

## RUSHDEN TOWN COUNCIL

### **MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 27<sup>th</sup> September 2022 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 6.30PM**

Present: Chairman: Paul Harley

Councillors: Marian Hollomon Philip Humphrey  
Cameron Clarke Kaye Rawlins  
David Jenney Richard Lewis  
Cesare Marinaro Tracey Smith  
David Coleman Melanie Coleman  
Carol Childs Adrian Winkle [Ex Officio]

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

In Attendance: Cllr Joe Norris

#### **154/23 DECLARATIONS OF INTEREST**

Cllrs David Jenney and Philip Humphrey both declared a Bias interest in Application NE/21/01173/FUL and left the meeting when this item was discussed and took no part in discussion and voting thereon.

Cllrs David Coleman, Marian Hollomon, Richard Lewis, Tracey Smith all declared an Other interest in application number NE/21/01173/FUL.

Cllr Marian Hollomon declared an Other interest in application number NE/22/00980/FUL.

Cllrs Paul Harley and Tracey Smith both declared a Bias interest in Agenda Item 6 and left the meeting when this item was discussed and took no part in discussion and voting thereon.

Cllrs Adrian Winkle and David Jenney both declared a Bias interest in Agenda Item 8 and left the meeting when this item was discussed and took no part in discussion and voting thereon.

#### **155/23 APOLOGIES**

No apologies

#### **156/23 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 6<sup>th</sup> September 2022 be approved and signed by the Chairman as a true record.

## 157/24 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
<p><b>Planning Application: NE/22/00498/FUL</b> <b>Applicant: Federal Estates Ltd - Freeman</b> <b>Planning Officer: Jennifer Wallis</b> <b>Responses Due: 23<sup>rd</sup> September 2022</b></p> <p>Subdivision of plot and 1no. new dwelling including access and amenities (revised resubmission to NE/21/00870/FUL) at 33 Arundel Court, Rushden, Northamptonshire, NN10 9JB.</p> <p><b><u>AMENDMENT/ADDITIONAL INFORMATION - REVISED PLANS RECEIVED 7th SEPTEMBER 2022.</u></b></p>	<p>No Objection</p>
<p><b>Planning Application: NE/22/00851/OUT</b> <b>Applicant: Bellway Homes Limited</b> <b>Planning Officer: Pete Baish</b></p> <p>Outline: Erection of up to 450 dwellings, a community / retail / and or health facility, improvement works to the existing A6 / Bedford Road roundabout including provision of shared pedestrian / cycle access, parking, landscaping, drainage features, open space, and associated infrastructure (All matters reserved except access from the A6 / Bedford Road) at Land East Of A6 And Roundabout At Bedford Road Rushden, Northamptonshire.</p>	<p>Rushden Town Council has no objection to this application but would like to make the attached comments.</p>
<p><b>Planning Application: NE/22/00909/FUL</b> <b>Applicant: Briggs &amp; Hulland Ltd</b> <b>Planning Officer: Patrick Reid</b> <b>Responses Due: 28<sup>th</sup> September 2022</b></p> <p>Demolition of existing public house (class C4) and erection of three storey building to a mixed-use consisting of 2-retail (class E), 2 offices (class E) &amp; 10 two-bedroom apartments with associated access, car parking, refuse storage &amp; landscaping at 105 High Street, Rushden, Northamptonshire, NN10 0NZ.</p>	<p>Rushden Town Council objects to this planning application, please see attached objections.</p>

<p><b>Planning Application: NE/22/01007/ADV</b>  <b>Applicant: Sue Walsh (Company Name – Encompass)</b>  <b>Planning Officer: Jacqui Colbourne</b>  <b>Responses Due: 15th October</b></p> <p>Double fascia signage to replace existing on shop frontage; Installation of hanging sign similar to others in the street at 19 - 21 Church Street, Rushden, Northamptonshire, NN10 9YU.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/01173/FUL</b>  <b>Applicant: Ms. Jane Francis</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due: 27<sup>th</sup> September 2022</b></p> <p>Change of Use of Office B1 to residential C3 at 71A High Street Rushden, Northamptonshire NN10 0QE.</p> <p><b><u>AMENDMENT/ADDITIONAL INFORMATION - AMENDED SITE PLAN DATED 12th SEPTEMBER 2022.</u></b></p>	<p>No Objection</p>
<p><b>Planning Application: NE/22/01100/ADV</b>  <b>Applicant: Mr. David Wright (Company Name ProCook Group Plc)</b>  <b>Planning Officer: Susie Russell</b>  <b>Responses Due: 29<sup>th</sup> September 2022</b></p> <p>Replace like for like, a front elevation sign mounted onto a rail, bolted to the shop front and internally illuminated. To the rear of the building, replacement sign of same size, non illuminated at Unit 11 South Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FS.</p>	<p>Rushden Town Council has no objection to this application although we note this is retrospective and permission should have been obtained before the work was carried out.</p>
<p><b>Planning Application: NE/22/01111/FUL</b>  <b>Applicant: Mr Farrar</b>  <b>Planning Officer: Jacqui Colbourne</b>  <b>Responses Due: 7<sup>th</sup> October 2022</b></p> <p>Prefabricated garage at 455 Newton Road, Rushden, Northamptonshire, NN10 0SX.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/22/01128/FUL</b>  <b>Applicant: Mr Lewis Jamshab</b>  <b>Planning Officer: Jacqui Colbourne</b>  <b>Responses Due: 15<sup>th</sup> October 2022</b></p> <p>Alterations and conversion of existing detached garage into annexe accommodation ancillary to main dwelling at 192 Wellingborough Road, Rushden, Northamptonshire, NN10 9SX.</p>	<p>Rushden Town Council has no objection to this application, however, we would like a condition to ensure the annex remains part of the existing dwelling.</p>

<p><b>Planning Application: NE/22/01142/VAR</b>  <b>Applicant: Shoemaker Gp Ltd</b>  <b>Planning Officer: Amie Baxter</b>  <b>Responses Due: 15<sup>th</sup> October 2022</b></p> <p>Variation of conditions pursuant to 19/01092/FUL. Hybrid application comprising: A full application for the erection of retail units, restaurant units, office floorspace, physiotherapy/leisure floorspace, ancillary storage floorspace, (with associated site clearance, earthworks, site levelling and formation of banks) together with proposals for access, footpaths, parking and servicing space, hard and soft landscaping, drainage works, attenuation ponds and other associated works and an outline application for the erection of employment units with some matters reserved (layout, scale, appearance). Plus construction of a new link road between Ditchford Road and Rushden Lakes (with associated site clearance and earthworks) alongside junction works, footpaths, cycleways, lighting, hard and soft landscaping and associated works (Resubmission of 18/01197/FUL). Condition Number(s): Conditions 4 - approved plans Condition 6 - reserved matters pursuant to Parameter plan and Design and Access Statement Condition 10 - retailers square footage Condition 11 - retailers square footage Condition 12 - Use of unit 6A Condition 14 - no amalgamation of units Condition 17 - Flood Risk Assessment Condition 25 - Drainage Conditions(s) Removal: Please refer to accompanying Covering Letter and Planning Statement at Land West Of Rushden Lakes, Ditchford Lane, Rushden, Northamptonshire.</p>	<p>No Objection</p>
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**158/23 PLANNING DECISIONS**

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

*Refuse Planning Permission*

**NE/22/00899/FUL** - Two storey front extension at 7 Fairmead Crescent, Rushden, Northamptonshire, NN10 9NB.

**RESOLVED**

Members noted the information.

Refuse Planning Permission

**NE/22/00934/FUL** - Single storey rear and two storey side extension at 4 Cowslip Close, Rushden, Northamptonshire, NN10 0UD.

[RTC – No Objection]

**RESOLVED**

Members noted the information.

**159/23 LITTLE STREET, RUSHDEN NE/22/00833/FUL**

Members discussed the email dated 1<sup>st</sup> September received from Chris Hill, North Northamptonshires Senior Development Management Officer.

**NE/22/00833/FUL** Change of use from Gymnasium (Class-E), to Residential (C3) to create 4 one bedroom residential apartments. Ground floor flats to be wheelchair accessible at 38 Little Street, Rushden, Northamptonshire, NN10 0LS.

**RESOLVED**

After consideration Rushden Town Council are happy to withdraw their objection and have their original comments recorded as matters of concern.

**160/23 APPEAL**

Members considered the following appeal: -

**NE/21/01555/FUL** - Change of Use/conversion of the former public house to office use, and part conversion to 3No. one bedroom residential units; and erection of 3No. one bedroom two storey dwellings with associated parking and amenity space at 1 High Street South Rushden, Northamptonshire NN10 0QU .

*[RTC Comments - Rushden Town Council objections to this application for the following reason:*

*Rushden Town Council objects to this application in support of the objections submitted by the Local Highways Agency and the observations made by Waste Management.]*

**RESOLVED**

Rushden Town Council had no further objections to this appeal application.

**161/23 CONSULTATION FOR THE PROPOSAL TO AMALGAMATE TENNYSON ROAD INFANT SCHOOL RUSHDEN AND ALFRED STREET JUNIOR SCHOOL RUSHDEN**

Members discussed the proposal to amalgamate Tennyson Road Infant School, Rushden and Alfred Street Junior School Rushden.

**RESOLVED**

Members resolved their preferred option was for Tennyson Road Infant School to remain and Alfred Street Junior School to be amalgamated with this school.