



# RUSHDEN TOWN COUNCIL

**Rushden Hall  
RUSHDEN  
Northamptonshire NN10 9NG**

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

20<sup>th</sup> June 2022

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 28<sup>th</sup> June 2022 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 14<sup>th</sup> May 2022.
4. **PLANNING APPLICATIONS**  
To comment on the following Planning Applications:

<b>Planning Application: NE/22/00606/FUL</b> <b>Planning Officer: Jennifer Wallis</b> <b>Responses Due: 7<sup>th</sup> July 2022</b>	<b>Applicant: Mr. Alex Greengrass</b>
To build a workshop/garage at bottom of garden at 31 Montague Street, Rushden, Northamptonshire, NN10 9TS.	
<b>Planning Application: NE/22/00737/FUL</b> <b>Planning Officer: Ellen Carr</b> <b>Responses Due: 7<sup>th</sup> July 2022</b>	<b>Applicant: Ms. Jane Titterton</b>
Demolition of existing garage; Erection of two storey side and rear extension (including balcony); New detached garage; Creation of 2-storey front porch/lobby area; Alterations to existing fenestration and doors at 207 Avenue Road, Rushden, Northamptonshire NN10 0SN.	
<b>Planning Application: NE/22/00762/TPO</b> <b>Planning Officer: Brian Ogden</b> <b>Responses Due: 9<sup>th</sup> July 2022</b>	<b>Applicant: Anglian Water</b>
Lower Tree, stump shall remain in situ marked T1 at Communication Station, Crown Way, Rushden, Northamptonshire, NN10 6BT.	

**Planning Application: NE/22/00768/FUL**  
**Planning Officer: Chris Hill**  
**Responses Due: 15<sup>th</sup> July 2022**

**Applicant: Mrs. P Almond**

The erection of 4 dwellings. (Resubmission of 18/01010/FUL) at 48 High Street South, Rushden, Northamptonshire, NN10 0QX.

**Planning Application: NE/22/00784/TCA**  
**Planning Officer: Brian Ogden**  
**Responses Due: 11<sup>th</sup> July 2022**

**Applicant: Atherley**

Sycamore tree - fell to height of 8 foot fence ,chip and remove all arisings Shrubs (yellow) - fell, and cut back overhanging creepers at The Old Baptist Chapel, Little Street, Rushden, Northamptonshire, NN10 0LS.

**5. PLANNING DECISIONS**

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

Grant Planning Permission

**NE/21/01774/FUL** - Plot division to allow for construction of 2no new semi-detached two bedroom dwelling houses adjacent to the existing dwelling at 142 Westfield Avenue, Rushden, Northamptonshire, NN10 9RB.

*[RTC Objection - We consider the scheme to be an overdevelopment of the site, there is very little amenity space and room sizes are cramped offering inferior living space. We feel this application is contrary to Policy EN1 Design in Development. The scheme has been squeezed onto the plot and has resulted in very little parking space (although we note Highways comments) we feel the neighbours comments are probably more noteworthy as they already experience parking congestion in this area and there is no provision for visitor parking]*

Enclosed

**6. APPEAL DECISION**

**NE/21/00193/FUL** - Change of use from office/shop to 4 bedroom HMO at 37 Church Street, Rushden, Northamptonshire, NN10 9YU.

*[RTC – Rushden Town Council objects to this application for the following reasons:*

*1 Parking - We fully support LHA objection regarding the lack of parking facilities. This 4 bedroom HMO could potentially create a requirement for 4 parking spaces as per NCC guidance 'Please note the required parking for a HMO as per the Northamptonshire County Council Parking Standards Documents Dated September 2016 is 1 parking space per proposed bedroom.' We also support LHA regarding reliance on using public car parks. Public car parking spaces should not be considered as an alternative source of parking for any residential property.' The over reliance on public car parks which may cease to be available in the future or be chargeable and given the lack of available on-street parking in close proximity a change of use to residential property may lead to an increase in indiscriminate parking in the area which is a highway safety concern'*

*2. The proposed change of use would create inferior living space, there appears to be small, inadequate bedroom accommodation, a single bathroom and no amenity space.]*

**DECISION**

Appeal Granted.

(Enclosed)

7. **BEDFORD BOROUGH LOCAL PLAN 2040 – PLAN FOR SUBMISSION CONSULTATION**  
Members to discuss the Bedford Borough Local Plan 2020.  

(Enclosed - email/link sent 16/06/22)
8. **DEVELOPING IN THE FOREST OF MARSTON VALE SPD**  
Members to discuss Developing in the Forest of Marston Vale SPD  

(Enclsoed – email/link sent 16/06/22)
9. **WITHDRAWN APPLICATION**  
Members were advised of the withdrawal of the following application: -  
  
**NE/22/00487/FUL** - Change of use of building to 5 no. one bedroom residential apartments, including replacement roof at 38 Little Street Rushden NN10 0LS.

Yours faithfully

Vivienne Prodger  
Town Clerk