



RUSHDEN TOWN COUNCIL

**Rushden Hall
RUSHDEN
Northamptonshire NN10 9NG**

**Phone: 01933 316216
Fax: 01933 315869
www.rushdentowncouncil.gov.uk
Email: clerk@rushdentowncouncil.gov.uk**



**Mayor: Cllr Cesare Marinaro
Town Clerk: Vivienne Prodger**

25th July 2019

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 30th July 2019 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 and sign the minutes of the meeting of the Planning Consultative Committee held on 9th July 2019.
- 4. PLANNING APPLICATIONS**
To comment on the following Planning Applications:

(enclosed)

**Application Number: 19/00418/FUL
Planning Officer Joe Davies**

Conversion from police houses (Class D1) to two family houses (Class C3) at 71 - 73 North Street, Rushden, Northamptonshire, NN10 6BU.

AMENDED LOCATION PLAN RECEIVED DATED 23RD JULY 2019

**Application Number: 19/00586/FUL
Planning Officer Carolyn Tait**

Creation of 42 Flats combination of new build and conversion. Demolition of some buildings on site. Change of use of site from retail to residential at 4 Higham Road, Rushden, Northamptonshire, NN10 6DZ.

**Application Number: 19/01066/FUL
Planning Officer Jacqui Colbourne**

Two storey side extension at Denehurst, 202 Newton Road, Rushden, Northamptonshire, NN10 0SY.

<p>Application Number: 19/01092/FUL Planning Officer Dean Wishart</p> <p>Hybrid application comprising: A full application for the erection of retail units, restaurant units, office floorspace, physiotherapy/leisure floorspace, ancillary storage floorspace, (with associated site clearance, earthworks, site levelling and formation of banks) together with proposals for access, footpaths, parking and servicing space, hard and soft landscaping, drainage works, attenuation ponds and other associated works and an outline application for the erection of employment units with some matters reserved (layout, scale, appearance). Plus construction of a new link road between Ditchford Road and Rushden Lakes (with associated site clearance and earthworks) alongside junction works, footpaths, cycleways, lighting, hard and soft landscaping and associated works (Resubmission of 18/01197/FUL) at Land West Of Rushden Lakes, Ditchford Lane, Rushden, Northamptonshire.</p>	
<p>Application Number: 19/01117/FUL Planning Officer Jacqui Colbourne</p> <p>Single storey rear extension at 4 Lynford Way, Rushden, Northamptonshire, NN10 9LZ.</p>	
<p>Application Number: 19/01132/ADV Planning Officer Ian Baish</p> <p>Two non-illuminated fascia signs to each side of main entrance for a new Mental Health Resource Centre at Rushden Centre, Newton Road, Rushden, Northamptonshire, NN10 0PT.</p>	
<p>Application Number: 19/01142/OUT Planning Officer Patrick Reid</p> <p>Site for construction of one detached single storey dwelling with garage and all associated external works (All matters reserved except access) at 114 Hall Avenue, Rushden, Northamptonshire, NN10 9EU.</p>	
<p>Application Number: 19/01168/FUL Planning Officer Ian Baish</p> <p>Installation of 2 no. CCTV dome cameras on wall mounting brackets to the front elevation of the building at Bank 133 High Street, Rushden, Northamptonshire, NN10 0NX.</p>	
<p>Application Number: 19/01175/TPO Planning Officer Henry Pearson</p>	<p>Applicant: Mr. George Dowsett</p>
<p>T1: Beech - lift to 3.5m above ground level and reduce away from building to create a gap between the tree and the building of approximately 3 metres. As the tree is touching this would involve reducing that side of the tree by about 2.5 to 3 metres. Reasons: to improve access and light levels under the tree. To improve light levels and TV signals to the building at Ashleigh House, Hamblin Court, Rushden, Northamptonshire, NN10 0RU.</p>	
<p>Application Number: 19/01176/TCA Planning Officer Henry Pearson</p>	<p>Applicant: Mr. Frederick Tyman</p>
<p>1 x Eucalyptus to be removed. Too large for size of garden next door no 27. Overhanging branches will cover both gardens in time. To replant with Silver Birch at 29 Griffith Street, Rushden, Northamptonshire, NN10 0RL.</p>	
<p>Application Number: 19/01189/TPO Planning Officer Henry Pearson</p>	<p>Applicant: Mr. Dylan Pritchett</p>
<p>NT1 Lime; Remove lowest two branches back to viable growth points as close to the boundary as possible. Reduce laterally by up to 2.0 metres to viable growth points for the full height of the tree. Works to prune clear of solar panels and patio area to prevent pigeon faeces at 2 Beech Grove, Rushden, Northamptonshire, NN10 6EJ.</p>	

5. PLANNING DECISIONS

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

Refuse Planning Permission

18/02140/FUL - Conversion of first and second floor offices at 3 to 10 Newton Hall to form 9 residential units at Newton Centre, 9 Newton Road, Rushden, Northamptonshire, NN10 0PS.

[RTC No Objection]

Refuse Planning Permission

19/00817/FUL - Two storey rear extension (incorporating existing single storey kitchen) at 15 Benedict Close, Rushden, Northamptonshire NN10 9PH.

[RTC No Objection]

6. APPEALS

To discuss the following appeal and consider whether or not to submit any further information:

19/00206/FUL - Erection of two dwellings at Spenwood Alexander Road, Rushden, Northamptonshire, NN10 0HY.

[RTC – Objection]

7. APPEAL DECISIONS

To discuss the following appeal decisions.

18/01439/FUL Change of use from vacant B1 to sui generis use as eleven units (inclusive of a manager's accommodation) of House in Multiple Occupancy, alterations to the roof and elevations, including new windows and doors and the blocking-up of openings, provision of refuse stores and cycle parking at 42 Victoria Road, Rushden, Northamptonshire, NN10 0AS.

[RTC – Objection]

18/02209/OUT - To build a single new 2/3 bedroom bungalow at the rear (north) of 10 Mill estate - All matters reserved at 10 Mill Estate, Wymington Road, Rushden, Northamptonshire, NN10 9LD.

[RTC – Objection]

8. WITHDRAWN APPLICATION

19/00761/FUL - Change of Use from Osteopath (Class D1) to Hot Food Take-Away (Class A5). Installation of extractor fan and external chimney flue, and internal alterations at 109 High Street South, Rushden, Northamptonshire, NN10 0RB.

[RTC - Objection]

9. WAITING RESTRICTIONS

To discuss the following annual waiting restrictions :-

South Park, Rushden – Request submitted by Community Liaison Team. Reports from Biffa (who collect green waste on behalf of East Northants Council) that collections on some occasions have been cancelled due to parked vehicles obstructing access. A local resident previously submitted a request for this location due to vehicles parking around the junction but when we investigated during the 2017 – 18 waiting restriction review, we did not note any issues. However on conducting a site assessment on the 28th May 2019 officers did note vehicles parked around the junction and on the footway.

Bedford Road, Rushden - Request submitted by Community Liaison Team as complaints had been received by local residents. Vehicles parking on the wide footway when using the Rushden Food & Wine, as there is a pedestrian refuge/keep left island preventing them from parking on the road.

(enclosed)

Yours faithfully

Vivienne Prodger
Town Clerk