RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 29TH SEPTEMBER 2015 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: D Coleman - Chairman

Councillors: C Marinaro P Humphrey
D Jenney Mrs S Peacock [ex-officio]
R Lewis Ms T Smith
Mrs K Rawlins [ex-officio]

Town Clerk: Vivienne Prodger

169/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

170/16 APOLOGIES

Apologies for absence were submitted on behalf of Councillors Mrs M Hollomon, Mrs C Childs and P Harley.

171/16 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on 8th September 2015 be approved and signed by the Chairman as a true record.

172/16 REPORT ON DELEGATED POWERS DECISIONS

Members had previously been circulated with a report on decisions taken by the Delegated Powers persons on 8th September 2015 for the following applications where the response fell outside the timescale of scheduled committee meetings:

15/01503/ADV Applicant: Ms Donna Commock - Lidl

Projecting illuminated signage – Former Recycling Centre Car Park and Council Dept., Newton Road, Rushden, Northamptonshire

Decision: Members object to this planning application and would like to make the following comments:

1. We agree completely with the objections made by East Northants Council Conservation Officer.
2. Consideration should be given to the houses directly opposite the location of the proposed totem poles as they will have a direct impact on the resident’s quality of life (particularly in the hours of darkness).

15/01623/VAR Applicant: Lidl UK GmbH

Variation of Condition 12 – to extend opening hours of foodstore from Monday to Saturday 07.00 – 22.00 and Sunday 10.00 – 16.00 pursuant to planning permission
**Decision:** Members object to this planning application and would like to make the following comments:

1. The opening hours should remain as the original planning permission.
2. We do not have information regarding condenses and the impact they will have on neighbouring properties, with regard to noise.

15/01651/ADV  Applicant: Spirit Group Ltd

One internally illuminated post sign at The Needle and Awl, Northampton Road, Rushden, Northamptonshire NN10 6EF

**Decision:** Members have no objection to this application, but note that this is a retrospective application.

### 173/16 PLANNING APPLICATIONS

**RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Description</th>
<th>Applicant</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/01697/TPO</td>
<td>T1 – Copper Beech – lift lower branches to 4.5 metres above ground and other works. T2 – Cherry tree – dismantle tree to near ground level. T3 – Walnut tree – remove three small low branches. T4 – Conifer (Lawsons Cypress) – dismantle tree to near ground level. T5 – Group of Elm trees – fell to near ground level at Russell Court, Rushden, Northamptonshire</td>
<td>Mr George Dowsett Achemy Tree Surgery</td>
<td>Members have no objection to the proposed works to the Cooper Beech and Walnut Tree and the felling of the Conifer, however, we have concerns about the Cherry Tree.</td>
</tr>
<tr>
<td>15/01720/FUL</td>
<td>Loft conversion and construction of dormer to create 1no. bedroom at 16 Roberts Street, Rushden, Northamptonshire NN10 0NG</td>
<td>Mr &amp; Mrs Bayliss</td>
<td>No objection.</td>
</tr>
</tbody>
</table>

### 174/16 APPEAL

Members had previously been circulated with the details of the following Planning Appeal:

15/00543/FUL – Rear stairs (external) to access first floor flat over the shop premises and change flat windows from existing timber to aluminum at 14 Church Street, Rushden, Northamptonshire NN10 9YT

*[RTC comments: No objection]*

**RESOLVED**

That the information be noted.

### 175/16 PLANNING DECISIONS

Members were advised of the following planning decisions at variance with the views of the Town Council:
Grant Planning Permission
14/01966/FUL – Installation of two extractor fans (condenser units) on ground floor to side of building (retrospective) at 110 Higham Road, Rushden, Northamptonshire NN10 6DF

[RTC comments: OBJECTION – Members request that an independent report be carried out by East Northamptonshire Council, as the units have been moved since the last report was issued]

15/01349/FUL – Residential development for one single unit on land at Walmer Close, Rushden at land adjacent to 5 Walmer Close, Rushden, Northamptonshire NN10 0TE

[RTC comments: OBJECTION –
1. This area should remain a designated area of open space as per the original planning application for the adjacent development.
2. The comments from the Highways Agency should be considered and recommendations adhered to]

RESOLVED
That information be noted.

176/16 WITHDRAWN APPLICATION

Members were advised of the withdrawal of the following planning application:

15/00790/FUL – Change of use from dental practice to A5 hot food takeaway at 57A High Street South, Rushden, Northamptonshire NN10 0RA

[RTC comments: OBJECTION –
1. There is inadequate parking for this type of business.
2. We already have an over provision of hot food takeaways within the town]

RESOLVED
That the information be noted.

177/16 SELECT COMMITTEE ON NATIONAL POLICY FOR THE BUILT ENVIRONMENT

Members discussed the National Policy for the Built Environment and made the following responses:

1. We feel that Neighbourhood Plans should be an important part of the decision making on built environment. Whilst these plans need to be consistent with overarching plans, they should carry considerable weight as they are derived views of the people who live and work in the said built environment. Localism embraces the opinions of the local residents and a good Neighbourhood Plan that has satisfied all the consultation processes will give a good indication of how residents wish to see their town or village develop.

   Obviously Town and Parish Councils need to work closely with their District and Borough Councils to ensure all parties understand the needs and requirements of residents. There needs to be a National Framework which gives a guide for any local plans that may be implemented.

2. Government departments need to adopt a holistic approach to matters such as housing, design, transport, heritage and sustainability. Consultation at a local level is very important and this should be carried out robustly to ensure local residents views are taken into consideration. National plans with no consideration for local views will only be
harmful to the planning process.

3. With regard to supply of housing stock, this can only be considered in conjunction with adequate infrastructure to support it.

Rushden has now been recognized as a growth town and we are happy to take further housing stock as long as we have the adequate infrastructure to support it. We wish to rebalance our employment opportunities and sports and leisure facilities as part of our growth. We consider a balanced housing mix, adequate infrastructure to include schools, medical facilities, leisure and sports facilities a sustainable transport network and increased employment opportunities is the only way to successfully increase housing supply.

We would welcome a more positive approach to brown field development for both industry and housing and in our immediate area a restriction on B8 warehouse type development. This type of development does not create a good built environment to jobs ratio.

In conclusion we feel whilst there is a need for a national framework for planning greater consideration should now be given to local needs and consultation at a local level is vital to ensure residents needs and aspirations are met.

Chairman