

**RUSHDEN TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 30th June 2020 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM**

Present: Councillor: Paul Harley - Chairman

Councillors: David Coleman            David Jenney  
                 Sarah Peacock           Philip Humphrey  
                 Richard Lewis           Tracey Smith  
                 Cesare Marinaro           Kaye Rawlins  
                 Marian Hollomon

Town Clerk: Vivienne Prodger

**40/21 DECLARATIONS OF INTEREST**

Cllrs David Coleman, David Jenney, Marian Hollomon, Sarah Peacock and Cesare Marinaro all declared an Other interest in application number 20/00667/FUL.

**41/21 APOLOGIES**

Apologies for absence were submitted on behalf of Councillor Carol Childs.

**42/21 MINUTES**

**RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 2<sup>nd</sup> June 2020 be approved and signed by the Chairman as a true record.

**43/21 PLANNING APPLICATIONS**

**RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Application Number: 18/01284/FUL</b> <b>Applicant: Bedfordia Farms Ltd</b> <b>Planning Officer: Carolyn Tait</b> Construction and operation of a broiler rearing unit with six linked poultry buildings and ancillary structures comprising fifteen grain silos, three crumb feed silos, three feed blending houses, two water tanks with an associated pump house, two gas storage tanks, an electricity substation, switch room and standby generator with fuel tank, a weigh room, a welfare block, a cold store and incinerator, a boiler house and storage building, a security gatehouse and associated hardstanding, with boundary fencing, landscape, planting and flood attenuation works and an upgrading of an existing vehicular access track extending to the south-west to an existing anaerobic digestion plant access road. (revised scheme to 17/01328/FUL) at Land North East Of Westwood AD Plant, Bedford Road, Rushden, Northamptonshire.	Rushden Town Council has already objected most strongly to this application and object to the amended/additional information as follows:  We would question the viability of the Manure Management Plan. With recent articles in the press relating to the damage caused by over-application of manure on farmland we do not think the continual application of the manure produced from the proposed chicken farm would be sustainable. We consider this over-application would result in damage to both the arable farm land and the adjacent watercourses and would therefore have an adverse effect on local wildlife. Research indicates that significant damage has occurred in the River Wye as a result of the over-spreading of chicken manure on adjacent farmland and we are very concerned that this would have a similar detrimental effect on our watercourses if the proposed Manure Management Plan was implemented. Aside to the environmental damage to the wildlife we also consider the continual disposal of the manure onto local

	<p>farmland would have a detrimental effect on residents in terms of unpleasant odour.</p> <p>Once again we reiterate we object most strongly to this application for many reasons and given the huge amount of public objection we hope this application is refused.</p>
<p><b>Application Number: 20/00101/FUL</b>  <b>Applicant: Mr. Rofikul Noor</b>  <b>Planning Officer: Sunny Bains</b>  <b>Responses Due Back: 26<sup>th</sup> July 2020</b></p> <p>Change of use from offices to 1no. flat at first floor level, front extension to ground floor and reation of new shopfront. Change of use of store/garage to create a new retail unit accessed from Church Street. Installation of shutters to all 3 shopfronts (Resubmission of 18/01853/FUL) at 4 Church Street, Rushden, Northamptonshire, NN10 9YT.</p> <p><b><u>Amended plans dated 04.06.2020 and change to proposed description from 2 flats to 1</u></b></p>	<p>Rushden Town Council objects to this application for the following reasons</p> <ul style="list-style-type: none"> <li>• We note that Environmental Health still object to this application and we therefore support their latest objections.</li> <li>• We are still concerned about the lack of parking for the scheme. This has still not been addressed and as previously stated we do not think the public car parks should be considered as a solution to the lack of parking on site.</li> </ul>
<p><b>Application Number: 20/00354/FUL</b>  <b>Applicant: Mr. P. Hughes (Mayfair Homes (Luton) Ltd</b>  <b>Planning Officer: Jacqui Colbourne</b>  <b>Responses Due Back: 24<sup>th</sup> June 2020</b></p> <p>Proposed detached 3 bedroom house at 33 Dingle Road, Rushden, Northamptonshire, NN10 6RX.</p> <p><b><u>Amended/Additional Information - Revised plans and design and access statement dated 10th June</u></b></p>	<p>No Objection</p>
<p><b>Application Number: 20/00515/FUL</b>  <b>Planning Officer: Ian Baish</b>  <b>Responses Due Back: 17<sup>th</sup> July 2020</b></p> <p>Removal of single storey flat roof cabin office located against Unit 9 and erection of new B1 Light Industrial unit following the demolition of existing mechanics workshop and removal of tent at Yard At Elan Court, Norris Way, Rushden, Northamptonshire, NN10 6BP.</p>	<p>No Objection</p>

<p><b>Application Number: 20/00536/FUL</b>  <b>Applicant: Mr. Raj Mandal – Mandal Property Investments Ltd</b>  <b>Planning Officer: Sunny Bains</b>  <b>Responses Due Back: 9th July 2020</b></p> <p>Conversion of existing dwelling into 4 flats; single storey rear extension and first floor rear dormer window at 60 Newton Road, Rushden, Northamptonshire, NN10 0HQ.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <p>We strongly object to a family home being made into 4 flats. Rushden already has an over provision of flats and to turn a family home into more flats is not beneficial to the town. This property needs to remain as a family home and provide accommodation for a family unit. As the whole High Street is now ringed by flats we would not wish to see this property turned into small, cramped units. Flat 4 is not compliant with current national dwelling size standards.</p> <p>We strongly support the objections put forward by the Highways Agency.</p> <p>We have noted all the comments from local residents and consider the proposed scheme would further exacerbate the current parking problems experienced in this area.</p>
<p><b>Application Number: 20/00583/FUL</b>  <b>Applicant: Mr Antonio Di-Fazio</b>  <b>Planning Officer: Sunny Bains</b>  <b>Responses Due Back: 2<sup>nd</sup> July 2020</b></p> <p>Demolition of dwelling and erection of 7no. Dwellings with new and altered access at 11 Higham Road, Rushden, Northamptonshire, NN10 6EB.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <ul style="list-style-type: none"> <li>• 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 '<i>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.</i>'</li> <li>• We fully support the objection from the Highways Agency regarding more than 5 dwellings taking access from a shared private driveway.</li> <li>• We strongly object to the proposal to put a further access onto Higham Road so close to the traffic lights.</li> <li>• 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.</li> </ul>

	<ul style="list-style-type: none"> <li>We note the comments for Waste Management and the lack of space for sufficient waste bins.</li> <li>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.</li> </ul>
<p><b>Application Number: 20/00614/TPO</b>  <b>Applicant: Sacha Andrews</b>  <b>Planning Officer: Brian Ogden</b>  <b>Responses Due Back: 22<sup>nd</sup> June 2020</b></p> <p>Sycamore (G3) (TPO No. 88) - crown reduction and reshaping and crown thinning and cleaning at 22 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>
<p><b>Application Number: 20/00624/FUL</b>  <b>Applicant: Mrs Leena Shah</b>  <b>Planning Officer: Patrick Reid</b>  <b>Responses Due Back: 9<sup>th</sup> July 2020</b></p> <p>Change of use of ground floor shop to one bed apartment; shop front to be replaced with domestic window opening and external door; Insertion of two new windows to side elevation at 3A Victoria Road, Rushden, Northamptonshire, NN10 0AH.</p>	<p>Rushden Town Council objects to this application for the following reason:</p> <p>Lack of parking – Victoria Road already experiences severe parking problems and this additional residential unit will further exacerbate the problem.</p>
<p><b>Application Number: 20/00638/FUL</b>  <b>Applicant: Mr &amp; Mrs N Botham</b>  <b>Planning Officer: Patrick Reid</b>  <b>Responses Due Back: 9<sup>th</sup> July 2020</b></p> <p>Extensions to rear and side, garage conversion and formation of annexe at 38 Springfield Road, Rushden, Northamptonshire, NN10 0FD.</p>	<p>No Objection</p>
<p><b>Application Number: 20/00651/FUL</b>  <b>Applicant: Mr. Marks</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due Back: 9<sup>th</sup> July 2020</b></p> <p>Single storey rear infill extension and replace hipped roof over existing rear extension at 21 Yarrow Close, Rushden, Northamptonshire, NN10 0XL.</p>	<p>No Objection</p>
<p><b>Application Number: 20/00667/FUL</b>  <b>Applicant: Mr. Love</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due Back: 9<sup>th</sup> July 2020</b></p> <p>2-storey front extension at 53 Park Avenue, Rushden, Northamptonshire, NN10 9NP.</p>	<p>No Objection</p>

<p><b>Application Number: 20/00706/ADV</b>  <b>Applicant: Mr Ken Jones (Iceland Foods Ltd)</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due Back: 16<sup>th</sup> July 2020</b></p> <p>Fascia and projecting signs to front elevation, loading bay sign to side, 2 directional and 2 disclaimer signs elevation together with vinyl window graphics to internal face of windows/doors at Unit 1 48 - 50 High Street, Rushden, Northamptonshire NN10 0PJ.</p>	<p>No Objection – subject to sufficient parking at the back of the building.</p>
<p><b>Application Number: 20/00708/FUL</b>  <b>Applicant: Mrs Appleby-Kabi</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due Back: 16<sup>th</sup> July 2020</b></p> <p>Single storey rear extension and partial garage conversion at 2 Bernard Vann Close, Rushden, Northamptonshire, NN10 0ZD.</p>	<p>Rushden Town Council has no objection, subject to this scheme meeting parking requirements.</p>

**44/21 Houses in Multiple Occupation: Supplementary Planning Document Consultation**

Members to discuss Houses in Multiple Occupation Supplementary Planning Document consultation

**RESOLVED**

Members had no comments to make on this Supplementary Planning Document Consultation.

**45/21 LICENSING ACT 2003**

To discuss the following Licensing Act: -

**20/00790/LAPNEW** – Chi, Unit L5, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT

**RESOLVED**

Rushden Town Council has no objection to this application.

Chairman