

## RUSHDEN TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 31<sup>st</sup> July 2018 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith  
Marian Hollomon  
Kaye Rawlins  
David Jenney  
Philip Humphrey

Town Clerk: Vivienne Prodger

#### **110/19 DECLARATIONS OF INTEREST**

All Councillor's declared an Other Interest in application number 18/01198/FUL.

All Councillor's declared an Other Interest in application number 18/01311/ADV.

Cllr Paul Harley declared an Other Interest in application number 18/01407/TPO.

Cllr Philip Humphrey declared a Bias Interest in application number 18/01433/TCA and left the room when this item was discussed and took no part in discussion and voting thereon.

Cllr Tracy Smith declared an Other Interest in appeal number 18/00815/FUL.

#### **111/19 APOLOGIES**

Apologies for absence were submitted on behalf of Councillor's, Cesare Marinaro, Sarah Peacock, Richard Lewis, Carol Childs, David Coleman.

#### **112/19 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 10<sup>th</sup> July be approved and signed by the Chairman as a true record.

#### **113/19 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Application number: 18/00955/FUL</b> <b>Applicant: Mr. Matthew Johnson</b> Land at no.2 to be divided to accommodate erection of 1no. 3 storey residential dwelling at 2 Prospect Avenue, Rushden, Northamptonshire, NN10 6DH. <b><u>AMENDED DRAWINGS</u></b>	No Objection

<p><b>Application number: 18/01195/FUL</b>  <b>Applicant: Miss. Jodie O'Brien</b></p> <p>Installation of cantilever racking in builders yard within 5 meters of the site boundary at Buildbase Limited, Northampton Road, Rushden, Northamptonshire, NN10 6AR.</p>	<p>No Objection</p>
<p><b>Application number: 18/01197/FUL</b>  <b>Applicant: Mr. M. Sherwood</b></p> <p>Hybrid application comprising: A full application for the erection of retail units, restaurant units, office floorspace, physiothereapy/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 and retail 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 at Land West Of Rushden Lakes, Ditchford Lane, Rushden, Northamptonshire.</p>	<p>Rushden Town Council considered this application at our Planning Consultative Committee on 31<sup>st</sup> July and would like to make the following comments:-</p> <p>We do have concerns about the scale of the proposed development and existing developments at Rushden Lakes, in terms of road infrastructure. We understand the proposed road should help alleviate the problems being experienced at present, however we feel extensive road improvements at the Ditchford Lane end of the site will be required to cope with the additional traffic created by this and existing phases of the Rushden Lakes development. Therefore, we would request that any road infrastructure improvements deemed necessary as part of this application are carried out prior to the opening of any of the proposed units.</p> <p>We would also expect to see the provision of adequate parking for both members of the public and staff. The lack of parking on Phase 1 of Rushden Lakes has caused considerable concerns for local businesses, surrounding residents and staff employed at the Lakes. We feel a more holistic approach needs to be considered regarding parking provision for this phase of the development.</p> <p>This Council is concerned about the potential impact of this scheme on Rushden High Street. If some of the proposed retail is to be of smaller units offering a 'niche market' appeal this would have a substantial impact on the viability and vitality of Rushden Town Centre and would therefore not be acceptable. This would reduce the ability of Rushden Town Centre to operate successfully alongside the Rushden Lakes Development in</p>

	<p>accordance with Policy 12 of the Joint Core Strategy. Similarly we would have concerns about the development of leisure space, if this was in the form of gyms and fitness centres this would again impact on the viability of this type of business currently operating within the town. We have a number of successful gyms and fitness centres operating in close proximity to the High Street and would not wish to see these compromised by this type of facility at Rushden Lakes. These facilities at present provide important 'knock on' convenience retail spend in our High Street shops and help maintain the vitality of the town centre.</p> <p>The council is of the view that the impact maybe mitigated to an more acceptable level if a 'no poach' policy is adopted in terms of existing High Street businesses, as was agreed in the previous phase. We also feel mitigation is required to enable our Town Manager to continue working with the occupiers of the Rushden Lakes development, existing agencies and local business base to promote links between Rushden Lakes development and Rushden and Higham Ferrers Town Centres.</p> <p>Rushden Town Council requests to be included in discussions regarding Developer Contributions and Section 106 Monies. As well with continued support for the Town Manager, we have a number of projects we would like to progress to encourage footfall and vitality within Rushden High Street.</p>
<p><b>Application number: 18/01200/ADV</b>  <b>Applicant: Hobbycraft</b></p> <p>Consent to display 2No. Internally illuminated fascia signs, one to front, one to back and 1No. Non illuminated information sign at Unit 2B East Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FW.</p> <p><b><u>AMENDED DRAWINGS DATED 24<sup>TH</sup> JULY 2018</u></b></p>	<p>No additional comments to be made.</p>

<p><b>Application number: 18/01311/ADV</b>  <b>Applicant: LXB RP (Rushden) Limited</b></p> <p>Erection of advertisement at Terrace D of the Rushden Lakes Development at Unit 4 East Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FW.</p>	<p>No objection, although we note this is a retrospective application.</p>
<p><b>Application number: 18/01343/ADV</b>  <b>Applicant: Mr. James Reynolds</b></p> <p>To remove of existing noticeboards facing Midland Road and Station Road and replace with 2 aluminium boards on aluminium poles. Each board will carry an A1 size lockable cabinet, for the display of occasional or seasonal notices/messages relating to services in the church at St Peters Church, Midland Road, Rushden, Northamptonshire, NN10 9UJ.</p>	<p>Rushden Town Council Members were unhappy with the appearance and material of this sign. The Town Clerk will consult with the conservation officer.</p>
<p><b>Application number: 18/01351/FUL</b>  <b>Applicant: Mr. K. Mayers</b></p> <p>Demolition of existing garage and erection of new integral garage and side extension, two single storey rear extensions and loft conversion at 174 Bedford Road, Rushden, Northamptonshire, NN10 0SB.</p>	<p>No objection.</p>
<p><b>Application number: 18/01407/TPO</b>  <b>Applicant: Ms. Baish</b></p> <p>T1 – Beech – Crown reduce by removing up to 1.5m from the height and 2 m from the lateral spread to create a balanced crown and removal of deadwood at 17 Wymington Park, Rushden, Northamptonshire, NN10 9JP</p>	<p>No objection.</p>
<p><b>Application number: 18/01433/TCA</b>  <b>Applicant: Mr. George Dowsett</b></p> <p>T1: Sycamore – fell to near ground level. There is evidence on site that the tree is potentially causing or contributing to subsidence at 44 High Street South, Rushden, Northamptonshire, NN10 0QX.</p>	<p>No objection.</p>
<p><b>Application number: 18/01454/ADV</b>  <b>Applicant: Mrs. Donna Dookhee</b></p> <p>3no. box signs to promote the business premises at Land Adjacent Skew Bridge Ski Slop, Rushden Lakes, Rushden, Northamptonshire.</p>	<p>No objection.</p>

## **114/19 PLANNING DECISIONS**

### **Grant Planning Permission**

18/01010/FUL – 48 High Street South, Rushden, Northamptonshire, NN10 0QX.

[*RTC comment: Objection*]

### **RESOLVED**

That the information be noted.

## **115/19 APPEALS**

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

### **RESOLVED**

That the information be noted.

## **116/19 Parking Restrictions**

### **RESOLVED**

That Rushden Town Council supports the changes to High Street South and Crown Way, we would request that they look at the possibility of double yellow lines near Waitrose Bus Stop.

Chairman