



RUSHDEN TOWN COUNCIL

**Rushden Hall
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**Mayor: Cllr Adrian Winkle
Town Clerk: Vivienne Prodger**

27th February 2023

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 28th February 2023 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 Tuesday 7th February 2023.
4. **PLANNING APPLICATIONS**
To comment on the following Planning Applications:

**Planning Application: NE/22/01602/FUL
Planning Officer: Pete Baish
Responses Due: 27th February 2023**

Applicant: Mr. Shaun Cherry

Part demolition of factory buildings and refurbishment of the retained building to form 3 flats, erection of 2 townhouses and formation of car park. at Factory at Windmill Road, Rushden, Northamptonshire, NN10 9TN.

AMENDMENT/ADDITIONAL INFORMATION RECEIVED- AMENDED SITE AND BLOCK PLAN DATED 8TH FEBRUARY AND ADDITIONAL DOCUMENTS

**Planning Application: NE/22/01627/FUL
Planning Officer: Jennifer Wallis
Responses Due: 11th March 2023**

Applicant: Mrs. W Warsop

Proposed conversion of barn and change of use to A3 at 55 North Street, Rushden, Northamptonshire, NN10 6BU.

**Planning Application: NE/23/00085/FUL
Planning Officer: Chris Hill
Responses Due: 6th March 2023**

Applicant: Mr. Geoff Hall

Single storey in-fill extension, existing flat roof to be raised and extended raised patio to rear at 26A Avenue Road, Rushden, Northamptonshire, NN10 0SJ.

Planning Application: NE/23/00029/FUL Planning Officer: Erika Davies Responses Due: 3rd March 2023	Applicant: Mrs. Fay Hiscock
Single storey rear extension at 10 Rye Close, Rushden, Northamptonshire, NN10 0TW.	
Planning Application: NE/23/00093/FUL Applicant: Sureshkumar Sathananthan Planning Officer: Susie Russell Responses Due: 11th March 2023	
Erection of single storey 5.995 m depth rear extension, to facilitate storage and kitchen at 148 Irchester Road, Rushden, Northamptonshire, NN10 9QU.	
Planning Application: NE/23/00104/FUL Planning Officer: Susie Russell Responses Due: 11th March 2023	Applicant: Mr S Bonelli
Change of Use from A1 Retail space to 1 x one bedroom ground floor flat with external alteration to ground floor front windows at 33 Washbrook Road, Rushden, Northamptonshire, NN10 9UY.	
Planning Application: NE/23/00105/FUL Applicant: Mr. & Mrs Blake Horvath Planning Officer: Jennifer Wallis Responses Due: 11th March 2023	
Alterations to Ridge height, Chimney height and width to allow for rear dormer to be thermally upgraded to 451 Newton Road, Rushden, Northamptonshire, NN10 0SX.	
Planning Application: NE/23/00122/FUL Planning Officer: Jennifer Wallis Responses Due: 11th March 2023	Applicant: Gabrielle Brown
Loft conversion to include dormer and Conservation style rooflights at 16 Co-operative Row, Rushden, Northamptonshire, NN10 0RJ.	
Planning Application: NE/23/00133/FUL Planning Officer: Ellen Carr Responses Due: 17th March 2023	Applicant: Mr. Lamkaj
Two storey side and rear extension, and a single storey rear extension at 32 Park Avenue, Rushden, Northamptonshire, NN10 9NP.	
Planning Application: NE/23/00134/FUL Applicant: Mr. N Briggs (Company Name NB Property Holdings Ltd) Planning Officer: Jacqui Colbourne Responses Due: 11 March 2023	
First floor rear extension to create 1 No dwelling and internal alterations to first floor flats 1 & 2 to create a single dwelling (Re-submission of NE/22/01179/FUL) at 119 High Street, Rushden, Northamptonshire, NN10 0NZ.	
Planning Application: NE/23/00141/PDU Planning Officer: Chris Hill Responses Due: 17th March 2023	Applicant:
Change of use and conversion of existing former business premises on ground floor (tool hire shop) to 2no 2-bedroom flats at 11 Washbrook Road, Rushden, Northamptonshire, NN10 9UY.	

5. **PLANNING DECISIONS**

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

Approve Planning Permission

NE/22/00940/FUL - Change of Use from Residential to 3 No 1 Bedroom Flats at 2 Birchall Road, Rushden, Northamptonshire, NN10 9RQ.

*[Rushden Town Council objects to this application for the following reasons:-
The proposals development is contrary the Rushden Neighbourhood Plan policy H4.
Notwithstanding the requirement in Policy 30 to provide more smaller households in Rushden, flatted development will only be supported where it can be robustly demonstrated that: meets an identified local need; or where the physical or financial constraints of a site are such that it is not possible to provide smaller one and two bedroom houses or maisonettes; or where an existing non-residential building is being converted for residential use.*

This application is clearly in direct conflict with the Rushden Neighbourhood Plan and should be supported by NNC

o We note the comments from Waste Management and would request that a further management plan for waste is submitted.

o We note all the comments from neighbours and feel that all the comments regarding a lack of parking are fully justified. We would request that a further parking beat survey is carried out as on site inspection in the evening it would appear that off road parking is very limited and should not be considered as an option for this development.

o Rushden already has an over provision of small one bedroom flats and we strongly object to a family home being taken away to provide further inferior, cramped living space.]

(Enclosed)

Refuse Planning Permission

NE/22/01577/FUL - Ground floor rear extension and replace two existing Velux windows with two large Velux at 252 Newton Road, Rushden, Northamptonshire, NN10 0SY.

[Rushden Town Council has no objection to this application]

(Enclosed)

6. **APPEAL DECISION**

Members to note the following appeal.

NE/22/00606/FUL - To build a workshop/garage at bottom of garden at 31 Montague Street, Rushden, Northamptonshire, NN10 9TS.

DECISION

[Appeal Dismissed]

[RTC Comments - Rushden Town Council objects to this application as we feel it is over development of the site. If NNC are minded to grant this application can there be a condition to ensure this development remains part of the original dwelling.]

(Enclosed)

Yours faithfully

Vivienne Prodger
Town Clerk