

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 2nd April 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith Kaye Rawlins
David Coleman David Jenney
Sarah Peacock Richard Lewis
Carol Childs

Town Clerk: Vivienne Prodger

383/19 DECLARATIONS OF INTEREST

No Declarations of Interest.

384/19 APOLOGIES

Apologies for absence were submitted on behalf of Councillor's, Marian Hollomon, Philip Humphrey, Cesare Marinaro.

385/19 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 12th March 2019 be approved and signed by the Chairman as a true record.

386/19 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
<p>Application Number: 18/01648/OUT Planning Officer: Carolyn Tait</p> <p>Outline Planning Application on land to the west of the A6, Higham Ferrers, with means of vehicular access from the A6 roundabout known as the John Clarke Way Roundabout for consideration, all other matters (layout, appearance, scale and landscaping) reserved for subsequent approval, for the development of up to 300 no. new dwellings (Class C3), of which 30% will be affordable, landscaping, earthworks to facilitate surface water drainage and all other ancillary infrastructure and enabling works at Land South East Of The Ferrers School, A6 Higham Ferrers, Bypass, Higham Ferrers Northamptonshire.</p>	<p>No Objection</p>

<p><u>AMENDED PLAN AND ADDITIONAL PLANS AND CORRESPONDENCE DATED 14TH MARCH 2019</u></p>	
<p>Application Number: 18/02409/FUL Applicant: LXB RP (Rushden) Limited and Shoemaker Gp Ltd Planning Officer: Dean Wishart</p> <p>Subdivision of Unit L2 into units L2a and L2b and change of use of Unit L2b from Food and Beverage (Use Class A3) to retail (Use Class A1) use, and associated shopfront alterations and other external works at Unit L2b, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p> <p><u>AMENDED RED LINE AND CHANGE OF DESCRIPTION</u></p>	<p>No Objection</p>
<p>Application Number: 18/02140/FUL Planning Officer: Carolyn Tait</p> <p>Conversion of first and second floor offices at 3 to 10 Newton Hall to form 9 residential units Newton Centre 9 Newton Road Rushden Northamptonshire NN10 0PS.</p> <p><u>AMENDED DRAWINGS, AND ADDITIONAL INFORMATION DATED 22ND MARCH 2019.</u></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><u>AMENDED PLAN DATED 13TH MARCH 2019</u></p>	<p>No Objection</p>
<p>Application Number: 19/00236/FUL Planning Officer: Amie Baxter</p> <p>Installation of 16no. outdoor AC condensing units, floor mounted to flat roof of property at 48 - 50 High Street, Rushden, Northamptonshire, NN10 0PJ.</p>	<p>No Objection – would comment that maybe screening needed from Rectory Road side of the site</p>
<p>Application Number: 19/00252/PDU Applicant: Mr. Ryan Horne Planning Officer: Amie Baxter</p> <p>Change of use of warehouse B8 (redundant) and any land within its curtilage to residential</p>	<p>Rushden Town Council object to this application for the following reason:</p> <p>Rushden supports the LHA objection to the proposed</p>

<p>dwelling C3 at 206 Wellingborough Road, Rushden, Northamptonshire, NN10 9SY.</p>	<p>which demonstrates more than 5 dwellings served from a private access which contravenes adopted policy.</p>
<p>Application Number: 19/00273/FUL Planning Officer: Joe Davies</p> <p>Demolition, external alterations, extension and change of use to existing outbuildings to form new dwelling at 12A Church Street, Rushden, Northamptonshire NN10 9YT.</p>	<p>No Objection</p>
<p>Application Number: 19/00306/FUL Planning Officer: Joe Davies</p> <p>Prefabricated Shed at 6 Higham Gate, Rushden, Northamptonshire, NN10 6XB.</p>	<p>No Objection</p>
<p>Application Number: 19/00320/FUL Planning Officer: Jacqui Colbourne</p> <p>Single storey rear extension, widening of garage door opening to front elevation at 37 Prospect Avenue, Rushden, Northamptonshire, NN10 6DQ.</p>	<p>No Objection</p>
<p>Application Number: 19/00337/FUL Planning Officer: Ian Baish</p> <p>Replacement front porch roof and two storey gable feature render, construct single storey rear extension at 14 Restormel Close, Rushden, Northamptonshire, NN10 0QW.</p>	<p>Rushden Town Council had no objection in principle to this planning application, subject to clarification that that the gable is to be rendered and not boarded as is shown on the drawing. We would object to boarding as this is out of keeping with the neighbouring properties.</p>
<p>Application Number: 19/00353/FUL Planning Officer: Jacqui Colbourne</p> <p>Single storey rear extension and garage conversion at 12 Larkin Gardens, Rushden, Northamptonshire, NN10 8PE.</p>	<p>No Objection</p>
<p>Application Number: 19/00380/FUL Planning Officer: Amie Baxter</p> <p>The proposal includes creating a linking extension between the existing nursing home and the existing dwelling, which the scheme proposes to change use from a dwelling to a</p>	<p>No Objection</p>

nursing home at 173 - 175 Avenue Road, Rushden, Northamptonshire, NN10 0SN.	
<p>Application Number: 19/00395/ADV Applicant: Cineworld Planning Officer: Anne Dicks</p> <p>Four illuminated box signs at Unit L2b, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p>	No Objection
<p>Application Number: 19/00430/FUL Planning Officer: Anne Dicks</p> <p>Single storey rear extension (resubmission of 18/01364/FUL) at 33 High Street, Rushden, Northamptonshire, NN10 0QE.</p>	No Objection
<p>Application Number: 19/00438/TPO Planning Officer: Henry Pearson</p> <p>Pine fell and replace with a species more suitable for small garden at 34 Wymington Park, Rushden, Northamptonshire, NN10 9JP.</p>	No Objection subject to the approval of East Northants Tree Officer.
<p>Application Number: 19/00496/PDU Applicant: Mr. Steve Sampson (New English Skates Ltd) Planning Officer: Carolyn Tait</p> <p>Conversion of Warehouse (B8) to Residential (C3) 2No Flats (GDPO Schedule 2, Part 3, Class P) at 23 Fitzwilliam Street, Rushden, Northamptonshire, NN10 9YW</p>	No Objection
<p>Application Number: 19/00502/FUL Planning Officer: Ian Baish</p> <p>First Floor Side extension over Garage at 3 Bluebell Rise, Rushden, Northamptonshire, NN10 0TU.</p>	No Objection

387/19 PLANNING DECISIONS

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

Refuse Planning Permission

19/00139/FUL – Two Storey Side Extension, 47 Manor Road, Rushden, Northamptonshire, NN10 9EX.

[RTC comment: No Objection]

Members noted the information.

388/19 LICENSING – Premises Licence

To comment on an application for new licensing times at:

(a) Blue Mountain Yard, Unit L2A, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.

Resolved – Rushden Town Council has no objection.

Yours faithfully

Chairman