

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 29th January 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith
David Coleman
David Jenney

Richard Lewis
Kaye Rawlins
Cesare Marinaro

Town Clerk: Vivienne Prodger

308/19 DECLARATIONS OF INTEREST

Cllr Richard Lewis declared an Other Interest in application numbers 18/02409/FUL and 19/00039/FUL.

Cllrs David Jenney and Paul Harley both declared an Other Interest in application number 18/02413/FUL.

309/19 APOLOGIES

Apologies for absence were submitted on behalf of Councillor's, Sarah Peacock, Marian Holloman, Carol Childs, Philip Humphrey.

310/19 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 8th January 2019 be approved and signed by the Chairman as a true record.

311/19 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
<p>Application Number: 18/02309/VAR Applicant: ASDA Planning Officer: Marzena Johnson</p> <p>Variation of Condition 28 (store trading times) of planning permission 12/00839/VAR to read: 'The store trading hours will be limited to 6.00am to 11.30pm Monday to Saturday and 10.00am to 4.00pm on Sundays, except for the period from 17th December to 24th December annually where 24 hour trading is permitted' at Asda, 161 High Street, Rushden, Northamptonshire, NN10 0PA.</p> <p><u>CHANGE OF DESCRIPTION RE OPENING TIMES</u></p>	<p>No objection, but current delivery times must be adhered to.</p>

<p>Application Number: 18/02400/FUL Applicant: Barry Grewcock & Sons Ltd Planning Officer: Wayne Cattell</p> <p>Change of use from ground floor retail with residential unit above to 2no. 2 storey residential units at 182 Wellingborough Road, Rushden, Northamptonshire, NN10 9SX.</p>	<p>No Objection.</p>
<p>Application Number: 18/02409/FUL Applicant: LXB RP (Rushden) Limited and Shoemaker Gp Ltd Planning Officer: Dean Wishart</p> <p>Change of use of Unit L2b from Food and Beverage (Use Class A3) to retail (Use Class A1) use at Unit L2b West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p>	<p>No Objection.</p>
<p>Application Number: 18/02413/FUL Planning Officer: Joe Davis</p> <p>Replacement of existing portacabin with brick clad structure to provide customer waiting area, at Car Wash Site, Duck Street, Rushden, Northamptonshire.</p>	<p>No objection, although we note that is a retrospective application.</p>
<p>Application Number: 18/02414/FUL Planning Officer: Joe Davies</p> <p>Two storey and single storey rear extension at 76 Upper Queen Street, Rushden, Northamptonshire, NN10 0BT.</p>	<p>No Objection.</p>
<p>Application Number: 18/02418/FUL Planning Officer: Joe Davies</p> <p>Ground floor extension to kitchen, and first floor extension to bedroom at 32 Station Road, Rushden, Northamptonshire, NN10 9SG.</p>	<p>No Objection.</p>
<p>Application Number: 18/02445/FUL Applicant: Merepark Solar Limited Planning Officer: Anne Dicks</p> <p>Retention of solar photovoltaic panels at 144 Northampton Road, Rushden, Northamptonshire, NN10 6AN.</p>	<p>No Objection.</p>

<p>Application Number: 19/00036/TPO Applicant: Duchy of Lancashire Planning Officer: Henry Pearson</p> <p>2875 Hawthorn- Fell 7 in decline Hawthorns to chest height to maintain hedge line boundary at Land Off Melloway Road, Rushden, Northamptonshire, NN10 6XX.</p>	<p>No objection subject to the approval of East Northants Council Tree Officer.</p>
<p>Application Number: 19/00039/FUL Applicant: Colemans Planning Officer: Anne Dicks</p> <p>To raise redundant roller shutter and install a new glazed entrance with a pair of doors with glazed panels either side at Unit 6, Brindley Close, Rushden, Northamptonshire, NN10 6NN.</p>	<p>No Objection.</p>
<p>Application Number: 19/00058/FUL Planning Officer: Wayne Cattell</p> <p>Erection of a three bedroom detached dwelling at 30 Blinco Road, Rushden, Northamptonshire.</p>	<p>No objection, subject to planning officers having no objection to the windows overlooking neighbouring properties.</p>
<p>Application Number: 19/010085/FUL Applicant: Able - Design Planning Officer: Anne Dicks</p> <p>Change of use of existing warehouse from distribution warehouse (B8) to distribution warehouse (B8) with ancillary retail sales, plus new entrance door at Unit 5 Brindley Close, Rushden, Northamptonshire, NN10 6EN.</p>	<p>No Objection.</p>

312/19 PLANNING DECISIONS

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

Grant Planning Permission

18/02170/FUL – Two-storey side extension, porch extension and single garage at 1 Lancaster Way, Rushden, Northamptonshire, NN10 0BH.

[RTC comment: Objection]

RESOLVED

Members had no further comments to make.

313/19 APPEAL DECISIONS

To discuss the following appeal and consider whether or not to submit any further comments:

18/00379/FUL – Erection of two apartments, (resubmission of 17/01261/FUL) at Land Corner of Washbrook and Pytchley Road, Rushden, Northamptonshire.

[Appeal Dismissed]

RESOLVED

Members had no further comments to make.

314/19 DRAFT REVISED LOCAL LIST OF INFORMATION REQUIREMENTS- CONSULTATION JANUARY 2019

To discuss the Revised Local List of Information Requirements.

RESOLVED

This has been deferred until February 19th 2019

315/19 PERMIT VARIATION CONSULTATION – BEDFORDIA FARMS LIMITED – WESTWOOD POULTRY FARM

To discuss Permit Variation Consultation – EPR/AP3237RR/V003 Bedfordia Farms Limited, Westwood Poultry Farm.

RESOLVED

Rushden Town Council objects to this application for the following reasons:-

1. The original permit for this proposed site was granted for a site in Knotting, Bedfordshire. Therefore as the application for a variation is for a new site in Northamptonshire we feel a new application needs to be submitted and full consultation needs to be carried out with the residents of Northamptonshire. We do not feel the Bedfordshire application can be transferred to the Rushden site without full consultation as the two sites need to be considered independently as each site has different constraints to consider. Therefore we feel without a fresh application and further consultation, planning requirements will not have been met and this application could then be subject to a Judicial Review as the due process has not been carried out. However, if further consultation is not forthcoming we would strongly object on the following points:-

a) Impact on Human Health

Apart from the overpowering, unpleasant odour, visual and noise effects, a development of this nature presents a real threat to human health, both immediate and long term.

Intensive poultry farming is a significant contributor to environmental Ammonia pollution. As well as the perceivable direct and indirect effects of this on the local environment and its inhabitants. Ammonia reacts with other gases and particles in the atmosphere to form particulate matter. The proposal includes a straw burning biomass system which will further release particles and gases into the atmosphere, compounding the formation of PM2.5 pollution. Vehicle traffic to and from the site will also create further pollution.

b) Odour

We have concerns about odour from the site. Documentation supplied describes the odour generated as "moderately offensive". Even if the odour is 'moderately offensive' why should residents be subjected to this? Research indicates that the smell will be extremely offensive and widespread and therefore we feel this is not an appropriate site for this type of development. Again research indicates Intensive chicken rearing installations have increased in the UK in recent years and the negative impact of them are now coming to light where the odour is frequently described as "overpowering" and "nauseous" raising numerous complaints from local residents. Couple this with the existing Biogen plant and

despite numerous assurances the odour from this plant and its associated fertiliser spreading is ever present. The odour effect from this proposal will be cumulative to the effect already being experienced from the Biogen plant. We feel full consideration needs to be given to the generation of odour and residents should not have to be subjected to living with a continual 'bad smell' as a result of ill-informed planning decisions.

(c) Noise

As well as noise pollution from the plant itself there will be a high volume of vehicle movements peaking during the "catching" phase of HGV double journeys 24/7 every 39 day cycle. From the proposal, these vehicle movements will be at night. Given that local residents can already hear the Biogen plant in the background during operation, this development will be closer and there is no doubt that the noise levels from this proposal will compound the existing background noise and will be clearly audible during the Catching phase of the processing cycle.

(d) Water/Sewerage

Rushden Town Council considers that not enough information has been provided to show a solution to these matters. Limited information has been submitted and the impact to the environment when managing liquid pollutants effectively from such a large operation under all weather conditions will be a very difficult challenge. Should measures prove to be ineffective, or fail after the site is operational, environmental damage will be potentially severe and it will be difficult to measure, mitigate and enforce.

(e) Light Pollution

The proposed installation would operate on a continuous basis. No reference to potential light pollution can be found in the submission. Currently the proposed site has the benefit of low light pollution levels. This is a rare and highly positive aspect of the area for walkers, night sky observers and most importantly wildlife. All of which would be severely compromised by the proposed lighting for this scheme.

316/19 LICENSING – Licensing Times

To comment on an application for new licensing times at:

Spar, Petrol Filling Station and Showroom, St David's Road, Rushden, Northamptonshire, NN10 6AP.

RESOLVED

Members had no objections to this application.

Chairman