

## RUSHDEN TOWN COUNCIL

### **MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 3<sup>rd</sup> December 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM**

Present: Councillor: Paul Harley - Chairman

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

Town Clerk: Vivienne Prodger

#### **273/20 DECLARATIONS OF INTEREST**

Cllrs Paul Harley declared an Other interest in application number 19/01747/FUL.

#### **274/20 APOLOGIES**

Apologies for absence were submitted on behalf of Councillors Richard Lewis and Carol Childs.

#### **275/20 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 19<sup>th</sup> November 2019 be approved and signed by the Chairman as a true record.

#### **276/20 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Application Number: 19/01233/FUL</b> <b>Planning Officer: Patrick Reid</b>  Proposed 5 general industrial (B2 use class) and storage and distribution (B8 use class) units to replace previously demolished units (Description amended 21.11.19) - Francis Court, Wellingborough Road, Rushden, Northamptonshire, NN10 6AY.  <b>DESCRIPTION AMENDED ON 21.11.2019</b>	Rushden Town Council had no further comments to make.
<b>Application Number: 19/01747/FUL</b> <b>Planning Officer: Joe Davies</b>  Change of use of land and building from agricultural to a sui generis haulage business yard (retrospective) at 317 Bedford Road, Rushden, Northamptonshire.	No Objection

<p><b>Application Number: 19/01754/FUL</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Single storey rear extension to provide additional office space for the existing care home (Re-submission of 18/01520/FUL) at 86 Wymington Road, Rushden, Northamptonshire, NN10 9LA.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01756/FUL</b>  <b>Planning Officer: Joe Davies</b></p> <p>Proposed front extension at 11 Mill Estate, Wymington Road, Rushden, Northamptonshire, NN10 9LD.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01777/FUL</b>  <b>Planning Officer: Dean Wishart</b></p> <p>Conversion and extension to create 14 one and two bed flats for occupation by persons over 55 years of age, including communal parking and amenity spaces (resubmission of 19/00594/FUL) at Rushden Memorial Clinic, Hayway, Rushden, Northamptonshire, NN10 6AG.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. Rushden Memorial Clinic The proposed scheme which incorporates 14 flats is an overdevelopment of the site. The site is located on an attractive residential road and the scale and density of the proposed scheme is not appropriate for the existing area. Flatted accommodation of this scale would be out of character and detrimental to neighbouring properties. We acknowledge the proposed extension to the original building has been repositioned to create less impact on the current street scene. However, this revision has not mitigated the impact on existing neighbouring properties and the proposed extension will be overbearing and out of keeping with adjacent properties.</li> <li>2. As we have previously stated Rushden already has an overprovision of flatted development. Within the last 5 years more than 350 flats have been built in Rushden. We consider this to be a more than sufficient provision of this type of accommodation. Rushden has historically taken a disproportionate number of flatted developments within the town and we feel this must now be redressed and a sensible balance of development restored. We understand due to the size of the Memorial Clinic it does need to be sub-divided to make any development sustainable, but consider the proposed number of units to be unacceptable. A division into 4 larger apartments offering reasonable amenity space would be acceptable, but the proposed 14 units is not acceptable and is</li> </ol>

therefore in conflict with the Rushden Neighbourhood Plan.

3. **Policy H4 – Market housing type mix** of the adopted Rushden Neighbourhood Plan states flatted development will only be permitted where this;

Meets an identified need – no documentation has been submitted with this application to support a further requirement for flatted accommodation of this type within Rushden

Where an existing non-residential building is being converted for residential use - We would argue that this house was originally built as a residential property and should therefore be treated as such with regard to this application.

4. Whilst the Memorial Clinic is not listed it has been identified as a 'building of significant heritage importance'. The proposals for flat roofed extensions to the building would be completely out of character and would be detrimental to the aesthetics of this historic building.
5. The house has some important historical features which should be preserved, including the original dining room with a ceiling fresco and the wood panelled library with stained glass window . If the site was sympathetically redeveloped into larger apartments these features could be incorporated. The present proposed scheme indicates these features would not be retained.
6. The number of proposed dwellings would have exacerbate the congestion problems already experienced on the Hayway. The site is situated between two schools and exits onto a road heavily congested with 'on street' residential parking.
7. Some of proposed units appear to be very cramped offering inferior living space. Whilst we understand the proposed units meet the Nationally Described Space Standards adopted in the Joint Core Strategy some of them do appear very small particularly for a converted property. We feel the developer should consider the saleability of such properties, particularly, as previously

	<p>mentioned, we do already have an over provision of flatted accommodation within the town and there are quite a number of unoccupied flats at the present time. Whilst we understand this development is to be marketed to over 55's we consider that people wishing to downsize generally prefer fewer rooms but they generally like these to be spacious. Some of the flats have very little storage and do not offer adequate amenity space. We also feel the provision of the communal area is too small and would not offer true communal living space for residents. We feel that although this development is to be aimed at over 55's, little consideration has been given to accessibility and general housing needs for older people.</p> <p>Point 3.14 of Older People's Housing in the Rushden Neighbourhood Plan quotes the definition of 'older people' from the NPPF and this indicates consideration needs to be given the specialist needs for older people. This latest application does not appear to cover these needs adequately.</p> <p>8. The parking provision is insufficient and does not appear to include disabled parking provision. We note the comments from LHA and should ENC be minded to approve this application these comments must form part of the planning conditions.</p> <p>In conclusion, as the house recently used as the Memorial Clinic was purchased by the people of Rushden, we consider it is very important to ensure this property is developed as sensitively as possible. Whilst we welcome a sensitive development of the site we would ask the developers once again to reconsider the amount of units they are proposing within the house. We would be pleased to see a quality development of larger apartments which would enable the historic features to be retained and are disappointed the developers are still continuing with an overdevelopment of the site.</p>
<p><b>Application Number: 19/01784/FUL</b>  <b>Applicant: Design &amp; Build Projects Ltd</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Conservatory to rear at 11 Alpine Road,  Rushden, Northamptonshire, NN10 9RJ.</p>	<p>No Objection</p>

<p><b>Application Number: 19/01818/FUL</b>  <b>Applicant: Mr &amp; Mrs Howse</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Erect a white UPVC conservatory in the rear garden at 9 Barker Close, Rushden, Northamptonshire, NN10 0EJ.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01828/FUL</b>  <b>Applicant: Mr Bayliss</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Loft conversion to create additional study/bedroom and ensuite including dormer window; Removal of front boundary hedge and replace with a metal powder coated fence at 1 Aintree Drive, Rushden, Northamptonshire, NN10 0YS.</p>	<p>Rushden Town Council has no objection subject to height of fence as per Highways comments.</p>
<p><b>Application Number: 19/01831/FUL</b>  <b>Applicant: Caswell</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Erection of single storey side extension and a detached garage with a work room over at Yeomans, Hayway, Rushden, Northamptonshire, NN10 6AQ (PP-08214926).</p>	<p>Rushden Town Council has no objection, however, condition for this not to be used as separate accommodation.</p>
<p><b>Application Number: 19/01833/TPO</b>  <b>Applicant: Mr. Ryan Cresswell</b>  <b>Planning Officer: Henry Pearson</b></p> <p>TPO number 0181 - Horse chestnut (T3) thinning of canopy of 10% and a reduction of the canopy of 20% leaving a natural but smaller shape at 28 Lime Street, Rushden, Northamptonshire, NN10 6DA.</p>	<p>No objection</p>

## 277/20 PLANNING DECISIONS

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

### Approve The Reserved Matters

**19/01423/REM** - Reserved matters: Appearance, Landscaping, Layout, Scale pursuant to 17/01378/OUT: demolition of the existing garage and erection of a one bed roomed dwelling at 27 Bradfield Close, Rushden, Northamptonshire, NN10 0EP.

[RTC Objection]

### **RESOLVED**

Members noted the information.

## **278/20 APPEAL**

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

**19/00430/FUL** - Single storey rear extension (resubmission of 18/01364/FUL) at 33 High Street, Rushden, Northamptonshire, NN10 0QE.

*[RTC – No Objection]*

### **RESOLVED**

Rushden Town Council had no further comments to make on this application.

Chairman