

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 29th JUNE 2021 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley

Councillors: Marian Hollomon Kaye Rawlins
Carol Childs Cameron Clarke
Tracey Smith Sarah Peacock
Richard Lewis David Coleman
Philip Humphrey Cesare Marinaro
Melanie Coleman [Ex Officio]

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

Member of the public: Pamela Desborough

Pamela Desborough spoke on the following application:-

NE/21/00861/OUT - Outline planning application with all matters reserved, aside access, for a proposed residential development of up to 84 dwellings at Site 948 Former Quarry, Hayway, Rushden, Northamptonshire.

73/22 DECLARATIONS OF INTEREST

All Councillors declared an Other Interest in application number NE/21/00941/FUL.

Cllr Sarah Peacock declared an Other Interest in application number NE/21/00942/FUL.

74/22 APOLOGIES

Apologies for absence were submitted on behalf of Councillor, David Jenney.

75/22 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 15th June 2021 be approved and signed by the Chairman as a true record.

76/22 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

The Chairman proposed that planning application NE/21/00861/OUT was brought to the top of the planning list and was considered first as a member of the public was speaking on this application.

Planning Application	Comments
<p>Planning Application: NE/21/00832/FUL Applicant: Mr. S Denton C/O Andrew Twigg & Associates Ltd Planning Officer: Patrick Reid Responses Due: 9th July 2021</p> <p>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.</p>	<p>Rushden Town Council has no objection to this application subject to Highways concerns being addressed.</p>
<p>Planning Application: NE/21/00861/OUT Applicant: Mr. Richard Chalcraft (Amberville Properties Ltd) Planning Officer: Dean Wishart Responses Due: 17th July 2021</p> <p>Outline planning application with all matters reserved, aside access, for a proposed residential development of up to 84 dwellings at Site 948 Former Quarry, Hayway, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to this application for the following reasons :-</p> <ol style="list-style-type: none"> 1. In the Rushden Neighbourhood Plan we originally considered this site should be developed with between 50 – 65 houses and this was expressed in our submission to the Examiner. In his report the Examiner changed the wording from approximately to minimum on this site and the final made plan does state a minimum of 65 houses. However, we consider the proposed scheme of 84 dwellings is an over development of this site. The proposed number of dwellings is an increase of 30% on the minimum number within the adopted Rushden Neighbourhood Plan and is therefore not acceptable. 2. We feel there is a considerable lack of detail with the submitted application and this would appear to be the opinion of both the Flood Water Management Team and the Environment Agency. We would support the Environment Agency's objection with regard to an insufficient Flood Risk Assessment.
<p>Planning Application: NE/21/00870/FUL Applicant: Freeman (Federal Estates Ltd) Planning Officer: Jennifer Wallis Responses Due: 9th July 2021</p> <p>Subdivision of plot and construction of 1No two-bedroom single storey dwelling including access and landscape at 33 Arundel Court, Rushden, Northamptonshire, NN10 9JB.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00883/FUL Applicant: Mr. Thompson Planning Officer: Ian Baish Responses Due: 9th July 2021</p> <p>Single storey front porch extension at 320 Newton Road, Rushden, Northamptonshire, NN10 0SY.</p>	<p>No Objection</p>

<p>Planning Application: NE/21/00889/FUL Applicant: Mr. & Mrs. Steve Tuohy Planning Officer: Jennifer Wallis Responses Due: 9th July 2021</p> <p>Single storey rear extension and extension to roof of existing single storey side extension at 23 Harvey Road, Rushden, Northamptonshire, NN10 9JY.</p>	<p>Rushden Town Council has no objection to this application subject to confirmation that the proposed development is not a commercial workshop.</p>
<p>Planning Application: NE/21/00909/FUL Applicant: Mrs. Natalie Booth Planning Officer: Chris Spong Responses Due: 17th July 2021</p> <p>Construction of a new single new rear extension at 67 Gloucester Crescent, Rushden, Northamptonshire, NN10 0BW.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00912/FUL Applicant: Mr. Webb Chadwell Property Maintenance Planning Officer: Joe Davies Responses Due: 9th July 2021</p> <p>Replacement of upvc windows to first and second floors with softwood painted timber windows of matching former windows. at 26 High Street, Rushden, Northamptonshire, NN10 0PW.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00922/FUL Applicant: Mr. & Mrs. C Neville Planning Officer: Susie Russell Responses Due: 9th July 2021</p> <p>Part two storey part one storey side extension (resubmission of 20/00855/FUL) at 31 Crocus Way, Rushden, Northamptonshire, NN10 0UP.</p>	<p>Rushden Town Council has no objection to this application subject to Highways clarification.</p>
<p>Planning Application: NE/21/00926/FUL Applicant: Mr. Neil Briggs (Town Planning Expert) Planning Officer: Ian Baish Responses Due: 17th July 2021</p> <p>Conversion and extension of store to the rear of shops at No 119 High Street Rushden to form a single dwelling within Class C3. (resubmission of 20/01654/FUL) at 119 High Street, Rushden, Northamptonshire, NN10 0NZ.</p>	<p>Rushden Town Council objects to this application for the reason below:-</p> <ol style="list-style-type: none"> 1. Parking – there is no provision for parking within the submitted plan. LHA recommends that a single parking space is required for a 1 bedroom dwelling. We support the comments from the LHA regarding reliance on Public Car parks. As there are already 4 flats on the site with no parking we would request permission for this application is refused.

<p>Planning Application: NE/21/00936/FUL Applicant: D. Graham Planning Officer: Responses Due: 17th July 2021</p> <p>Demolition of existing dwelling and construction of replacement dwelling on existing footprint (the dwelling will include the extensions and replacement garage approved under 20/00522/FUL) at 88 Bedford Road, Rushden, Northamptonshire, NN10 0NB.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00941/FUL Applicant: Mr. Steve Scotney Planning Officer: Responses Due: 17th July 2021</p> <p>Change of Use of amenity land to create additional drive space at 24 Lime Street at 24 Lime Street, Rushden, Northamptonshire, NN10 6DA.</p>	<p>All Councillors declared an Other Interest in this application therefore Rushden Town Council did not comment.</p>
<p>Planning Application: NE/21/00942/FUL Applicant: Stella Monk Planning Officer: Susie Russell Responses Due: 16th July 2021</p> <p>Demolition of an existing conservatory and a ground floor rear extension to incorporate a lounge / dining area with a utility space & shower room at 7 Palm Road, Rushden, Northamptonshire, NN10 6AS.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00947/FUL Applicant: Mr. K Godfrey Planning Officer: Ian Baish Responses Due: 17th July 2021</p> <p>Single storey rear extension; Alteration of roof from hip to gable and conversion of loft to habitable accommodation with flat roof dormer window to rear at 35 Grangeway, Rushden, Northamptonshire, NN10 9EZ.</p>	<p>No Objection</p>

77/22 PLANNING DECISIONS

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

Grant Planning Permission

NE/21/00502/FUL - Removal of existing side extension and attached shed; Proposed two storey side extension at 71 Victoria Road, Rushden, Northamptonshire, NN10 0AS.

[*RTC Objection*] - Rushden Town Council objects to this application for the following reasons:

Parking - We consider the proposed parking arrangements will be unworkable. The tandem parking is not ideal and it is questionable the third parking space is feasible and would require reversing onto a difficult access.

Access - We note the LHA comments and do not consider the access meets the requirements stated by the LHA.

We did originally object to this application but following a discussion with the Planning Officer we withdrew our objection.

RESOLVED

Members noted this information

Refusal Planning Permission

NE/21/00620/FUL - Demolition of existing garage and carport and construction of New Detached Garage (Revised scheme to 20/00567/FUL) at 16 Rose Avenue, Rushden, Northamptonshire, NN10 9NX

[RTC No Objection]

RESOLVED

Members noted this information.

78/22 WITHDRAWN APPLICATION

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

20/00536/FUL- Conversion of existing dwelling into 3 flats; single storey rear extension and first floor rear dormer window at 60 Newton Road, Rushden, Northamptonshire, NN10 0HQ.

RESOLVED

Members noted this information.

Chairman