



RUSHDEN TOWN COUNCIL

Rushden Hall
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Northamptonshire NN10 9NG

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Mayor: Cllr David Coleman
Town Clerk: Vivienne Prodger

24th January 2025

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 4th February 2025 commencing at 7.00pm.

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 14th January 2025.
- 4. PLANNING APPLICATIONS**
To comment on the following Planning Applications:

Planning Application: NE/24/01079/FUL
Applicant: Mr O Aiyegbusi
Planning Officer: Erika Davies
Ward: Pemberton
Responses Due Back: 21st February 2025

Full Planning Permission. Ground floor rear extension. Part first floor rear, front and side extension. Rear dormer roof extension, two front roof windows at 78 Park Avenue, Rushden, Northamptonshire, NN10 9NR.

Planning Application: NE/24/01169/FUL
Applicant: Investment Street
Planning Officer: Lisa Greenwood
Ward: Pemberton
Responses Due Back: 3rd February 2025 – EOT Granted until 7th February 2025

Full Planning Permission. Change of Use from (C3 Dwellinghouse) to (Sui Generis) HMO for 9 people, to include Internal and external alterations, provision of bin storage, car parking and bicycle storage area at 69 Wellingborough Road, Rushden, Northamptonshire, NN10 9YG.

Planning Application: NE/24/01201/OUT

Applicant: Ashfield Land Developments Ltd

Planning Officer: Lisa Greenwood

Ward: Spencer

Responses Due Back: 7th February 2025 - EOT Granted until 14th February 2025

Outline Planning Permission. Hybrid planning application for the phased comprehensive development of land north of Northampton Road, Rushden: Outline planning permission (all matters reserved except access point and first phase spine road) for Class B2 development; highways works (including provision of a new roundabout on Northampton Road), landscaping areas and associated infrastructure. Full planning permission for a supermarket (Class E), non-food retail unit (Class E), Drive Thru Unit (Class E / Sui Generis), EV Charging Facility (Sui Generis); landscape areas, associated infrastructure and public art at Land North Of Northampton Road, Rushden, Northamptonshire.

Planning Application: NE/24/01204/FUL

Applicant: Mr Andrew Perkins

Planning Officer: Jacqui Colbourne

Ward: Sartoris

Responses Due Back: 7th February 2025

Full Planning Permission. 1No 2-bedroom self build dwelling including access and amenity land at 3 Hall Avenue, Rushden, Northamptonshire, NN10 9ES.

Planning Application: NE/24/01236/FUL

Applicant: Mr David Griffiths (Rushden & Higham Rugby Club)

Planning Officer: Ellen Carr

Ward: Bates

Responses Due Back: 13th February 2025

Full Planning Permission. Single storey extension at Manor Park, Bedford Road, Rushden, Northamptonshire.

Planning Application: NE/24/01240/FUL

Applicant: Nina Robinson (Rush 2 The Den)

Planning Officer: Jacqui Colbourne

Ward: Hayden

Responses Due Back: 3rd February 2025

Full Planning Permission. Creation of First Floor within existing building at 16 Fitzwilliam Street, Rushden, Northamptonshire, NN10 9YW.

Planning Application: NE/24/01243/FUL

Applicant: Mr And Mrs Mike Dowling

Planning Officer: Ellen Carr

Ward: Spencer

Responses Due Back: 3rd February 2025 - EOT Granted until 7th February 2025

Full Planning Permission. Alterations to former shopfront, pitched parapet roof feature to side extension, single storey rear extension, spiral stairs to second floor at 18 Higham Road, Rushden, Northamptonshire, NN10 6DZ.

Planning Application: NE/25/00020/FUL
Applicant: Greenbox Developments Ltd
Planning Officer: Hoda Sadri
Ward: Hayden
Responses Due Back: 21st February 2025

Full Planning Permission. First floor side extension to Unit 3 (1 bedroom), to create a 2 bedroom dwelling at 65 Moor Road, Rushden, Northamptonshire, NN10 9TP.

Planning Application: NE/25/00030/FUL
Applicant: Mr And Mrs Truman
Planning Officer: Ellen Carr
Ward: Pemberton
Responses Due Back: 13th February 2025

Full Planning Permission. Single storey front, side and rear extension at 49 Grangeway, Rushden, Northamptonshire, NN10 9EZ.

Planning Application: NE/25/00032/FUL
Applicant: Mrs Susan Tester
Planning Officer: Erika Davies
Ward: Pemberton
Responses Due Back: 15th February 2025

Full Planning Permission. First floor side extension at 2 Haddon Close, Rushden, Northamptonshire, NN10 9HZ.

Planning Application: NE/25/00062/FUL
Applicant: Ms Freya Peverell
Planning Officer: Erika Davies
Ward: Pemberton
Responses Due Back: 21st February 2025

Full Planning Permission. Demolish rear extension and conservatory. New single storey rear extension and loft conversion at 6 St Peters Avenue, Rushden, Northamptonshire, NN10 6XW.

Planning Application: NE/25/00093/TCA/
Applicant: Lisa Phillips (North Northamptonshire Council)
Planning Officer: Ana Patriarca
Ward: Hayden
Responses Due Back: 21st February 2025

Tree Work in Conservation Area. TG1; (max of 6) Sycamore - Section fell to ground level. Grind out accessible parts of stumps to depth of 30 cm, backfill voids with arisings at 95 High Street, Rushden, Northamptonshire, NN10 0NR.

5. **PLANNING DECISIONS**

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

Planning Permission Refused

NE/24/01102/FUL - First floor rear extension and new first floor windows to side elevation at 11 Abbots Way, Rushden, Northamptonshire, NN10 9PL.

[RTC No Objection]

(Enclosed)

6. **WITHDRAWN APPLICATION**

Members to note the withdrawal of the following application:-

NE/24/00395/FUL– Single storey extension and refurbishment to existing ancillary building to create a SEND Unit for up to 10 Children at Whitefriars Primary School, Boughton Drive, Rushden, Northamptonshire, NN10 9HX.

(Enclosed)

7. **APPEAL**

Members to discuss the following appeal consultation:-

NE/24/00651/FUL - Car port to front elevation at 26 Clarence Court, Rushden, Northamptonshire, NN10 9HN.

(Enclosed)

Your faithfully

Vivienne Prodger
Town Clerk