

## RUSHDEN TOWN COUNCIL

### **MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 29<sup>th</sup> September 2020 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM**

Present: Councillor: Paul Harley - Chairman  
Councillors: David Coleman            David Jenney  
                 Sarah Peacock            Philip Humphrey  
                 Marian Hollomon           Tracey Smith  
                 Cesare Marinaro           Kaye Rawlins  
                 Carol Childs            Melanie Coleman  
Town Clerk: Vivienne Prodger

#### **155/21 APPOINTMENT OF CHAIRMAN**

##### **RESOLVED**

It was resolved that Cllr Paul Harley be appointed as Chairman for the Planning Consultative Committee for the year 2020/2021.

#### **156/21 APPOINTMENT OF VICE CHAIRMAN**

##### **RESOLVED**

It was resolved that Cllr David Coleman be appointed as Vice Chairman for the Planning Consultative Committee for the year 2020/2021.

#### **157/21 DECLARATIONS OF INTEREST**

No Declarations of Interest.

#### **158/21 APOLOGIES**

Apologies for absence were submitted on behalf of Councillor Richard Lewis.

#### **159/21 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 8<sup>th</sup> September 2020 be approved and signed by the Chairman as a true record.

#### **160/21 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Planning Application: 20/01005/FUL</b> <b>Applicant: Dr Ejaz Gohar</b> <b>Planning Officer: Pete Baish</b>  Erection of a four bedroom detached dwelling at 30 Blinco Road Rushden, Northamptonshire.	No Objection

<p><b>Planning Application: 20/01017/FUL</b>  <b>Applicant: Mr &amp; Mrs Towing</b>  <b>Planning Officer: Chris Spong</b></p> <p>Single storey side and rear extension at 4 Bernard Vann Close, Rushden, Northamptonshire NN10 0ZD.</p>	<p>Rushden Town Council has no objection to this application but would like to make the following comment:-</p> <p>We would like a condition to be placed on this application to ensure the proposed development is not used as a separate dwelling.</p>
<p><b>Planning Application: 20/01038/FUL</b>  <b>Applicant: Mr. Douglas Hobbs</b>  <b>Planning Officer: Susie Russell</b></p> <p>Replacement of existing garage door with window to accommodate garage conversion at 29 Lavender Way, Rushden, Northamptonshire, NN10 0NQ.</p>	<p>No Objection subject to Highways Comments.</p>
<p><b>Planning Application: 20/01060/FUL</b>  <b>Applicant: Mr &amp; Mrs Morby</b>  <b>Planning Officer: Chris Spong</b></p> <p>Demolition of existing conservatory and replacement with larger single storey rear extension at 159 St Margarets Avenue, Rushden, Northamptonshire, NN10 9PN.</p>	<p>No Objection</p>
<p><b>Planning Application: 20/01064/FUL</b>  <b>Applicant: Mr. Stephen</b>  <b>Planning Officer: Susie Russell</b></p> <p>Garage and storage out-building at 191 St Margarets Avenue, Rushden, Northamptonshire, NN10 9PN.</p>	<p>No Objection but Rushden Town Council would like to see a condition put in place that this is not for future residential usage.</p>
<p><b>Planning Application: 20/01136/FUL</b>  <b>Applicant: Mr. James Gentle</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Change of use from retail unit to taxi office at 107 High Street, Rushden, Northamptonshire NN10 0NZ.</p>	<p>Application has been withdrawn.</p>
<p><b>Planning Application: 20/01146/TPO</b>  <b>Applicant: Allen</b>  <b>Planning Officer: Brian Ogden</b></p> <p>Lime (red) weight reduction on large roadside limb by 2-3 metres Maple (yellow) crown reduction by 2-3metres Alder (green) reduce large over extended lateral limbs by approx 3 metres at 18 Wymington Park, Rushden, Northamptonshire, NN10 9JP.</p>	<p>No Objection subject to the approval of East Northants Tree Officer.</p>

## **161/21 PLANNING DECISION**

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

### **Grant Planning Permission**

**19/01092/FUL** - Hybrid application comprising: A full application for the erection of retail units, restaurant units, office floorspace, physiotherapy/leisure floorspace, ancillary storage floorspace, (with associated site clearance, earthworks, site levelling and formation of banks) together with proposals for access, footpaths, parking and servicing space, hard and soft landscaping, drainage works, attenuation ponds and other associated works and an outline application for the erection of employment units with some matters reserved (layout, scale, appearance). Plus construction of a new link road between Ditchford Road and Rushden Lakes (with associated site clearance and earthworks) alongside junction works, footpaths, cycleways, lighting, hard and soft landscaping and associated works (Resubmission of 18/01197/FUL) at Land West Of Rushden Lakes, Ditchford Lane, Rushden, Northamptonshire.

### **RESOLVED**

Members noted the information

## **162/21 LICENSING ACT 2003**

Members to discuss the following Licensing Act applications: -

**20/01027/LAPNEW** - Jurassic Grill - Unit L4A, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.

### **RESOLVED**

Rushden Town Council has no objection to this application.

## **163/21 BEDFORD BOROUGH LOCAL PLAN REVIEW – ISSUES AND OPTIONS CONSULTATION**

Members to discuss Bedford Borough Local Plan Review.

### **RESOLVED**

Rushden Town Council noted these comments and understand there will be a future opportunity to consult on this.

## **164/21 MINISTRY OF COMMUNITIES, HOUSING & LOCAL GOVERNMENT – CHANGES TO THE CURRENT PLANNING SYSTEM CONSULTATION**

Members to discuss Ministry of Communities, Housing & Local Government – Changes to the current planning system consultation.

### **RESOLVED**

Rushden Town Council comments are attached.

(enclosed)

Chairman