

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 2nd May 2023 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Chairman: David Coleman – Vice Chairman

Councillors: Richard Lewis Melanie Coleman
 Cameron Clarke Philip Humphrey
 Tony Spooner Tracey Smith
 Kaye Rawlins Adrian Winkle [Ex Officio]

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

416/23 DECLARATIONS OF INTEREST

Councillors Tracey Smith, Philip Humphrey both declared an other interest in Application number NE/23/00425/PDU

417/23 APOLOGIES

Apologies of absence were submitted on behalf of Cllrs, Carol Childs, Cesare Marinaro, Marian Hollomon, Paul Harley.

418/23 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 21st March 2023 be approved and signed by the Chairman as a true record.

419/23 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
<p>Planning Application: 20/01453/OUT Applicant: Taylor Wimpey UK Limited & BDW Trading Limited Planning Officer: William Tysterman Responses Due: 5th May 2023</p> <p>Outline Planning Application for a Sustainable Urban Extension comprising residential development of up to 2,200 dwellings (Class C3), residential institution (Class C2), up to 110,000 square metres of employment development (Classes B2 (General Industrial), B8 (Storage and Distribution), E (comprising Office, Research and Development of Products or Processes and Industrial Processes)), two local centres, two primary schools, one secondary school, details of the principal accesses from A6 /John Clark Way roundabout and Newton Road, secondary vehicular and non-vehicular accesses, public open space including Suitable Alternative</p>	<p>Rushden Town Council have requested additional time to consider this application</p>

<p>Natural Greenspace, cemetery, allotments, noise mitigation features, drainage, primary sub-station utilities apparatus and associated engineering works, demolition of existing buildings, earthworks and ground remodelling (All Matters reserved except Access) at Rushden East, Urban Extension, Liberty Way, Rushden, Northamptonshire.</p> <p><u>Amendment/additional information has been received - additional information and plans dated 30th March 2023</u></p>	
<p>Planning Application: NE/22/01440/FUL Applicant: Mr Eddie Curtis (C And C Properties Limited) Planning Officer: Jacqui Colbourne Responses Due: 28th April 2023</p> <p>Four Semi detached dwellings with parking, conversion of existing outbuilding into carport and new vehicular access, following demolition of the existing residential dwelling at 23 High Street South, Rushden, Northamptonshire, NN10 0QU.</p> <p><u>AMENDMENT/ADDITIONAL INFORMATION HAS BEEN RECEIVED - AMENDED PLANS DATED 13TH APRIL 2023</u></p>	<p>No Objection</p>
<p>Planning Application: NE/22/01569/FUL Applicant: Christina Barclay (Elsby And Co Ltd) Planning Officer: Chris Hill Responses Due: 4th May 2023</p> <p>Proposed demolition of single storey element, front two storey extension, loft conversion including external fire exit staircase. at 155 Wellingborough Road, Rushden, Northamptonshire, NN10 9TB.</p> <p><u>AMENDMENT/ADDITIONAL INFORMATION -</u></p>	<p>No Objection subject to approval from Local Highways Authority.</p>
<p>Planning Application: NE/23/00134/FUL Applicant: Mr N Briggs (NB Property Holdings Ltd) Planning Officer: Jacqui Colbourne Responses Due: 26th April 2023</p> <p>First floor rear extension to create 1 No dwelling and internal alterations to first floor flats 1 & 2 to create a single dwelling (Re-submission of NE/22/01179/FUL) at 119 High Street Rushden, Northamptonshire, NN10 0NZ.</p>	<p>Rushden Town Council would reiterate their original objection</p> <p>1. We consider this to be an overdevelopment of the site. The previous refusal stated the development was overbearing and had an impact on the existing flats and we do not think this latest application addresses these issues.</p> <p>2. With reference to point 1 and 2 in the Inspectorate report we would like to advise that there are over 1000 flats within a 200 metre radius of the Town Centre, therefore we do consider this to be an over concentration of this type of accommodation. In past permission for flats has been passed piecemeal without any</p>

	<p>consideration to the town centre as a whole resulting in the whole Town Centre now being ringed by small flatted accommodation and the High Street has also absorbed substantial flatted development. This has resulted in extreme pressure on parking and our concern is the public car parks are now being used for residential parking 24 hours a day resulting in greatly reduced parking for shoppers when they visit the town.</p>
<p>Planning Application: NE/23/00241/FUL Applicant: Mr Michael Pape (Ravensden PLC) Planning Officer: Chris Hill Responses Due: 7th May 2023</p> <p>Single storey extension to existing warehouse building at Ravensden Farm, 265 Bedford Road, Rushden, Northamptonshire, NN10 0SQ.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/00256/FUL Applicant: Rushden Town Council Planning Officer: Jennifer Wallis Responses Due: 12th May 2023</p> <p>Construction of one detached dwelling (North west plot) at Play Area, Silverdale Grove, Rushden, Northamptonshire.</p>	<p>As the land is owned by Rushden Town Council, members were unable to comment on this application.</p>
<p>Planning Application: NE/23/00257/FUL Applicant: Rushden Town Council Planning Officer: Jennifer Wallis Responses Due: 12th May 2023</p> <p>Construction of one detached dwelling (South East plot) at Play Area, Silverdale Grove, Rushden, Northamptonshire.</p>	<p>As the land is owned by Rushden Town Council, members were unable to comment on this application.</p>
<p>Planning Application: NE/23/00266/FUL Applicant: Mr Jordan Bratby (VJS Projects Limited) Planning Officer: Susie Russell Responses Due: 28th April 2023</p> <p>Two bedroom detached bungalow with associated access, car parking, refuse storage & landscaping at 155 Hall Avenue, Rushden, Northamptonshire, NN10 9EU.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/00290/FUL Applicant: Mr. John Tisbury Planning Officer: Chris Spong Responses Due: 28th April 2023</p> <p>Installation of a Vaillant aroTHERM 7kW air source heat pump located to the side of the property, to replace existing gas boiler at 28 Yarrow Close, Rushden, Northamptonshire, NN10 0XL.</p>	<p>No Objection</p>

Planning Application: NE/23/00292/FUL
Applicant: Greenhouse Rushden Limited
Planning Officer: Patrick Reid
Responses Due: 7th May 2023

Part demolition of existing factory boundary walls and new build development of 14 dwellings, consisting of 3 four-bed houses, 8 three-bed chalet bungalows, 2 two-bed chalet bungalows and 1 two-bed house with associated access, car parking, refuse storage & landscaping at Factory, Oakley Road, Rushden, Northamptonshire.

Rushden Town Council objects to this application for the following reasons:-

1. There is insufficient parking to accommodate the number of proposed dwellings, this area already suffers with over use of on street parking for existing residents and this scheme would exacerbated this problem. We note comments from Highways about an adoptable road and do not consider this would be possible within the current proposed layout.
2. We consider the proposed scheme to be an overdevelopment of the site resulting in poor living accommodation and very little amenity space.
3. The proposed three storey block is overbearing and out of keeping with the street scene.

In conclusion, whilst we would welcome development of this site, this proposal is too dense with too many units squeezed in, resulting in a very cramped layout. We would suggest a design with less units, more amenity space and sufficient parking would be more acceptable.

Planning Application: NE/23/00295/FUL
Applicant: Mr. Chris Smart
Planning Officer: Patrick Reid
Responses Due: 19th May 2023

Conversion of building to 10 residential flats, proposed roof lights, and landscaping work to the front to include new retaining wall, steps and bin store (Re-submission of NE/22/00301/FUL) at Independant Wesleyan Church, High Street, Rushden, Northamptonshire, NN10 0PJ.

Rushden Town Council's original objections are still relevant and we would like to reiterate as below:

1. Parking is one of our biggest concerns. This application has no provision for parking for the 10 units. We assume therefore this development would be relying on public parking to meet the parking needs of residents. The public carpark behind the proposed development is limited to two hour parking with no overnight parking and therefore should not be considered a solution to the lack of parking for this residential scheme. We note the comments from LHA and they seem to support our concerns. A number of recent flats planning applications has been reliant on public parking for parking provision and we feel this is unacceptable and does not help the economic position in relation to creating a vibrant high street for shoppers. Accessible parking is key to attracting shoppers and there is evidence that a number of public parking spaces are constantly used by residents from neighbouring flatted developments. If the historic approach to parking continues they will be very little available parking for anyone wishing to use the retail facility in our high street. We are concerned about the parking survey which was carried out and appear to find the use of public car parks as acceptable (see below)

Both public car parks within the survey area were included as they represent realistic parking for residents. Indeed it appears that local residents are currently using both of these car parks. Rectory Road car park is free for any 12 hours in a 24 hour period, Monday to Saturday and all day on Sunday. Orchard Place car park has a 2 hour limit between 07:30 and 17:00 Monday to Saturday. Residents would theoretically need to move their vehicles at some point although they could leave them outside normal working hours.

2. We consider the current proposal to be an overdevelopment of the site. The inclusion of 10 units results in small, cramped accommodation. There is inadequate amenity space and we feel the overdevelopment and inferior living space is contrary to 2.1 The Vision - 'core objectives Design and conservation, to encourage high quality design in all development' within the Rushden Neighbourhood Plan. Rushden already has an imbalance of small flatted accommodation with some 1000 flats within 200

	<p>metres of the High Street. Again, this is referred to in 2.1 'avoid the proliferation of flats'.</p> <p>3. We note the objection from Waste Management and would fully endorse this.</p> <p>Once again in conclusion, whilst we understand the property needs to be developed, we feel the creation of yet more small flats will not enhance the town centre in terms of build quality or economic development. We are disappointed that yet another proposal for small flats has been brought forward, when a more imaginative design could have created quality retail and food and drink opportunities.</p>
<p>Planning Application: NE/23/00298/ADV Applicant: Mr. Ross Fraser (Montagu Evans) Planning Officer: Ellen Carr Responses Due: 6th May 2023</p> <p>Erection of 6 digital advertisement screens at different locations on Rushden Lakes site Height from ground to base of sign – 0 Metres Height - 2.25 Metres Width - 1.4 Metres Depth - 0.28 Metres at Rushden Lakes, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/00332/PNT Applicant: Mr. Gallivan (CK Hutchison Networks (UK) Ltd) Planning Officer: Sunny Bains Responses Due: 7th May 2023</p> <p>Proposed 5G telecoms installation: H3G 18m street pole and additional equipment cabinets at Northampton Road, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/00342/PDU Applicant: Mr Gordon Betts (Dajon Electrics) Planning Officer: Atief Ishaq Responses Due: 7th May 2023</p> <p>Conversion of redundant commercial storage space to residential at 109 High Street, Rushden, Northamptonshire, NN10 0NZ.</p>	<p>1. Parking is one of our biggest concerns. This application has no provision for parking for the residential units. We assume therefore this development would be relying on public parking to meet the parking needs of residents. The public carpark nearest to the proposed development is limited to two hour parking with no overnight parking and therefore should not be considered a solution to the lack of parking for this residential scheme. We note the comments from LHA and they seem to support our concerns. A number of recent flats planning applications has been reliant on public parking for parking provision and we feel this is unacceptable and does not help the economic position in relation to creating a vibrant high street for shoppers. Accessible parking is key to attracting shoppers and there is evidence that a number of public</p>

	<p>parking spaces are constantly used by residents from neighbouring flatted developments. If the historic approach to parking continues they will be very little available parking for anyone wishing to use the retail facility in our high street.</p>
<p>Planning Application: NE/23/00382/FUL Applicant: Mr And Mrs Paul Freeman Planning Officer: Jennifer Wallis Responses Due: 21st May 2023</p> <p>Demolition of existing semi-detached dwelling and construction of a replacement 4-bedroom dwelling, with associated amenity land and off road parking at 191 Avenue Road, Rushden, Northamptonshire, NN10 0SN.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/00394/FUL Applicant: Mr Khayyam Ezzat (Nak Realty Ltd) Planning Officer: Chris Hill Responses Due: 21st May 2023</p> <p>Change of use from dwelling to nursery. Creation of new access onto Park Avenue, and associated parking area for clients and staff. Insertion of new windows and door on rear elevation. at St Peters House, 101 Wellingborough Road, Rushden, Northamptonshire, NN10 9YL.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. Lack of parking for both staff and parents when they are picking up and dropping off children. We note there is no comment for LHA at the time of writing this objection but we feel parking would be a real problem and would result in excessive on street parking. 2. Traffic Movements – we considered due to the scale of this development the number of traffic movements would be unacceptable at peak traffic times. Again we have not seen comments from the LHA but do feel the traffic movements will be excessive.

<p>Planning Application: NE/23/00405/TPO Applicant: Mr David Wadsworth (Futures Housing Group) Planning Officer: Brian Ogden Responses Due: 14th May 2023</p> <p>T1 Walnut: Remove two lowest branches extending over neighbours outbuildings and reduce crown extending towards side elevation of the flats to give 2 metres clearance- reason to provide clearance and reduce risk of damage to surrounding buildings T2 Beech: Reduce lower branches to give clearance to phone lines by 2 Metres- Reason - to reduce risk of damage to overhead cables (phone lines) T3 Weeping Ash: Reduce crown over drive to give 1.5 metres clearance to the side elevation of the front block of flats. Reason - to provide clearance and reduce risk of damage to our building T4 Laburnum: This tree has an extreme lean to it. Reduce the crown only by 2 metres. Reason - this has a significant lean across our property due to surrounding tree canopies. We would like to reduce the leverage and reduce risk of failure at Room 1 13 Park Road, Rushden, Northamptonshire, NN10 0RW.</p>	<p>No Objection</p>
<p>Planning Application:NE/23/00440/TPO Applicant: Mr Aaron Weekley Planning Officer: Brian Ogden Responses Due: 20th May 2023</p> <p>Robinia (T10) - Fell and remove due to advanced decline and proximity to residences and highway. View to replant. European Lime (T02) - Remove basal and epicormic regrowth. Remove substantial deadwood, and Ivy as practical. TPO 0056 at 101 Northampton Road, Rushden, Northamptonshire, NN10 6AR.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/00425/PDU Applicant: Mr. E Caushaj (Caushaj Brothers Property) Planning Officer: Atief Ishaq Responses Due: 18th May 2023</p> <p>Change of use to create two flats - one 1 bedroom flat and one 2 bedroom flat at 45 Moor Road, Rushden, Northamptonshire, NN10 9SP.</p>	<p>Rushden Town Council objects to this application as there appears to be no provision for parking. Whilst we note the comments from Highways we feel residential parking for the site would result in further congestion and parking problems already associated with the site. On street parking is very limited and the public car parks should not be considered an alternative for this deficit.</p>

420/23 PLANNING DECISIONS

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

Planning Permission Granted

NE/22/00705/FUL – Demolition of existing dwelling and erection of 6 dwellings at 11 Higham Road, Rushden, Northamptonshire, NN10 6EB.

RESOLVED

Members noted this information.

Planning Permission Granted

NE/22/01273/FUL – Proposed detached dwelling and associated works at 27 Bradfield Close, Rushden, Northamptonshire.

[RTC Objection]

RESOLVED

Members noted this information.

421/23 APPEAL CONSULTATIONS

Members to discuss the following appeal consultation.

NE/22/01577/FUL – Ground floor rear extension and replace two existing Velux windows with two large Velux at 252 Newton Road, Rushden, Northamptonshire, NN10 0SY.

RESOLVED

Members had no further comments to make.

422/23 APPEAL DECISIONS

Members to note the following appeal decision.

[Appeal Dismissed]

NE/21/01555/FUL - Change of Use/conversion of the former public house to office use, and part conversion to 3No. one bedroom residential units; and erection of 3No. one bedroom two storey dwellings with associated parking and amenity space at 1 High Street South, Rushden, Northamptonshire, NN10 0QU.

[RTC Comments - Rushden Town Council objects to this application in support of the objections submitted by the Local Highways Agency and the observations made by Waste Management.]

RESOLVED

Members noted this information.

423/23 REGULATION 18 NORTH NORTHAMPTONSHIRE GYPSY AND TRAVELLER LOCAL PLAN

Members to discuss Regulation 18 North Northamptonshire Gypsy and Traveller Local Plan.

RESOLVED

Members noted this information.

424/23 NOTICE OF NON-IMMEDIATE ARTICLE 4 DIRECTION – LAND AT KINGSWOOD, CORBY

For information purposes only.

RESOLVED

Members are in support of this.

425/23 KETTERING ENERGY PARK – DRAFT MASTERPLAN DOCUMENT CONSULTATION AND ENGAGEMENT EVENT

RESOLVED

Members noted this information.

Chairman