



RUSHDEN TOWN COUNCIL

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Mayor: Cllr Melanie Coleman
Town Clerk: Vivienne Prodger

28th April 2022

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 3rd May 2022 commencing at 7.30pm.

AGENDA

1. **DECLARATIONS OF INTEREST**
To receive any declarations of interest Personal and/or Prejudicial and the nature of those interests relating to items on the agenda.
2. **APOLOGIES**
To receive any apologies for absence.
3. **MINUTES**
To approve the minutes of the meeting of the Planning Consultative Committee held on Tuesday 12th April 2022.
4. **PLANNING APPLICATIONS**
To comment on the following Planning Applications:

Planning Application: NE/22/00039/FUL Planning Officer: Gavin Sylvester Responses Due: 20th May 2022	Applicant: Mr. Graham Hall-Watkins
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.	
Planning Application: NE/22/00090/FUL Planning Officer: Jacqui Colbourne Responses Due: 2nd May 2022	Applicant: Mr. Edwin Blizzard
Proposed double storey side extension and single storey rear extension at 14 Manor Road, Rushden, Northamptonshire, NN10 9EY.	
Planning Application: NE/22/00168/FUL Planning Officer: Jennifer Wallis Responses Due: 25th May 2022	Applicant: Mr. Paul Bicknell
Demolition of existing summer house and erection of 2 bed end terraced house at 26 Fairmead Crescent, Rushden, Northamptonshire, NN10 9NB.	
AMENDED PLAN AND ADDITIONAL PLAN DATED 8TH APRIL	

Planning Application: NE/22/00205/FUL Planning Officer: Jennifer Wallis Responses Due: 13th May 2022	Applicant: Mr. Mark Shroll
<p>Single storey side extension and internal alterations at 2 Nicholas Way, Rushden, Northamptonshire, NN10 6UD.</p>	
Planning Application: NE/22/00432/FUL Planning Officer: Pete Baish Responses Due: 13th May 2022	Applicant: Mr. Michael Phillips
<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>	
Planning Application: NE/22/00442/FUL Planning Officer: Chris Hill Responses Due: 13th May 2022	Applicant: Charmaine Chituri
<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>	
Planning Application: NE/22/00483/FUL Planning Officer: Sunny Bains Responses Due: 20th May 2022	Applicant: Tanya Jenkinson
<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>	
Planning Application: NE/22/00498/FUL Applicant: Freeman (Company Name Federal Estates Ltd) Planning Officer: Jennifer Wallis Responses Due: 20th May 2022	
<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>	

5. 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.

6. APPEAL

Members to discuss 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.]

(Enclosed)

7. **NORTH NORTHAMPTONSHIRE STRATEGIC PLAN SCOPE AND ISSUES CONSULTATION**

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

Yours faithfully

Vivienne Prodger
Town Clerk