

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 2nd February 2021 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley

Councillors: David Jenney Sarah Peacock
Philip Humphrey Marian Hollomon
Cesare Marinaro Kaye Rawlins
Carol Childs Melanie Coleman [Ex officio]
Richard Lewis David Coleman
Cameron Clark

Town Clerk: Vivienne Prodger

In attendance: Adrian Winkle

328/21 DECLARATIONS OF INTEREST

Cllr Sarah Peacock declared an Other Interest in application numbers 20/01518/FUL and 20/01712/FUL.

Cllr Tracey Smith declared an Other Interest in application number 21/00063/FUL.

329/21 APOLOGIES

No Apologies.

330/21 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 8th December 2020 and 12th February 2021 be approved and signed by the Chairman as a true record.

331/21 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Planning Application: 20/01467/FUL Applicant: Mr. Adam Lersch Planning Officer: Jacqui Colbourne Responses Due Back: 4th February 2021 Demolition of existing residential dwelling; erection of 4 townhouse dwellings with parking; conversion of existing outbuilding into carport; new vehicle access to highway at 23 High Street, South, Rushden, Northamptonshire, NN10 0QU.	Rushden Town Council objects to this application for the following reasons:- 1. At the time of our response we note that only three of the eleven consultees have responded. We are particularly interested to see if the comments from the Senior Conservation Officer and Highways Authority are in support of our objections. However, in the absence of these comments at this time we would make the following comments:-

	<ol style="list-style-type: none"><li data-bbox="837 69 1428 952">2. We strongly object to the demolition of the existing building on the site. This is a building of historical significance and should be retained as part of the heritage of Rushden. We have observed the current owners of this building have made no attempt to maintain the building in any way. The site has never been made sufficiently safe to prevent vandalism and despite repeated requests from the Police, easy access has been allowed into the building, resulting in further deterioration. We consider this to be a deliberate plan to let the building fall into such bad repair that demolition then becomes the only option. We are very disappointed that this has been allowed to happen as this building does have significant historic value and should be protected and restored. Rushden has lost a number of historic buildings over the last 40 years and we would like to see this building protected and brought back into residential use, not knocked down to create maximum financial gain to the current owners.<li data-bbox="837 985 1428 1321">3. The proposed planning application is an overdevelopment of the site resulting in a very cramped layout with questionable parking which includes multiple tandem parking bays. There is insufficient room to accommodate all the proposed parking. Whilst the parking plan may appear to work within the desktop plan we feel this would not be feasible in reality.<li data-bbox="837 1355 1428 2024">4. The access to the site is poor and we note the comments from Waste Management 'The bin compound shown on drawing DA73 is -P-1.0 REV E (not dated) is unacceptable. The bins should be stored immediately adjacent to the properties they serve. However, in view of the extremely limited space available that does not appear to be possible'. These comments clearly indicate there is insufficient room on the site to accommodate the number of dwellings proposed. Waste Management have indicated that bins would have to be presented on the kerbside for collection as they would not collect from within the site. This would result in the public footpath being obstructed and a serious obstruction on the highway when the bins were collected. Given the location of the
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site we do not feel this type of waste collection is acceptable or safe.

5. The footprint of the proposed townhouse dwellings is very cramped offering inferior living accommodation. Once again we are being presented with a scheme that is designed to maximize profit at the expense of decent residential dwellings.
6. We note the Bio Survey and would assume all recommendations from this report are enforced rigorously. No permission should be given until all requested surveys have been completed.
7. We would request a second structural report on the integrity of the existing building is carried out, in consultation with the Senior Conversation Officer at East Northants Council.
8. We would request that a Section 215 enforcement notice is issued on the site.

In conclusion we would urge East Northamptonshire Planning not to grant this application. A heritage building is at risk and demolition would result in Rushden losing another important part of its history. The proposed development is a total overdevelopment of the site and would result in inferior, cramped dwellings on a site that cannot accommodate the parking or waste management requirements. We are very disappointed that this important dwelling house has been allowed to fall in to disrepair and see this as an opportunity to renovate the existing building or at the very least allow suitable replacement accommodation that is in scale with the site.

<p>Planning Application: 20/01518/FUL Applicant: Ms. Hayley Murphy Planning Officer: Joe Davies Responses Due Back: 4th February 2021</p> <p>Replacement of part of existing lawn area with hardstanding; replacement of existing front facing boundary timber fence with rendered wall; proposed fountain with feature paving surround; soft landscaping to front and side of site; ivory render applied to all elevations including existing annex building, and new entrance steps and raised patio area to the front and sides of the dwelling. at 55 Bedford Road, Rushden, Northamptonshire, NN10 0ND.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. Whilst we have no objection to the landscaping, paving and fountain we strongly object to the rendering of the existing building. This is a classic Arts and Craft 1920's house with an aesthetically pleasing exterior, to render the exterior would totally destroy the existing historical features of the building. The current exterior should be retained as an important heritage feature of a grand family home. 2. We object to the replacement of the existing timber fence with rendered wall, this would be out keeping with existing properties. 3. We would ask for clarification as to whether the annex has planning permission, as this was originally garages. 4. We note considerable tree works have been undertaken and would like clarification that all works have been carried out with the consent of the ENC Tree Officer.
<p>Planning Application: 20/01572/OUT Applicant: Mr. John Dickens Planning Officer: Ian Baish Responses Due Back: 4th February 2021</p> <p>Bedroom detached house with integral garage (All matters reserved) at 16 Grafton Road, Rushden, Northamptonshire, NN10 0HU.</p>	<p>Rushden Town Council had no objection to this application subject to clarification of parking.</p>
<p>Planning Application: 20/01712/FUL Applicant: Coulson Planning Officer: Amie Baxter Responses Due Back: 4th February 2021</p> <p>Part demolition and conversion of existing storage barn to support the erection of a residential annexe ancillary to main dwelling at 166 Avenue Road, Rushden, Northamptonshire, NN10 0SW.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <p>We feel the creation of this residential annexe constitutes back land development of the existing site. This is a standalone residential building, that is not joined to the property and would set a precedence for creating a separate dwelling behind an existing property.</p> <p>Should East Northants Council be minded to approve this application we would request it is conditioned to ensure the has to remain with the existing property and cannot gain status as a separate dwelling.</p>

<p>Planning Application: NE/21/00009/FUL Applicant: Mrs. Houghton Planning Officer: Jennifer Wallis Responses Due Back: 4th February 2021</p> <p>Demolition of existing conservatory and construction of new conservatory at 18 Wheatcroft Gardens, Rushden, Northamptonshire, NN10 0EX.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00070/FUL Applicant: Mr Dyke Planning Officer: Wayne Cattell Responses Due Back: 19th February 2021</p> <p>Garage conversion at 64 Clover Drive, Rushden, Northamptonshire, NN10 0UH.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00063/FUL Applicant: Mr. Antonio Di-Fazio Planning Officer: Sunny Bains Responses Due Back: 19th February 2021</p> <p>Demolition of dwelling and erection of 7no. Dwellings with new and altered access (Revised submission of 20/00583/FUL) at 11 Higham Road, Rushden, Northamptonshire, NN10 6EB.</p>	<p>Rushden Town Council would like to reiterate our objections as per the previous application on this site:-</p> <p>We feel this is an overdevelopment of the site, 7 houses on this site is excessive. The existing house on the site has been an attractive, iconic feature of this gateway into Rushden and we feel it would be more appropriate to have a less cramped, quality scheme on the site. With imaginative design this corner site could still be an attractive entrance into the town rather than a solid block of houses. The density of this design gives very little amenity space to the proposed dwellings and would not been in keeping with the existing 1920's houses adjacent to the site. The current submitted scheme does therefore not comply with the Rushden Neighbourhood Plan Policy H4 3.2 ' Aside from housing need, the vision for the plan is to ensure that where new houses are built they are appropriate in size and designed so that they integrate acceptably with the existing settlement.'</p> <p>We also consider the proposed scheme is contrary to Policy 8 (e) of the Joint Core Strategy and Policy EN1 of the Rushden Neighbourhood Plan.</p> <p>We strongly object to the proposal to put a further access onto Higham Road so close to the traffic lights.</p> <p>We consider the parking layout to be very poor, and again very cramped and there does not appear to be any provision for visitor parking.</p> <p>We note the comments for Waste Management and the lack of space for sufficient waste bins.</p> <p>We are totally supportive of the LHA objection ' The LHA objects to this application, as per my previous response this re-submission does not</p>

	<p>meet the criteria that was set out and is totally unacceptable.'</p> <p>In conclusion we would welcome a quality, well designed scheme on this site, but the present proposal appears to be squeezing as many dwellings onto the site as possible without any consideration for visual appearance and quality of living for residents and is thus contrary to the Rushden Neighbourhood Plan. We are disappointed that this application has been resubmitted without considering and rectifying all the objections for the previous application.</p>
<p>Planning Application: NE/21/00082/PNA Applicant: Planning Officer: Jacqui Colbourne Responses Due Back: 19th February 2021</p> <p>Erection of grain store: for grain, seed and agricultural machinery. 25m x 18m x 6.7m to the eaves. Kingspan roof cladding, Sides with 1000/32 plastic coated box profile sheeting 3.85m below the eaves and concrete panels 150mm x 3m high prestressed from the base at Knights Farm, 223 Newton Road, Rushden, Northamptonshire, NN10 0SX.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00084/VAR Applicant: Mr. Terry Jwanczuk (Spencer Developments Ltd) Planning Officer: Ian Baish Responses Due Back 19th February 2021</p> <p>Variation of Condition 2 - Revision to elevations to improve appearance of dwelling and Condition 7 - Car Port, pursuant to application 20/00520/REM (Appearance, landscaping, layout and scale of dwelling and carport, Four bedroom dormer style dwelling (all matters reserved except access) at Spenwood, Alexandra Road, Rushden, Northamptonshire, NN10 0HY.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/00086/FUL Applicant: Mr. Arturas Istraciokas Planning Officer: Susie Russell Responses Due Back: 19th February 2021</p> <p>Single storey front extension; 1st floor side extension; single storey rear extension and internal alterations at 54 Blinco Road, Rushden, Northamptonshire, NN10 0EA.</p>	<p>Rushden Town Council has no objection to this application subject to the comments made by LHA:-</p> <p>Parking for a 1 Bed = 1 Space, Parking for a 2 Bed = 2 Spaces, Parking for a 3 Bed = 2 Spaces, Parking for a 4+ Bed = 3 spaces, Visitor Parking provision is at 0.25 spaces/dwelling Residential Spaces must be a minimum of 3 metres x 5.5 metres in size.</p>

<p>Planning Application: NE/21/00105/TCA Applicant: Allen Planning Officer: Brian Ogden Responses Due Back: 28th February 2021</p> <p>(Red)- elm reduce lower lateral limbs over roadside by approx 1-1.5m (Yellow)- maple reduce long lateral branch continuing over the roadside by approx 1.5-2m (Green)- elm reduce lower lateral limbs over roadside by approx 1-1.5m at 18 Wymington Park, Rushden, Northamptonshire, NN10 9JP.</p>	<p>Rushden Town Council has no objection to this application subject to the approval of the East Northants Tree Officer.</p>
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332/21 PLANNING DECISIONS

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

Grant Planning Permission

20/01613/NCC Plots 19 To 26, Sanders Lodge Ind Estate, Rushden- Consultation on County application 20/00062/WASFUL- new planning application for additional industrial building for storage and processing of recyclable waste at Plots 19 To 26 Sanders Lodge Industrial Estate, Rushden, Northamptonshire, NN10 6BQ.

[*RTC Objection*]

RESOLVED

Members noted the information.

Chairman