

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 29th March 2022 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 6.30PM

Present: Chairman: Paul Harley

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

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

363/22 DECLARATIONS OF INTEREST

Cllrs David Coleman and Richard Lewis both declared a Bias Interest in Agenda Item 6 and left the meeting when this item was discussed and took no part in discussion and voting thereon.

Cllr David Jenney declared an Other Interest in Agenda Item 6.

364/22 APOLOGIES

Apologies for absence were submitted on behalf of Cllrs, Cesare Marinaro, Philip Humphrey, Sarah Peacock.

365/22 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 1st March 2022 be approved and signed by the Chairman as a true record.

366/22 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

The Chairman proposed that Agenda Item Number 7 was brought to the top of the planning list and was considered first as a member of the public was speaking on this application.

The Chairman proposed that Agend Item Number 6 was brought forward on the planning list and was considered second as members of the public attended for this application.

| Planning Application | Comments |
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| Planning Application: NE/21/01333/OUT Applicant: Mrs. D Kehoe Planning Officer: Ian Baish Outline: Erection of a 2 bedroom single storey detached bungalow, (All matters reserved except for access and parking) at 113 Wellingborough Road, Rushden, Northamptonshire, NN10 9TE. <u>AMENDMENT/ADDITIONAL INFORMATION</u> | Rushden Town Council objects to this application for the following reasons:- This application is a gross overdevelopment of the site and would result in both properties having inferior amenity space. We note there are substantial trees on the site at present and we assume these would have to be removed to carry out the development this would result in a loss of biodiversity and a change the existing street scene. |

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| | <p>We consider the proposed access onto Purvis Road is not acceptable and would further exacerbate traffic congestion and parking issues on Purvis Road.</p> |
| <p>Planning Application: NE/21/01668/FUL Applicant: Mr. Lewis Jamshab Planning Officer: Chris Spong</p> <p>To build a bay window on the ground floor lounge window, to replace the existing single pane window, to match the bay window that already exists upstairs on the first floor. This will be built of brick base and steel and wood timber support frame construction, and the windows will be UPVC. The upper old sash windows will be replaced with UPV windows to match the lower UPV windows at 192 Wellingborough Road, Rushden, Northamptonshire, NN10 9SX.</p> | <p>No Objection</p> |
| <p>Planning Application: NE/22/00007/FUL Applicant: Mr. Jitan Patel Planning Officer: Dean Wishart</p> <p>Change of use from residential to 6 bed HMO at 2 Birchall Road, Rushden, Northamptonshire, NN10 9RQ.</p> | <p>Rushden Town Council strongly objects to this application for the following reasons-</p> <p>There is no provision for parking within the scheme. Birchall Road already has problems with parking and a development of this type would result in further parking issues. We note the comments from Highways that indicate they cannot make a decision as no provision for parking has been put forward. We would support these comments.</p> <p>The scheme is an overdevelopment of the site and would be detrimental to existing neighbouring properties.</p> |
| <p>Planning Application: NE/22/00168/FUL Applicant: Mr. Paul Bicknell Planning Officer: Sunny Bains</p> <p>Demolition of existing summer house and erection of 2 bed end terraced house at 26 Fairmead Crescent, Rushden, Northamptonshire, NN10 9NB.</p> | <p>Rushden Town Council objects to this application for the following reasons:-</p> <p>The proposed scheme is an over development of the site resulting in inferior amenity space for both properties.</p> <p>We think the proposed access is not suitable. To enable bin collection for 26 Fairmead Crescent shared access with 26a will be required – would this be condition of any planning consent that NNC are minded to grant?</p> <p>Parking provision is insufficient .</p> <p>To transform a semi- detached house into a terrace would be out of keeping with the neighbouring properties in Fairmead Crescent and cause harm to the character of the local area (Policy 8d of the NNJCS).</p> |

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| <p>Planning Application: NE/22/00191/FUL Applicant: Mr. Patrick Coleman Planning Officer: Susie Russell</p> <p>Demolition of existing garage and erection of new single story side extension at 60 Manor Road, Rushden, Northamptonshire, NN10 9EY.</p> | <p>No Objection</p> |
| <p>Planning Application: NE/22/00192/FUL Applicant: Crown Park Estates Planning Officer: Gavin Sylvester</p> <p>Proposal : Construction of 4 general industrial (B2 use class) and storage and distribution (B8 use class) units to replace previously demolished units at Francis Court, Wellingborough Road, Northamptonshire, Rushden ,NN10 6AY.</p> | <p>No Objection</p> |
| <p>Planning Application: NE/22/00225/FUL Applicant: Mrs. Jeffs Planning Officer: Jacqui Colbourne</p> <p>Demolition of existing prefab garage, and construction of a single storey rear extension/conservatory at 11 Cheltenham Close, Rushden, Northamptonshire, NN10 0YN.</p> | <p>No Objection</p> |
| <p>Planning Application: NE/22/00237/FUL Applicant: Mr. & Mrs. D. Catchpole Planning Officer: Susie Russell</p> <p>Convert attached garage into residential use, with link entrance hall addition, together with single storey side and rear extension at 11 Cowslip Close, Rushden, Northamptonshire, NN10 0UD.</p> | <p>No Objection</p> |
| <p>Planning Application: NE/22/00251/FUL Applicant: Mr & Mrs Beckett Planning Officer: Ellen Carr</p> <p>Single storey rear extension to create a larger kitchen/family room, as well as some internal alterations at 2 Aintree Drive, Rushden, Northamptonshire, NN10 0YS.</p> | <p>No Objection</p> |
| <p>Planning Application: NE/22/00260/FUL Applicant: Nicola Clarke Planning Officer: Jacqui Colbourne</p> <p>Single storey front and side extension at 57 Blackfriars, Rushden, Northamptonshire, NN10 9PF.</p> | <p>No Objection</p> |
| <p>Planning Application: NE/22/00280/FUL Applicant: Mr. & Mrs. Fowkes Planning Officer: Jennifer Wallis</p> <p>Single-storey rear extension at 8 Larkin Gardens, Rushden, Northamptonshire, NN10 8PE.</p> | <p>No Objection</p> |

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| <p>Planning Application: NE/22/00284/FUL Applicant: Mr. I Kavanagh Planning Officer: Dean Wishart</p> <p>Demolition of former police station and construction of 5No 3 storey dwellings with associated landscaping, car parking and vehicular access to Shirley Road at Police Station North Street, Rushden, Northamptonshire, NN10 6BU.</p> | <p>Objection</p> <p>Whilst Rushden Town Council is in favour of the revised applications we have concerns about the lack of information regarding the useage of the rest of the site. We therefore feel clarification is needed on this matter before we can lodge a Recommend Approval.</p> |
| <p>Planning Application: NE/22/00300/FUL Applicant: Cole Planning Officer: Chris Spong</p> <p>Single storey rear and side extensions at 8 Hillary Road, Rushden, Northamptonshire, NN10 9NZ.</p> | <p>No Objection</p> |
| <p>Planning Application: NE/22/00301/FUL Applicant: Mr. Chris Smart (Company - Smart A Move) Planning Officer: Gavin Sylvester Responses Due: 8th April 2022</p> <p>Conversion of building to 13 residential flats, proposed roof lights, and landscaping work to the front to include new retaining wall, steps and bin store at Independant Wesleyan Church, High Street, Rushden, NN10 0PJ.</p> | <p>This application has been deferred until Tuesday 12th April 2022.</p> |

367/22 PLANNING DECISIONS

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

Grant Planning Permission

NE/21/00304/FUL - Creation of a c3 dwelling (resubmission of 20/01098/FUL) at Land Adjacent 86 And 88, Talbot Road, Rushden, Northamptonshire.

[RTC Objection]

RESOLVED

Members noted this information

Refuse Planning Permission

NE/22/00003/FUL - Proposed demolition of the existing dwelling and the creation of a new dwelling and garage to the front of the site (Revised resubmission to NE/21/00713/FUL) at 116 Avenue Road, Rushden, Northamptonshire, NN10 0SW.

[RTC No Objection]

RESOLVED

Members noted this information

368/22 APPLICATION TO ADD A PUBLIC FOOTPATH TO THE DEFINITIVE MAP AND STATEMENT FOR NORTHAMPTONSHIRE – PROSPECT AVENUE TO SHIRLEY ROAD, RUSHDEN

Members to discuss application to add a public footpath to the definitive map and statement for Northamptonshire – Prospect Avenue to Shirley Road, Rushden.

RESOLVED

Rushden Town Council has no objection to this footpath. Recorded vote 5 for 2 abstentions.

369/22 CONSULTATION ON TELECOMMUNICATIONS PROPOSAL AT GRASS VERGE OFF NEWTON ROAD ROUNDABOUT, RUSHDEN, NORTHAMPTONSHIRE

Members to discuss Pre-Planning Application Consultation – Removal of 15M EE Greenfield Colum at Lodge Far, Newton Road, Rushden, Northamptonshire, NN10 0SX.

RESOLVED

Rushden Town Council has no objection to this Pre-Planning Application Consultation.

370/22 APPEAL

Members to discuss the following appeal: -

20/01640/FUL - Change of Use from Retail to Residential at 19 Newton Road, Rushden Northamptonshire NN10 0PS.

RESOLVED

Members noted the appeal decision.

371/22 WILSHAMSTEAD NEIGHBOURHOOD DEVELOPMENT PLAN

Members to discuss Wilshamstead Neighbourhood Development Plan.

RESOLVED

Rushden Town Council has noted the information and has no objection to this Neighbourhood Development Plan.

Chairman