

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 3rd May 2022 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 6.30PM

Present: Chairman: Paul Harley

Councillors: David Jenney Tracey Smith
Marian Hollomon Richard Lewis
David Coleman Philip Humphrey
Cameron Clarke Melanie Coleman [Ex Officio]

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

415/22 DECLARATIONS OF INTEREST

No declarations of interest.

416/22 APOLOGIES

Apologies for absence were submitted on behalf of Cllrs, Carol Childs, Cesare Marinaro, Kaye Rawlins, Sarah Peacock.

417/22 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 12th April 2022 be approved and signed by the Chairman as a true record.

418/22 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
<p>Planning Application: NE/22/00039/FUL Applicant: Mr. Graham Hall-Watkins Planning Officer: Gavin Sylvester</p> <p>Erection of a 4 storey building to provide 12 flats. Ground floor area to provide allocated underground and external car parking at 29 Fitzwilliam Street, Rushden, Northamptonshire, NN10 9YW.</p>	<p>We object to this application for the following reasons:-</p> <ol style="list-style-type: none">1. This application is contrary to the Rushden Neighbourhood Plan Policy H4 – Rushden already has an imbalance of flatted accommodation located close to the Town Centre and this development would add further to this imbalance. It is also contrary to 2.1 The vision – core objectives, to avoid the proliferation of flats.2. This proposal is an overdevelopment of the site and provides inferior amenity space and parking facilities and will not provide quality living space for residents.3 There is insufficient parking provision. Fitzwilliam Street is a heavily congested road with considerable on street parking for existing residents, this

	<p>development would result in further congestion and once again residents would be reliant on using the public car parks, which is not acceptable.</p> <p>4 Access from the site does not have acceptable sight lines or splays. Accessing from a narrow road onto an already heavily congested public highway is dangerous and would result in further back up of traffic from Wellingborough Road and Duck Street.</p> <p>5 We note the comments from Waste Management and this would suggest there is not capacity on this site to accommodate waste storage from 12 units. We also note the comments regarding the collection of waste and fully support these comments.</p> <p>In conclusion, we strongly object to this development, it contravenes a number of policies and principles within the Rushden Neighbourhood Plan and we therefore consider NNC should refuse the application.</p>
<p>Planning Application: NE/22/00090/FUL Applicant: Mr. Edwin Blizzard Planning Officer: Jacqui Colbourne</p> <p>Proposed double storey side extension and single storey rear extension at 14 Manor Road, Rushden, Northamptonshire, NN10 9EY.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/00168/FUL Applicant: Mr. Paul Bicknell Planning Officer: Jennifer Wallis</p> <p>Demolition of existing summer house and erection of 2 bed end terraced house at 26 Fairmead Crescent, Rushden, Northamptonshire, NN10 9NB.</p> <p><u>AMENDED PLAN AND ADDITIONAL PLAN DATED 8TH APRIL</u></p>	<p>Whilst we note this is an amended plan our original objections as below still remain the same.</p> <ol style="list-style-type: none"> 1. The proposed scheme is an over development of the site resulting in inferior amenity space for both properties. 2. We consider the proposed access is not suitable. To enable bin collection for 26 Fairmead Crescent shared access with 26a will be required - would this be condition of any planning consent that NNC are minded to grant? 3. Parking provision is insufficient .

	<p>4. To transform a semi- detached house into a terrace would be out of keeping with the neighbouring properties in Fairmead Crescent and cause harm to the character of the local area (Policy 8d of the NNJCS).</p>
<p>Planning Application: NE/22/00205/FUL Applicant: Mr. Mark Shroll Planning Officer: Jennifer Wallis Responses Due: 13th May 2022</p> <p>Single storey side extension and internal alterations at 2 Nicholas Way, Rushden, Northamptonshire, NN10 6UD.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/00432/FUL Applicant: Mr. Michael Phillips Planning Officer: Pete Baish Responses Due: 13th May 2022</p> <p>Creation of 33 Flats and 3 Townhouses, combination of new build and conversion. Demolition of some buildings on site. Change of use of the majority of the site from retail to residential at 4 Higham Road, Rushden, Northamptonshire, NN10 6DZ.</p>	<p>Rushden Town Council objects to this application and would reiterate our original objections</p> <p>1. We fully support LHA comments about insufficient parking. As previously stated the inclusion of town houses instead of flats on the back part of the site would reduce parking requirements and create better living spaces for residents.</p> <p>2. Whilst we appreciate the existing building needs to be utilised we consider the proposed new build flats would be out of keeping with existing properties on North Street. The flats would be overbearing and this would result in residents in North Street losing their privacy.</p> <p>3. We consider the proposed number of flats does contravene Policy 30 of the Joint Core Strategy as it would constitute an over-concentration of a single type of housing where this would adversely affect the character or infrastructure of the area.</p> <p>4. As we have stated on numerous occasions Rushden now as an overprovision of flats within the area of the High Street, The High Street is effectively now ringed with flats and this does not create a balanced housing mix. Many of the recently built flats remain unsold or unlet and we feel the market for flats has been saturated.</p> <p>Once again we feel the developer should re-consider the new build flats and consider a scheme of town houses which would deliver the type of accommodation required within the town and greatly enhance this area.</p> <p>We are also fully supportive of the reasons for refusal given by the Inspector when the original application went to appeal. We feel that very</p>

	little has changed on this latest application and therefore our stance remains the same.
<p>Planning Application: NE/22/00442/FUL Applicant: Charmaine Chituri Planning Officer: Chris Hill Responses Due: 13th May 2022</p> <p>Change of use (from E offices to C3 residential) creation of 3no. 1- bedroom flats, replacement of existing windows and doors with timber sash units (first floor rear windows to include juliette balcony); replacement of front window with timber entrance door, new timber doors to refuse and cycle store and external alterations (Re-submission of NE/21/01675/FUL) at 15 - 17 Church Street, Rushden, Northamptonshire, NN10 9YU.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <p>We would reiterate our original concerns as below, as we do not feel these have been addressed by this latest application.</p> <p>There is already an over provision of small, one bedroom flats within the Town, this development would offer very limited quality amenity space.</p> <p>We are concerned about the lack of parking. We note that Highways have commented that any application should not be reliant on public parking spaces therefore as no parking facilities have been demonstrated within the application we feel the application is unacceptable. Considerable strain has already been placed on public parking in the past, with previous similar planning applications to this relying on using the public car parks to provide the required parking. We feel this is detrimental to the economy of the town as the valuable free parking spaces for shoppers are being taken by residents.</p> <p>We note that that Waste Management have reiterated their original concerns and we would fully support them.</p>
<p>Planning Application: NE/22/00483/FUL Applicant: Tanya Jenkinson Planning Officer: Sunny Bains Responses Due: 20th May 2022</p> <p>Two semi-detached 2-storey dwellings including access, parking and amenity space At Jack And Jill Nursery, Moor Road, Rushden, Northamptonshire, NN10 9TP.</p>	No Objection
<p>Planning Application: NE/22/00498/FUL Applicant: Freeman (Company Name Federal Estates Ltd) Planning Officer: Jennifer Wallis Responses Due: 20th May 2022</p> <p>Subdivision of plot and 1no. new dwelling including access and amenities (revised resubmission to NE/21/00870/FUL) at 33 Arundel Court, Rushden, Northamptonshire, NN10 9JB.</p>	No Objection

419/22 WITHDRAWN APPLICATION

Members were advised of the withdrawal of the following application.

NE/21/01675/FUL - Change of use of building (from E to C3), creation of 4no. 1-bedroom units, replacement of existing windows with heritage windows and replacement of shop window with 2 windows at 15 - 17 Church Street, Rushden, Northamptonshire, NN10 9YU.

RESOLVED

Members noted the information.

420/22 APPEAL

Members discussed the following appeal:-

20/01446/FUL - Demolition of former police station and construction of 6 dwellings with associated landscaping, parking and vehicular accesses to Shirley Road (Resubmission of 19/00937/FUL) at Police Station, North Street, Rushden, Northamptonshire, NN10 6BU.

[RTC Comments - Rushden Town Council objections to this application for the following reasons:

- 1. We support the various objections from the Local Highways Authority.*
- 2. The proposed parking provision is inadequate for the number of dwelling within the scheme and does not comply with Northamptonshire Parking Standards.*
- 3. We are concerned that the proposed 6 bedroom dwelling lacks amenity space. As a six bed dwelling this would be a family home and it has very little garden space. We question whether it is viable to create a six bedroom dwelling in this location. We would add that should NNC be minded to approve this application, we would request that a condition is placed on the 6 bed dwelling that it remains a family home and does not get approval for change of use to a HMO.*

RESOLVED

Members noted the information and had no further comments to add.

421/22 NORTH NORTHAMPTONSHIRE STRATEGIC PLAN SCOPE AND ISSUES CONSULTATION

Members to discussed the North Northamptonshire Strategic Plan Scope and Issues Consultation.

RESOLVED

Members were happy with the scoping and issues consultation.

Chairman