

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON MONDAY 28th SEPTEMBER 2021 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley

Councillors: Marian Hollomon Cameron Clarke
Tracey Smith Sarah Peacock
David Coleman Kaye Rawlins
David Jenney Richard Lewis
Melanie Coleman [Ex Officio]

Town Clerk: Vivienne Prodger
Officers: Paul Wilcox

160/22 DECLARATIONS OF INTEREST

Councillor Marian Hollomon declared an Other Interest in application NE/21/01378/FUL.

Councillor Sarah Peacock declared an Other Interest in application NE/21/01392/VAR.

161/22 APOLOGIES

Apologies for absence were submitted on behalf of Cllr Cesare Marinaro, Philip Humphrey, Carol Childs,

162/22 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 17th August 2021 approved and signed by the Chairman as a true record.

163/22 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

| Planning Application | Comments |
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| Planning Application: NE/21/01124/OUT Applicant: Bowbridge Land Ltd Planning Officer: Gavin Sylvester Responses Due: Hybrid planning application comprising: (A). A full application for the delivery of access and on-site spine roads, associated access junction arrangements onto the A6 and drainage infrastructure; and (B). An outline application with all matters reserved aside from access for a phased development of up to 500 homes, employment development of around 5,700m2, public open space and associated infrastructure at Knights Farm, 223 Newton Road, Rushden, Northamptonshire, NN10 0SX. | Rushden Town Council objects to this application for the following reasons:- 1. We feel the application is contrary to NNJS Policy 33, which states the Master Plan is a pre-requisite before any planning applications are granted. This application is very premature as the emerging Local Plan Part 2 is still being considered by the Examiner and there are a number of questions raising concerns about the legal compliance and soundness of the submitted plan. These include queries over the Rushden East Masterplan Framework Document and we feel any piecemeal development within the SUE will result in a disjointed |

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| | <p>scheme that will not deliver the much needed infrastructure and employment that was always part of the original vision for Rushden East.</p> <ol style="list-style-type: none"> 2. The Examiner appears to have concerns about the Master Plan with regards to the Rushden Neighbourhood Plan with paragraphs 27 & 28, listing a series of questions including question 28 f) which asks how the MFD relates to the Rushden Neighbourhood Plan and whether it makes appropriate reference to it, conflicts with it, and have sufficient regard to it. Therefore we consider this application should not be considered until the Local Plan Part 2 has been 'made'. 3. We feel the proposed development is not cohesive with current plans for the rest of Rushden East. This application appears to be a separate settlement that does not blend with the rest of the proposed development. The residential development seems to be too high in density and does not follow the original design ethos for the Rushden SUE. 4. We were not anticipating to see flats proposed for any part of the Rushden East scheme. This is contrary to the Rushden Neighbourhood Plan Policy H4 regarding flatted accommodation and this appears to be endorsed by the comments from the Housing Strategy Manager and the housing mix they propose. 5. We fully support LHA comments about further information that is required. There are particular concerns about the lack of traffic modelling. 6. We also support the comments from the Flood and Water Management Team regarding insufficient information being submitted. |
| <p>Planning Application: NE/21/01267/FUL Applicant: Mr & Mrs Lissimore Planning Officer: Susie Russell Responses Due: 1st October 2021</p> <p>Single storey side extension; Single storey rear extension and change of flat roof to pitched roof at 1A Barnwell Drive, Rushden, Northamptonshire, NN10 9HW</p> | <p>Rushden Town Council has no objection to this application.</p> |
| <p>Planning Application: NE/21/01301/FUL Applicant: Botham Planning Officer: Susie Russell</p> | |

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| <p>Responses Due: 1st October 2021</p> <p>Double garage conversion into annexe including bedroom above; New internal staircase to access at 10 Manor Court, Rushden, Northamptonshire, NN10 0NN.</p> | <p>Rushden Town Council has no objection to this application</p> |
| <p>Planning Application: NE/21/01303/FUL Applicant: Hill Planning Officer: Sunny Bains Responses Due: 1st October 2021</p> <p>Replacement of existing garage door with new brickwork and uPVC window to accommodate the conversion of existing garage into habitable room at 7 Eliot Way, Rushden, Northamptonshire, NN10 8PD.</p> | <p>Rushden Town Council has no objection to this application</p> |
| <p>Planning Application: NE/21/01333/OUT Applicant: Mrs. D Kehoe Planning Officer: Joe Davies Responses Due: 8th October 2021</p> <p>Erection of a 2 bedroom detached bungalow, and loft conversion to existing property (All matters reserved) at 113 Wellingborough Road, Rushden, Northamptonshire, NN10 9TE.</p> | <p>Rushden Town Council objects to this application for the following reasons:-</p> <p>From the very basic site plan provided we consider the proposed bungalow to be an overdevelopment of the site.</p> <p>We feel there is insufficient information to be able to make any further comments and we would support the LHA comments about lack of information regarding access.</p> |
| <p>Planning Application: NE/21/01343/FUL Applicant: Mrs. Gowing Planning Officer: Amie Baxter Responses Due: 16th October 2021</p> <p>First floor side extension at 47 Clover Drive, Rushden, Northamptonshire, NN10 0TZ.</p> | <p>Rushden Town Council has no objection to this application</p> |
| <p>Planning Application: NE/21/01351/FUL Applicant: Mrs. Debbie Spowart Planning Officer: Pete Baish Responses Due: 16th October 2021</p> <p>Conversion of double garage to create bedroom for disabled person at 34 Meadow Sweet Road, Rushden, Northamptonshire, NN10 0GA.</p> | <p>Rushden Town Council objects to this application as no information has been provided regarding the number of existing bedrooms. With the proposed loss of the double garage and essentially a parking space, we cannot determine if there will be adequate parking as we do not have information regarding bedroom numbers. We note that the LHA has raised the same issue within their comments</p> |
| <p>Planning Application: NE/21/01378/FUL Applicant: Mr James Morphet Planning Officer: Jacqui Colbourne Responses Due: 16th October 2021</p> <p>Part demolition of existing buildings, and creation of residential dwelling with private amenity space (revised resubmission of 20/01681/FUL) at 126 High Street, Rushden, Northamptonshire, NN10 0PD.</p> | <p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> 1. No parking for a residential dwelling within the site 2. The previous refusal stated the proposed scheme was an overdevelopment of the site and the revised submission does not appear to have rectified this problem, therefore we still consider this application to be an overdevelopment of the site. |

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| <p>Planning Application: NE/21/01392/VAR Applicant: TL & S Strickland Planning Officer: Jacqui Colbourne Responses Due: 16th October 2021</p> <p>Variation of condition 8 to change the wording at the beginning of the condition from: "The development hereby permitted shall not be commenced until..." to: "No rebuilding shall be carried out above ground level until..." pursuant to application 18/01623/FUL - Conversion and part replacement of agricultural buildings to provide two dwellings and car port and part demolition of barns and part of nursery at Manor Lodge Farm, 411 Newton Road, Rushden, Northamptonshire, NN10 0SX.</p> | <p>Rushden Town Council has no objection to this application.</p> |
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164/22 PLANNING DECISIONS

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

Refuse Planning Permission

NE/21/00832/FUL - Change of use of land (from former small holding with mobile home and swimming pool) to dog training facility with associated parking and sustainable dwelling at Masons Close, 292 Bedford Road, Rushden, Northamptonshire, NN10 0SE.

[Rushden Town Council has no objection to this application subject to Highways concerns being addressed.]

RESOLVED

Members noted the information

165/22 LICENSING ACT 2003

Members to discuss the following Licensing Acts 2003

19/02149/LAPNEW – Variation to a premises licence, Flip Out, Unit L15, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.

RESOLVED

21/01204/LAPNEW - Premises Licence: Next, Unit 6, Northwalk, Rushden Lakes, Rushden, Northamptonshire, NN10 6FG.

RESOLVED Rushden Town Council has no objection to this Licence.

166/22 TURVEY'S NEIGHBOURHOOD PLAN

Members to note that Turvey's Neighbourhood Plan has now been adopted.

RESOLVED

Members noted this information

Chairman