

RUSHDEN TOWN COUNCIL

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

Present: Chairman: Paul Harley
Councillors: Richard Lewis Kaye Rawlins
Tracey Smith Melanie Coleman
Marian Hollomon Cameron Clarke
Carol Childs David Coleman
Town Clerk: Vivienne Prodger
Officers: Paul Wilcox

238/23 DECLARATIONS OF INTEREST

Cllrs Paul Harley and Tracey Smith both declared an Other Interest in application number NE/22/01295/ADV.

Cllr David Coleman declared an Other Interest in application numbers NE/22/01362/FUL.

239/23 APOLOGIES

Apologies of absence were submitted on behalf of Cllrs, Adrian Winkle [Ex Officio], Cesare Marinaro, David Jenney, Philip Humphrey.

240/23 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 8th November 2022 be approved and signed by the Chairman as a true record.

241/24 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

| Planning Application | Comments |
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| <p>Planning Application: NE/22/00909/FUL Applicant: Briggs & Hulland Ltd Planning Officer: Patrick Reid</p> <p>Demolition of existing public house (class C4) and erection of three-storey building to a mixed-use consisting of 2-retail (class E), 2 offices (class E) & 10 two-bedroom apartments with associated access, car parking, refuse storage & landscaping at 105 High Street, Rushden, Northamptonshire, NN10 0NZ.</p> <p><u>AN AMENDMENT/ADDITIONAL INFORMATION RECEIVED - AMENDED DOCUMENTS DATED 17TH NOVEMBER AND 22ND NOVEMBER</u></p> | <p>Troy Planning have requested clarification regarding information we raised in our original objection. This information has not been forthcoming as yet, so any further comments have been deferred at this time.</p> |

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| <p>Planning Application: NE/22/01128/FUL Applicant: Mr. Lewis Jamshab Planning Officer: Jacqui Colbourne</p> <p>Alterations and conversion of existing detached garage into annexe accommodation ancillary to main dwelling at 192 Wellingborough Road, Rushden, Northamptonshire, NN10 9SX.</p> <p><u>AN AMENDMENT/ADDITIONAL INFORMATION RECEIVED - AMENDED PLANS RECEIVED 7TH NOVEMBER 2022</u></p> | <p>No Objection</p> |
| <p>Planning Application: NE/22/01295/ADV Applicant: Mr. Andy Caushaj Planning Officer: Jennifer Wallis</p> <p>New facing signage at Bank, 133 High Street, Rushden, Northamptonshire, NN10 0NX.</p> | <p>Although Rushden Town Council has no objection to this application we are disappointed that this is a retrospective application and this should have been applied for before the works were carried out.</p> |
| <p>Planning Application: NE/22/01311/FUL Applicant: Mr. Jack Gibbs Planning Officer: Ellen Carr</p> <p>Construction of garage with habitable space above 52 Shirley Road, Rushden, Northamptonshire, NN10 6BY.</p> | <p>No Objection</p> |
| <p>Planning Application: NE/22/01323/FUL Applicant: Longhurst Group Planning Officer: Ian Baish</p> <p>Demolition of existing garages and development of 4no. 2-bedroom affordable bungalows with associated landscaping and parking at Garage Court, To the Rear Of, 16 Slaters Close, Rushden, Northamptonshire, NN10 6BY.</p> | <p>Rushden Town Council has no objection to this application subject to Northamptonshire Highways approval.</p> |
| <p>Planning Application: NE/22/01328/FUL Applicant: Mr. N Hanspal (Company Glendale Securities Ltd) Planning Officer: Chris Hill</p> <p>Change of use of upper floor to C3 residential accommodation comprising 2 x 1 bed apartments and 2 x 2 bed apartments, with new front door and rear amenity space at First Floor, 95 High Street, Rushden, Northamptonshire.</p> | <p>Rushden Town Council objects to this application for the following reasons:</p> <p>Parking is our main concern and having read the comments from the LHA it would appear they have the same concerns. We would object most strongly to the public car parks being considered for parking provision for the development. Residential parking within the public car parks has a detrimental effect on the volume of customer parking available and therefore is a negative economic factor for the town. The LHA have also expressed concerns about splays and site lines and the use of tandem to achieve the required parking numbers. There is no capacity to achieve off street parking in the area and therefore we do object on the grounds of insufficient parking.</p> <p>We also consider the scheme offers inferior, cramped accommodation with very little amenity</p> |

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| | space for all units. Therefore, giving the problems with parking we would suggest that the number of units are reduced to provide better quality living space and help alleviate the parking issues. |
| <p>Planning Application: NE/22/01332/FUL Applicant: Mr. P Evans Hi Q Tyres and Auto Care Planning Officer: Chris Hill</p> <p>Proposed change of use from a distribution warehouse with ancillary retail sales (B8) to an automotive tyres and autocare centre with ancillary retail sales (sui generis) at Unit 5, Brindley Close, Rushden, Northamptonshire, NN10 6EN.</p> | No Objection |
| <p>Planning Application: NE/22/01336/FUL Applicant: Smith-Wauters Planning Officer: Susie Russell</p> <p>Single storey rear extension and internal/roof alterations at 29 Arundel Court, Rushden, Northamptonshire, NN10 9JB.</p> | No Objection |
| <p>Planning Application: NE/22/01362/FUL Applicant: Mr. R Cattell Planning Officer: Ian Baish</p> <p>Two storey and single storey extensions with associated works at 28 Wymington Road, Rushden, Northamptonshire, NN10 9JX.</p> | No Objection |
| <p>Planning Application: NE/22/01362/FUL Applicant: Mr R Cattell Planning Officer: Ian Baish</p> <p>Two storey and single storey extensions with associated works at 28 Wymington Road, Rushden, Northamptonshire, NN10 9JX.</p> <p><u>AMENDMENT/ADDITIONAL INFORMATION RECEIVED - TREE SURVEY REPORT RECEIVED 18.11.22</u></p> | No Objection |
| <p>Planning Application: NE/22/01364/FUL Applicant: Mr. Pratap Reddy Planning Officer: Ellen Carr</p> <p>First Floor Rear and Side Extension at 97 Upper Queen Street, Rushden, Northamptonshire, NN10 0BS.</p> | No Objection |
| <p>Planning Application: NE/22/01368/FUL Applicant: Mr. Wayne Lawman (Company Name - Charlton Gray Homes Ltd) Planning Officer: Susie Russell</p> <p>Construction of boundary walls, new bin store area, and modification to doors and</p> | No Objection |

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| windows, at 11 Washbrook Road, Rushden, Northamptonshire, NN10 9UY. | |
| <p>Planning Application: NE/22/01366/FUL Applicant: Mr. And Mrs Michael Barker Planning Officer: Jacqui Colbourne</p> <p>Single storey rear and two storey side extension (Re-submission of NE/22/00934/FUL) at 4 Cowslip Close, Rushden, Northamptonshire, NN10 0UD.</p> | No Objection |
| <p>Planning Application: NE/22/01370/FUL Applicant: Mr. Makles Lloshi Planning Officer: Ellen Carr</p> <p>First floor extension over existing garage and single storey rear extension at 64 Greenacre Drive, Rushden, Northamptonshire, NN10 0XA.</p> | No Objection |
| <p>Planning Application: NE/22/01374/PDU Applicant: Mr Wayne Lawman (Company Name Charlton Gray Homes Ltd) Planning Officer: Ian Baish</p> <p>Change of use and conversion of existing former business premises on ground floor (tool hire shop) to 2no 2-bedroom flats at 11 Washbrook Road, Rushden, Northamptonshire, NN10 9UY.</p> | <p>Rushden Town Council would like to make the comments below:</p> <p>Rushden Town Council has the same view as the LHA regarding this application. The parking and access are both inadequate but we accept that the current usage probably creates more parking issues than the proposed scheme.</p> |
| <p>Planning Application: NE/22/01380/FUL Applicant: Gilson Planning Officer: Ellen Carr</p> <p>Single storey rear extension, 2 storey side extension, first floor extension over existing garage, front infill extension and construction of detached garage at 11 Belvoir Close, Rushden, Northamptonshire, NN10 0NL.</p> | No Objection |
| <p>Planning Application: NE/22/01381/TPO Applicant: South End Junior School Planning Officer: Brian Ogden</p> <p>Tree works as per report at South End Junior School, Wymington Road, Rushden, Northamptonshire, NN10 9JU.</p> | No Objection |
| <p>Planning Application: NE/22/01401/FUL Applicant: Mr. And Miss Pang Planning Officer: William Tysterman</p> <p>Single storey rear extension, internal and external alterations to existing dwelling and new outbuilding to be used as store at 296 Newton Road, Rushden, Northamptonshire, NN10 0SY.</p> | No Objection |

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| <p>Planning Application: NE/22/01424/FUL Applicant: Mr. Tony Semo Planning Officer: Susie Russell</p> <p>Two storey rear extension, attic conversion to habitable space and detached garage at 423 Newton Road, Rushden, Northamptonshire, NN10 0SX.</p> | No Objection |
| <p>Planning Application: NE/22/01427/VAR Applicant: Mr. A Shortland Planning Officer: Jennifer Wallis</p> <p>Variation of condition 2 to allow for small modification to the rear extension at ground and first floor and slight change in external materials to be used pursuant to NE/21/00703/FUL. Proposed two storey rear extension, works to main roof including replacement dormers, new entrance canopy and internal alterations at 118 Higham Road, Rushden, Northamptonshire, NN10 6DT.</p> | No Objection |

242/23 WITHDRAWN APPLICATION

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

NE/21/00692/ADV - Banners to advertise products sold by the company (doors, windows, stairs and flooring) at 17 High Street South, Rushden, Northamptonshire, NN10 0QU.

RESOLVED

Members noted this information

Chairman