



<p><b>Application number: 18/01524/FUL</b>  Detached garage and second access from highway at 2 Sandringham Close, Rushden, Northamptonshire, NN10 9ER.</p> <p><b><u>AMENDED DRAWING AND AGENT CORRESPONDENCE DATED 10<sup>TH</sup> SEPTEMBER 2018.</u></b></p>	<p>Rushden Town Council strongly objects to this application.</p> <p>We fully support the Local Highways Agency objections and consider the proposed second access to be extremely dangerous and therefore this application should not be granted.</p>
<p><b>Application number: 18/01710/FUL</b>  Change of use from (A1) shop with (C3) dwelling house above two ground floor shops (A1) incorporating new entrance, with ancillary storage above at 119 High Street, Rushden, Northamptonshire, NN10 0NZ.</p>	<p>No Objection</p>
<p><b>Application number: 18/01716/OUT</b>  <b>Applicant: A.G.E Nursing Homes Ltd</b></p> <p>Outline application for residential development for up to eight dwellings and vehicular access – All Matters Reserved at Vacant Land Formerly 10 Higham Road, Rushden, Northamptonshire.</p>	<p>Rushden Town Council Strongly objects to this application.</p> <ul style="list-style-type: none"> <li>• Concerns were raised on the access road to the site with the number of dwellings proposed and the site lines for visibility.</li> <li>• The inadequate parking provision provided on site will add to on road parking.</li> <li>• We fully support the Local Highways Agency objections.</li> </ul>
<p><b>Application number: 18/01724/FUL</b></p> <p>Single story rear extension comprising of kitchen diner and lounge area. Extending kitchen into new extension by existing lintel access and removal of back door and window. Removal of bay and windows/French doors in existing lounge and access by existing lintel archway into new extension at 63 Clover Drive, Rushden, Northamptonshire, NN10 0UE.</p>	<p>No Objection</p>
<p><b>Application number: 18/01742/FUL</b></p> <p>Proposed replacement solid roof and new roof lantern over conservatory area to rear at 30 Avenue Road, Rushden, Northamptonshire, NN10 0SJ.</p>	<p>No Objection</p>
<p><b>Application number: 18/01765/FUL</b></p> <p>Grocery collection lockers to be installed in the customer car park at Asda, 161 High Street, Rushden, Northamptonshire, NN10 0PA.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <p>Concerns were raised for the position of the lockers, we feel this is a safety issue due to sight lines, we feel the location of the lockers would be better positioned on the other side against the fence.</p>

<p><b>Application number: 18/01766/ADV</b>  Non illuminated vinyl lettering on collection lockers in car park at Asda, 161 High Street, Rushden, Northamptonshire, NN10 0PA.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <p>Concerns were raised for the position of the lockers, we feel this is a safety issue due to sight lines, we feel the location of the lockers would be better positioned on the other side against the fence.</p>
<p><b>Application number: 18/01774/TPO</b>  T5 Beech; Crown reduce by 3.0 – 3.5 metres pruning to suitable viable growth points to retain the flowing lines of the canopy. Works recommended following resistograph test carried out on 28<sup>th</sup> August 2018 at 1 Beech Grove, Rushden, Northamptonshire, NN0 6EJ.</p>	<p>No objection subject to the approval of the ENC Tree Officer.</p>
<p><b>Application number: 18/01778/FUL</b>  <b>Applicant: Nando's Chickenland Ltd</b>  Installation of planters and enclosure for external seating area (sited under existing canopy permitted under 16/01662/FUL) at Unit 6 West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p>	<p>No Objection</p>
<p><b>Application number: 18/01779/ADV</b>  <b>Applicant: Nando's Chickenland Ltd</b>  Installation of 1. No fascia to building elevation and 1. No menu board to outer perimeter of seating area at Unit 6 West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p>	<p>No Objection</p>
<p><b>Application number: 18/01804/FUL</b>  Convert garage into a room with a new access door from the house and replace the garage door with a window at 25 Springfield Road, Rushden, Northamptonshire, NN10 0QT.</p>	<p>No Objection</p>
<p><b>Application number: 18/01836/FUL</b>  <b>Applicant: Co-Operative Group</b>  Alterations to external areas and entrance, addition of a ramp to the rear delivery door and installation of a new ATM through the wall (resubmission of 18/00987/FUL) at The Viking Public House, Grangeway, Rushden, Northamptonshire, NN10 9JE.</p>	<p>No Objection</p>

<p><b>Application number: 18/01849/FUL</b></p> <p>Change of use of Gymnasium including alterations to create 4No Dwellings including parking and modified access at 38 Little Street, Rushden, Northamptonshire, NN10 0LS.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <p>The development does not meet the required standards for off road parking spaces as per the Northamptonshire Parking Standards and therefore this application does not comply.</p> <p>The Dwelling sizes are very small, and the floor space is below the minimum standards for the Core Spatial Strategy.</p> <p>We have discussed the amended drawings for this application dated 11<sup>th</sup> October 2018.</p> <p>Rushden Town Council still objects to this application for the following reasons:</p> <p>The proposed development of flats is not supported by the Rushden Neighbourhood Plan.</p> <p>We have concerns regarding the parking on the site and the restricted access to the dwellings when all parking spaces are in use, this site does not offer any visitor parking spaces either.</p>
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## **190/19 APPEALS**

Application Number 18/00379/FUL – Erection Of two apartments of (17/01261/FUL) at Land Corner of Washbrook and Pytchley Road, Rushden, Northamptonshire.

### **RESOLVED**

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

1. Parking - 2 x 1 bedroom apartments are required to have 2 off road parking spaces as per the Northamptonshire Parking Standards and therefore this application does not comply. Whilst we acknowledge the submitted bus routes we still feel public transport for commuting would be unsustainable and therefore trips for work or leisure are likely to be undertaken by car.

The location of the apartments is at a junction where there are double yellow lines therefore even on street parking would not be feasible. Both Washbrook Road and Pytchley Road are already heavily congested with street parking and this development would result in further on street parking thus causing highway safety and highway obstruction concerns. The location is at a junction and next to a traffic light junction where the road safety history should be checked.

2. The apartments are both very small and provide no amenity space. The proposed positioning of waste bins is unacceptable as bins would be directly in front of the windows of the ground floor apartment. This application provides no quality living space for residents

3. This type of poor quality, cramped development is contrary to our Neighbourhood Plan. We also consider the floor sizes of each apartment to be contrary to the Core Spatial Strategy guidelines.

### **191/19 APPEAL DECISIONS**

To discuss the following appeals and consider whether or not to submit any further comments:

**18/00815/FUL** – Single Storey rear extension with roof lantern at 2 Farnham Drive, Rushden, Northamptonshire, NN10 9JH.

*[Appeal Dismissed]*

#### **RESOLVED**

That the information be noted

### **192/19 LICENSING – New Premises**

To comment on an application for a new Premises Licence at:

(a) Vegan House, 2 Hamblin Court, Rushden, Northamptonshire, NN10 0RU.

#### **RESOLVED**

Members had no objections or comments to make.

### **193/19 WITHDRAWN APPLICATION**

Members were advised of the withdrawal of the following application:

18/01377/FUL – First floor side extension over existing single storey element at 2 Millers Close, Rushden, Northamptonshire, NN10 9RP.

#### **RESOLVED**

Members had no objections or comments to make.

Chairman