ol>

#### **431/21 PLANNING DECISIONS**

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

##### *Refuse Planning Permission*

**NE/21/00182/FUL** - Demolition of existing lean-to, construction of rear extension with habitable loft space at 148A Avenue Road, Rushden, Northamptonshire, NN10 0SW.

[RTC No Objection]

#### **RESOLVED**

Members noted the information and reiterate previous comments.

**432/21 APPEAL**

Members to discuss the following appeal:-

**20/01468/FUL** - Erection of four two storey two bed houses, associated parking and amenity space at 1 High Street South, Rushden.

**RESOLVED**

Members noted the information.

**433/21 PRE PLANNING CONSULTATION CELLNEX 235233**

Members to discuss the Proposed communications installation for Cellnex at Rushden new ATE, Victoria Road, Rushden, Northamptonshire, NN10 0AX.

**RESOLVED**

Members had no objection to the proposed Pre Planning Consultation Cellnex 235233.

**434/21 GREAT BARFORD NEIGHBOURHOOD DEVELOPMENT PLAN**

Members to discuss Great Barford Neighbourhood Development Plan.

**RESOLVED**

Members had no objection and consider this to be a sound Neighbourhood Development Plan.

**435/21 LICENSING ACT 2003**

Members to discuss the following Licensing Act 2003:-

**21/00384/LAPVAR** – Vary the approved plan and include fire fighting equipment. Vary licence conditions & steps to uphold licencing objectives. Amend hours of licensable activities at The Hopmaster General, College Street, Rushden, Northamptonshire, NN10 0NW.

**RESOLVED**

Rushden Town Council has no objections to this application.

Chairman