



RUSHDEN TOWN COUNCIL

Rushden Hall
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Mayor: Cllr Adrian Winkle
Town Clerk: Vivienne Prodger

18th April 2023

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 2nd May 2023 commencing at 7.30pm.

AGENDA

- 1. DECLARATIONS OF INTEREST**
To receive any declarations of interest Personal and/or Prejudicial and the nature of those interests relating to items on the agenda.
- 2. APOLOGIES**
To receive any apologies for absence.
- 3. MINUTES**
To approve the minutes of the meeting of the Planning Consultative Committee held on Tuesday 11th April 2023.
- 4. PLANNING APPLICATIONS**
To comment on the following Planning Applications:

Planning Application: 20/01453/OUT
Applicant: Taylor Wimpey UK Limited & BDW Trading Limited
Planning Officer: William Tysterman
Responses Due: 5th May 2023

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 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.

Amendment/additional information has been received - additional information and plans dated 30th March 2023

Planning Application: NE/22/01440/FUL
Applicant: Mr Eddie Curtis (C And C Properties Limited)
Planning Officer: Jacqui Colbourne
Responses Due: 28th April 2023

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.

AMENDMENT/ADDITIONAL INFORMATION HAS BEEN RECEIVED - AMENDED PLANS DATED 13TH APRIL 2023

Planning Application: NE/22/01569/FUL
Applicant: Christina Barclay (Elsby And Co Ltd)
Planning Officer: Chris Hill
Responses Due: 4th May 2023

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.

AMENDMENT/ADDITIONAL INFORMATION -

Planning Application: NE/23/00134/FUL
Applicant: Mr N Briggs (NB Property Holdings Ltd)
Planning Officer: Jacqui Colbourne
Responses Due: 26th April 2023

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.

AMENDMENT/ADDITIONAL INFORMATION HAS BEEN RECEIVED - AGENT CORRESPONDENCE DATED 11TH APRIL ADDRESSING TOWN COUNCIL'S CONCERNS

Planning Application: NE/23/00241/FUL
Applicant: Mr Michael Pape (Ravensden PLC)
Planning Officer: Chris Hill
Responses Due: 7th May 2023

Single storey extension to existing warehouse building at Ravensden Farm, 265 Bedford Road, Rushden, Northamptonshire, NN10 0SQ.

Planning Application: NE/23/00256/FUL
Applicant: Rushden Town Council
Planning Officer: Jennifer Wallis
Responses Due: 12th May 2023

Construction of one detached dwelling (North west plot) at Play Area, Silverdale Grove, Rushden, Northamptonshire.

Planning Application: NE/23/00257/FUL
Applicant: Rushden Town Council
Planning Officer: Jennifer Wallis
Responses Due: 12th May 2023

Construction of one detached dwelling (South East plot) at Play Area, Silverdale Grove, Rushden, Northamptonshire.

Planning Application: NE/23/00266/FUL
Applicant: Mr Jordan Bratby (VJS Projects Limited)
Planning Officer: Susie Russell
Responses Due: 28th April 2023

Two bedroom detached bungalow with associated access, car parking, refuse storage & landscaping at 155 Hall Avenue, Rushden, Northamptonshire, NN10 9EU.

Planning Application: NE/23/00290/FUL **Applicant: Mr. John Tisbury**
Planning Officer: Chris Spong
Responses Due: 28th April 2023

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.

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.

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.

Planning Application: NE/23/00298/ADV
Applicant: Mr. Ross Fraser (Montagu Evans)
Planning Officer: Ellen Carr
Responses Due: 6th May 2023

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.

Planning Application: NE/23/00332/PNT
Applicant: Mr. Gallivan (CK Hutchison Networks (UK) Ltd)
Planning Officer: Sunny Bains
Responses Due: 7th May 2023

Proposed 5G telecoms installation: H3G 18m street pole and additional equipment cabinets at Northampton Road, Rushden, Northamptonshire.

Planning Application: NE/23/00342/PDU
Applicant: Mr Gordon Betts (Dajon Electrics)
Planning Officer: Atief Ishaq
Responses Due: 7th May 2023

Conversion of redundant commercial storage space to residential at 109 High Street, Rushden, Northamptonshire, NN10 0NZ.

Planning Application: NE/23/00382/FUL

Applicant: Mr And Mrs Paul Freeman

Planning Officer: Jennifer Wallis

Responses Due: 21st May 2023

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.

Planning Application: NE/23/00394/FUL

Applicant: Mr Khayyam Ezzat (Nak Realty Ltd)

Planning Officer: Chris Hill

Responses Due: 21st May 2023

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.

Planning Application: NE/23/00405/TPO

Applicant: Mr David Wadsworth (Futures Housing Group)

Planning Officer: Brian Ogden

Responses Due: 14th May 2023

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.

Planning Application: NE/23/00440/TPO

Applicant: Mr Aaron Weekley

Planning Officer: Brian Ogden

Responses Due: 20th May 2023

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.

Planning Application: NE/23/00425/PDU

Applicant: Mr. E Caushaj (Caushaj Brothers Property)

Planning Officer: Atief Ishaq

Responses Due: 18th May 2023

Change of use to create two flats - one 1 bedroom flat and one 2 bedroom flat at 45 Moor Road, Rushden, Northamptonshire, NN10 9SP.

5. **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.

(Enclosed)

Planning Permission Granted

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

(Enclosed)

[RTC Objection]

6. 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.

(Enclosed)

7. 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.]

(Enclosed)

8. REGULATION 18 NORTH NORTHAMPTONSHIRE GYPSY AND TRAVELLER LOCAL PLAN

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

(Enclosed)

9. NOTICE OF NON-IMMEDIATE ARTICLE 4 DIRECTION – LAND AT KINGSWOOD, CORBY

For information purposes only.

(Enclosed)

10. KETTERING ENERGY PARK – DRAFT MASTERPLAN DOCUMENT CONSULTATION AND ENGAGEMENT EVENT

For information purposes only.

(Enclosed)

Yours faithfully

Vivienne Prodger
Town Clerk