

## RUSHDEN TOWN COUNCIL

### **MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 3<sup>rd</sup> APRIL 2018 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM**

Present: Councillor: Paul Harley - Chairman

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

Town Clerk: Vivienne Prodger

#### **370/18 DECLARATIONS OF INTEREST**

Councillor Barbara Jenney declared that she is a member of the Planning Management Committee at East Northamptonshire Council and she will vote at this meeting on the basis of the information in front of her at this time. However there will be additional information to consider at any ENC determination of this application and she will keep an open mind and consider this wider picture before deciding how to vote there.

Cllr's Richard Lewis, Marian Hollomon both declared an Other Interest in application number 18/00505/FUL.

Cllr's Sarah Peacock, Kaye Rawlins both declared an Other Interest in application number 18/00615/FUL.

Cllr Cesare Marinaro declared a Bias Interest in application number 18/00580/FUL and left the room when this item was discussed and took no part in discussion and voting thereon.

#### **371/18 APOLOGIES**

Apologies for absence were submitted on behalf of Councillor Carol Childs

#### **372/18 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 13<sup>th</sup> March 2018 be approved and signed by the Chairman as a true record.

#### **373/18 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b><i>Application number: 18/00473/FUL</i></b>  Two and One Storey Rear Extensions at 105 Higham Road, Rushden, Northamptonshire, NN10 6DS (PP-06792400).	No Objection
<b><i>Application number: 18/00499/FUL</i></b>  Roof extension on the existing bungalow at 42 Hall Avenue, Rushden, Northamptonshire, NN10 9ET.	No Objection

<p><b>Application number: 18/00505/FUL</b></p> <p>Single storey front extension and rear extensions at 34 Peck Way, Rushden, Northamptonshire, NN10 6BD. (PP-06803855).</p>	<p>No Objection</p>
<p><b>Application number: 18/00404/FUL</b></p> <p>Construction of a terrace of 3 two storey dwellings, demolition of existing building, alterations to existing access and works at 158 Wymington Road, Rushden, Northamptonshire, NN10 9LA (PP-06763764).</p>	<p>Rushden Town Council object to the following application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. We consider the proposed application to be an overdevelopment of the site. The proposed development does not offer quality living space, it is cramped and delivers inadequate amenity space and is therefore contrary to both our emerging Neighbourhood Plan and the Core Spatial Strategy.</li> <li>2. Surrounding existing properties are detached and the proposed scheme is therefore out of character and would be detrimental to the street scene.</li> <li>3. Waste - The bin store shown in drawing Site Plan (number 17/C318/28a) is unacceptable. The wheeled household waste bins should be stored on the individual dwelling plots. We note the comments from Waste Management regarding this application.</li> <li>4. We agree with the objections raised from Highways.</li> </ol>
<p><b>Application number: 18/00515/FUL</b></p> <p>Creation of new vehicle access onto highway at 167 Irchester Road, Rushden, Northamptonshire, NN10 9QX. (PP-06348948).</p>	<p>No Objection</p>
<p><b>Application number: 18/00522/ADV</b></p> <p>1no. internally illuminated fascia sign and 1no. goods in sign at rear at Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden, Northamptonshire, (PP-06810486).</p>	<p>No Objection</p>
<p><b>Application number: 17/01912/FUL</b></p> <p>Erection of single dwelling at 55 North Street, Rushden, Northamptonshire, NN10 6BU. (PP-06374957).</p>	<p>No Objection</p>

<p><b>Application number: 18/00469/FUL</b></p> <p>To convert half garage into a playroom/bedroom with new window to side elevation (no alteration to front elevation) (park retrospective) at 14 Arum Close, Rushden, Northamptonshire, NN10 0GG (PP-06789349).</p>	<p>Rushden Town Council object for the reason below:</p> <p>The garage is now not available to provide parking and we consider there is now insufficient parking on the site. If ENC are minded to approve this application we would suggest improvements are made to the existing drive to accommodate sufficient parking spaces.</p>
<p><b>Application number: 18/00354/FUL</b></p> <p>Proposed Single Storey Dwelling at 49 Irchester Road, Rushden, Northamptonshire, NN10 9XG. (PP-06751279).</p>	<p>Rushden Town Council object for the following reasons:</p> <ol style="list-style-type: none"> <li>1. We are of the same opinion as Highways regarding their strong objections regarding access to this site.</li> <li>2. The overall proposed development has been squeezed onto a site that is inappropriate for this type of development.</li> <li>3. Parking provision is adequate – very small allocated space and would require accessing onto an already congested highway.</li> <li>4. Poor quality design with in adequate amenity space in conflict with RTC emerging Neighbourhood Plan and Core Spatial Strategy.</li> <li>5. We note the concerns for neighbouring properties regarding impact this development would have on their quality of living.</li> </ol>
<p><b>Application number: 18/00580/FUL</b></p> <p>Proposed replacement garage block with Granny Annex accommodation over at, 122 Newton Road, Rushden, Northamptonshire, NN10 0HL. (PP-06830596).</p>	<p>Rushden Town Council wishes to object to the application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The roof height is too high in proportion to neighbouring properties</li> <li>2. This would result in an overbearing and out of character building.</li> </ol>

<p><b>Application number: 18/00615/FUL</b></p> <p>Proposed store extension to main hall at St Mary's Church, High Street, Rushden, Northamptonshire, NN10 0QE (PP-06764879).</p>	<p>No Objection</p>
<p><b>Application number: 18/00568/ADV</b> <b>Applicant:</b> Wagamama</p> <p>4 sets of internally illuminated fascia text at Unit R3 Boardwalk, Rushden Lakes, Rushden, Northamptonshire, NN10 6FA. (PP-06825435).</p>	<p>No Objection</p>

**374/18 PROPOSED PROHIBITION OF VEHICLES OVER 3 TONNES – DITCHFORD ROAD BRIDGE**

To discuss the new proposal for the introduction of a 3 tonnes structural weight limit

**RESOLVED**

Members discussed the new proposal and welcome the weight restriction to protect the bridge.

**375/18 PLANNING DECISIONS**

Grant Planning Permission

17/02317/FUL - Conversion of garage to habitable room (retrospective) | 86 Coltsfoot Road Rushden Northamptonshire NN10 0GE.

[RTC comment: Objection]

Grant Planning Permission

17/02541/FUL – Replace existing single front facing dormer with 2 No. smaller dormers. Convert garage to habitable room and construction of detached garage with home office over.

[RTC comment: Objection]

Grant Planning Permission

18/00168/FUL - Change of use of existing residential property to a house of multiple occupation with 7 bedrooms for use as a supported housing hostel for women with associated office space for staff and project use within existing office/business space.

[RTC comment: Objection]

**RESOLVED**

That the information be noted.

**376/18 APPEAL**

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

- 17/01469/FUL – Part demolition part retention and conversion of former print works with additional new houses and flats to create 13 new residential dwellings at Printing Workshop, Midland Road, Rushden, Northamptonshire, NN10 9UJ.

- 17/01378/OUT – Outline Planning Application for the demolition of the existing garage and erection of a one bedroomed dwelling at 27 Bradfield Close, Rushden, Northamptonshire, NN10 0EP.
- 17/02103/OUT – Erection of detached dwelling (all matters reserved except access) at 312A Newton Road, Rushden, Northamptonshire, NN10 0SY.

**RESOLVED**

To reiterate previous comments on all three appeals.

**377/18 DEVELOPMENT NAMING**

Stanley Hunt Court, had been suggested for the new street name for the Development off Midland Road, Rushden, Northamptonshire.

**RESOLVED**

Members had no objections to the name Stanley Hunt Court.

Chairman