

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 28th May 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith Cesare Marinaro
 David Coleman David Jenney
 Sarah Peacock Richard Lewis
 Marian Hollomon Kaye Rawlins

Town Clerk: Vivienne Prodger

31/20 APPOINTMENT OF CHAIRMAN

RESOLVED

It was resolved that Cllr Paul Harley be appointed as Chairman for the Planning Consultative Committee for the year 2019/2020.

32/20 APPOINTMENT OF VICE CHAIRMAN

RESOLVED

It was resolved that Cllr David Coleman be appointed as Vice Chairman for the Planning Consultative Committee for the year 2019/2020.

33/20 DECLARATIONS OF INTEREST

Cllr Sarah Peacock declared an Other Interest in application number 19/00723/FUL.

34/20 APOLOGIES

Apologies for absence were submitted on behalf of Councillor's, Carol Childs and Philip Humphrey.

35/20 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 7th May 2019 be approved and signed by the Chairman as a true record.

36/20 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application Number: 18/02451/FUL Planning Officer: Carolyn Tait Change of Use of Gymnasium including alterations to create 2No dwellings including parking and modified access at 38 Little Street, Rushden, Northamptonshire, NN10 OLS. <u>Amended Plan and Design & Access Statement dated 16th May 2019.</u>	No Objection

<p>Application Number: 19/00113/FUL Planning Officer: Joe Davies</p> <p>Erection of single storey extension to side/rear of dwelling and conversion of existing garage to habitable accommodation at 70 Sylmond Gardens, Rushden, Northamptonshire, NN10 9EJ.</p> <p><u>Amended plans dated 9th May 2019.</u></p>	<p>No Objection</p>
<p>Application Number: 19/00594/FUL Planning Officer: Dean Wishart</p> <p>Conversion and extension of the existing memorial clinic to create 14 One and Two bedroom flats for occupation by the older population (over 55s) with secure amenity space, communal living areas and associated parking (Re-submission of 18/00646/FUL) at Rushden Memorial Clinic, Hayway, Rushden, Northamptonshire, NN10 6AG.</p>	<p>Rushden Town Council have considered the latest application for this site but feel they do not address most of our original concerns and there for we would like to make the following objections:</p> <p>1.The latest scheme now incorporates 14 flats. We considered 12 flats to be an overdevelopment of the site so we clearly object most strongly to addition of two extra flats. The site is located on a attractive residential road and the scale and density of the proposed scheme is not appropriate for the existing area. Flatted accommodation of this scale would be out of character and detrimental to neighbouring properties.</p> <p>2.Rushden already has an overprovision of flatted development. Within the last 5 years more than 350 flats have been built in Rushden. We consider this to be a more than sufficient provision of this type of accommodation. We have historically had a disproportionate number of flatted developments approved within the town and we feel this must now be redressed and a sensible balance of development restored. We understand due to the size of the Memorial Clinic it does need t be sub-divided to make any development sustainable, but consider the proposed number of units to be unacceptable. A division into 4 larger apartments offering reasonable amenity space would be acceptable, but the proposed 14 units is not acceptable and is in conflict with our Neighbourhood Plan.</p> <p>3. Policy H4 – Market housingtype mix of the adopted Rushden Neighbourhood Plan states flatted development will only be permitted where this; <u>Meets an identified need</u> – no documentation has been submitted with this application to support a further requirement for flatted accommodation of this type within Rushden</p> <p><u>Where an existing non-residential building is being converted for residential use</u> - We would argue that this house was originally built as a residential property and should therefore be</p>

treated as such with regard to this application.

4. Whilst the Memorial Clinic is not listed it has been identified as a 'building of significant heritage importance'. The proposals for the additional flat roofed extensions to the building would be completely out of character and would be detrimental to the aesthetics of this historic building.

5. The house has some important historical features which should be preserved, including the original dining room with a ceiling fresco and the wood panelled library with stained glass window. If the site was sympathetically redeveloped into larger apartments these features could be incorporated. The present proposed scheme indicates these features would not be retained.

6. The number of proposed dwellings would have exacerbate the congestion problems already experienced on the Hayway. The site is situated between two schools and exits onto a road heavily congested with 'on street' residential parking.

7. Some of proposed units are very cramped offering inferior living space. Whilst we understand the proposed units meet the Nationally Described Space Standards adopted in the Joint Core Strategy some of them do appear very small and narrow, particularly for a converted property. We feel the developer should consider the saleability of such properties, particularly, as previously mentioned, we do already have an over provision of flatted accommodation within the town and there are quite a number of unoccupied flats at the present time. Whilst people wishing to downsize generally prefer fewer rooms they generally like these to be spacious. Some of the flats have very little storage and do not offer adequate amenity space.

In conclusion, as the house recently used as the Memorial Clinic was purchased by the people of Rushden, we consider it is very important to ensure this property is developed as sensitively as possible. We would ask the developers once again to reconsider the amount of units they are proposing within the house. We would be pleased to see a quality development of larger apartments which would enable the historic features to be retained and feel that this idea has not been fully explored, have any feasibly studies been undertaken to see if this would be

	<p>a sustainable option? We feel the proposed scheme has been designed to gain maximum profit with no consideration for the fabric of the building or surrounding properties. We strongly recommend that East Northants Council refuses this application.</p>
<p>Application Number: 19/00670/FUL Planning Officer: Anne Dicks</p> <p>Conversion of internal ground floor garages to create 1no 1bedroom flat at Palace Court, 16 Alfred Street, Rushden, Northamptonshire, NN10 9YS.</p>	<p>Rushden Town Council strongly objects to this application.</p> <ol style="list-style-type: none"> 1. Proposed development is totally out of keeping with the surrounding area 2. Development would create substandard living accommodation and would not be compliant with Rushden Neighbourhood Plan 3. Would create further parking problems in an area that already has very limited parking.
<p>Application Number: 19/00673/FUL Planning Officer: Jacqui Colbourne</p> <p>Single storey front extension at 310B at Newton Road, Rushden, Northamptonshire, NN10 0SY.</p>	<p>No Objection</p>
<p>Application Number: 19/00696/FUL Applicant: Pizza Express Ltd Planning Officer: Joe Davies</p> <p>Proposed external lighting (retrospective) at Unit R2, Boardwalk, Rushden Lakes, Rushden, Northamptonshire, NN10 6FA.</p>	<p>No Objection</p>
<p>Application Number: 19/00697/FUL Planning Officer: Ian Baish</p> <p>Extension to storage above shop at 119 High Street, Rushden, Northamptonshire, NN10 0NZ.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <p>The shop has been empty for a number of years and we feel the property should be turned into residential accommodation, we do not understand how this extension would make the shop viable. We understand that someone is already living in the property and would prefer to see the whole property as residential as it has been an eyesore for some considerable time.</p>
<p>Application Number: 19/00723/FUL Planning Officer: Joe Davies</p> <p>Change of Use of first floor from Shop A1 to Residential C3 including associated alteration works and construction of new external staircase at 6 High Street, Rushden, Northamptonshire, NN10 0PR.</p>	<p>No Objection</p>
<p>Application Number: 19/00729/FUL Planning Officer: Ian Baish</p> <p>Single storey rear extension and front extension for porch area at 32 Manor Road, Rushden, Northamptonshire, NN10 9EY.</p>	<p>No Objection</p>

<p>Application Number: 19/00742/ADV Planning Officer: Jacqui Colbourne</p> <p>Branded signage at Unit GS02, Garden Square, Rushden Lakes, Rushden, Northamptonshire, NN10 6FL.</p>	No Objection
<p>Application Number: 19/00745/OUT Planning Officer: Amie Baxter</p> <p>Erection of 2 dwellings, (All matters reserved) at SP97015 66955 Alexandra Road, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to this application for the following reason:-</p> <p>The access road is unadopted and not wide enough to support this development.</p>
<p>Application Number: 19/00805/TPO Planning Officer: Henry Pearson</p> <p>Oak. Reduce sensitively the top by 2 to 3m. Reduce the side branches to suit. Remove major dead wood at 12 Batsmans Drive, Rushden, Northamptonshire, NN10 6EW.</p>	No Objection
<p>Application Number: 19/00817/FUL Planning Officer: Jacqui Colbourne</p> <p>Two storey rear extension (incorporating existing single storey kitchen) at 15 Benedict Close, Rushden, Northamptonshire, NN10 9PH.</p>	No Objection
<p>Application Number: 19/00826/ADV Applicant: Cineworld Planning Officer: Jacqui Colbourne</p> <p>1 No. Box Signs to promote the business premises at Unit L2b West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p>	No Objection

37/20 **PLANNING DECISIONS**

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

Grant Planning Permission

18/02429/FUL - Demolition of existing dwelling and annex and erection of 5No dwellings with amenity space and parking including modification of existing drive and access at High Beech 8 Hayway, Rushden, Northamptonshire, NN10 6AG.

[RTC comment: Objection]

RESOLVED

Members noted the information.

Refuse Planning Permission

19/00486/FUL - Two-storey side and rear extension at 37 St Marys Avenue, Rushden, Northamptonshire, NN10 9EP.

[RTC No Objection]

RESOLVED

Members noted the information.

38/20 APPEAL DECISIONS

En/10/01373/ful – Renewal of Planning Permission EN/10/10373/FUL – to convert first floor into two flats, Barclays Bank Chambers, College Street, Rushden, Northamptonshire, NN10 0NW.

APPEAL DISMISSED

RESOLVED

Members noted the information.

39/20 WITHDRAWN APPLICATIONS

19/00578/ADV - Marketing board in relation to disposal of disused church at Independent Wesleyan Church, High Street, Rushden, Northamptonshire, NN10 0PJ.

RESOLVED

Members noted the information.

40/20 CONSULTATIONS

Notice of Application for a review of premises licence under Section 51, Licensing Act 2003 for:-

Euro Off Licence, 142 Wellingborough Road, Rushden, Northamptonshire, NN10 9ST – Consultation date 11th May – 7th June 2019.

Notice of application for a review of premises licence under Section 51, Licensing Act 2003 for:-

Euro Shop, 72 High Street, Rushden, Northamptonshire, NN10 0PQ – Consultation date 22nd May – 18th June 2019.

RESOLVED

Members noted the information.

Yours faithfully

Chairman