

## RUSHDEN TOWN COUNCIL

### **MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 6<sup>th</sup> April 2021 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM**

Present: Councillor: Paul Harley

Councillors: Sarah Peacock Marian Hollomon  
Philip Humphrey Kaye Rawlins  
Cesare Marinaro David Coleman  
Carol Childs Melanie Coleman [Ex officio]  
Richard Lewis Tracey Smith

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

In attendance: Cameron Clarke

#### **390/21 DECLARATIONS OF INTEREST**

Cllr Cesare Marinaro declared a Bias Interest in application number 21/00348/FUL and left the meeting when this item was discussed and took no part in discussion and voting thereon.

#### **391/21 APOLOGIES**

No Apologies.

#### **392/21 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 16<sup>th</sup> March 2021 be approved and signed by the Chairman as a true record.

#### **393/21 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Planning Application: NE/21/00113/FUL</b> <b>Applicant: Mr.Vaid</b> <b>Planning Officer: Susie Russell</b> Double storey side and rear extension. at 101 Wellingborough Road, Rushden, Northamptonshire, NN10 9YL.	Rushden Town Council objects to this application.  We consider this application to be an overdevelopment of the site and as such would have a detrimental impact on the character and appearance of the street scene . This would be contrary to Policy 8 of the North Northamptonshire Joint Core Strategy and the Rushden Neighbourhood Plan Policy EN1.

<p><b>Planning Application: NE/21/00282/FUL</b>  <b>Planning Officer: Susie Russell</b>  <b>Applicant: Mr &amp; Mrs Sebastian &amp; Charlotte Southcombe</b></p> <p>Garage conversion and block paving to front at 28 Lime Street, Rushden, Northamptonshire NN10 6DA.</p>	<p>Rushden Town Council has no objection subject to Highways Comments.</p>
<p><b>Planning Application: NE/21/00307/FUL</b>  <b>Applicant: Mr. Shaw</b>  <b>Planning Officer: Ian Baish</b></p> <p>Garage and workshop outbuilding at 21 St Marys Avenue, Rushden, Northamptonshire, NN10 9EP.</p>	<p>Rushden Town Council strongly objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. The proposed garage and large workshop building would be in very close proximity to Hall Park and Rushden Hall. Rushden Hall is used for office accommodation for Rushden Town Council, public room hire for local organisations and is licensed for weddings. Therefore, any vehicle noise resulting from the garage and workshop would be detrimental to the current uses of both Rushden Hall and Hall Park. St Mary's Avenue and Hall Park Lane are residential areas and therefore should therefore the proposal for a large garage and workshop is out of keeping with existing properties.</li> <li>2. Having read the objections from neighbouring properties we have concerns about useage of the workshop and garage. We would request that the applicant supplies information about what they are proposing to use the buildings for. We note that LHA have not objected to the application, however, if the buildings are to be used for commercial purposes the number of traffic movements will be significantly higher and the proposed access road is a designated UK 12 footpath not a adopted vehicular access. The access road is quite narrow and is flanked by a grade 2 listed wall on the Hall Park side and we are concerned about increased traffic and large vehicles damaging the wall that runs the length of the access road.</li> <li>3. We consider the proposed scale of the buildings constitutes an overdevelopment of the site and is unnecessary for a residential dwelling.</li> </ol> <p>In conclusion, with a lack of information about the proposed use of the buildings we are very concerned that commercial useage is being sought and this will result in a detrimental impact on the local residents and all the people that use</p>

	<p>Hall Park and Rushden Hall. Hall Park is a green flag park and is very important to all residents of Rushden, it is very well used by all age groups and is a crucial green space in the centre of urban development, offering an opportunity for quiet recreation and it would be very sad if this was destroyed by an inappropriate development built in close proximity. We hope North Northamptonshire Council gives careful consider our objections and refuses this application.</p>
<p><b>Planning Application: NE/21/00308/FUL</b>  <b>Applicant: Mr. Christopher Comber</b>  <b>Planning Officer: Susie Russell</b></p> <p>Construction of single storey, flat roof rear extension with roof lantern at 21 Goulsbra Road, Rushden, Northamptonshire, NN10 0YX.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00338/FUL</b>  <b>Applicant: Mr. Veselin Vasilev</b>  <b>Planning Officer: Sunny Bains</b></p> <p>Rear single storey extension and roof lights at 19 Pevensey Close, Rushden, Northamptonshire NN10 0RY.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00341/FUL</b>  <b>Applicant: Mr. Greg Williams</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Single storey front extension and single storey rear extension at 32 Glamis Close, Rushden, Northamptonshire, NN10 0QP.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/21/00348/FUL</b>  <b>Applicant: Mr. Paul Coughlan</b>  <b>Planning Officer: Joe Davies</b></p> <p>Retrospective application for loft conversion at 2 The Cedars, 110 Irchester Road, Rushden Northamptonshire, NN10 9XS.</p>	<p>Whilst we have no objection in principle. We note the comments from the Local Highways Authority and would support their request that the number of bedrooms are confirmed.</p> <p>We also note that this is a retrospective application.</p>
<p><b>Planning Application: NE/21/00410/FUL</b>  <b>Applicant: Mr Beevers</b>  <b>Planning Officer: Jacqui Colbourne</b></p> <p>Detached outbuilding (retrospective) at 10 Link Road, Rushden, Northamptonshire, NN10 9LB.</p>	<p>Whilst we have no objection to this application in principle however, we would make the following comments:-</p> <p>This application is retrospective and work has already been completed without any planning permission.</p> <p>The planning application was submitted incorrectly, in Section 4 the applicant has stated that work has not started without consent. This was clearly not correct and therefore the wrong information was submitted.</p> <p>We would request that a condition is placed on this application to ensure the building remains part of the existing property and cannot be used as a separate dwelling.</p>

<p><b>Planning Application: NE/21/00411/FUL</b>  <b>Applicant: Mr Piotr Pieczak</b>  <b>Planning Officer: Ian Baish</b></p> <p>Construction of one end of terrace three bedroom house on land at the rear of 126 Wellingborough Road at 126 Wellingborough Road, Rushden, Northamptonshire, NN10 9SS.</p>	<p>Rushden Town Council would like to object to this application for the following reason:-</p> <p>We are concerned about the proposed parking arrangements. The two allocated parking spaces shown on the site plan appear to be unfeasible. We note the comments from LHA and would question whether it is possible to meet their requirements within the current site layout of this application.</p>
<p><b>Planning Application: NE/21/00433/ADV</b>  <b>Applicant: Mark Snelling (Company Name - AS Watson ) Superdrug</b>  <b>Planning Officer: Susie Russell</b></p> <p>1 x High level signage 1 x Shopfront signage at Unit 4, Northwalk, Rushden Lakes, Rushden, Northamptonshire, NN10 6FG.</p>	<p>No objection, although we note that this is a retrospective application.</p>
<p><b>Planning Application: NE/21/00452/TCA</b>  <b>Applicant: Mr. Will Smith</b></p> <p>Removal of conifers and 1 cedar tree; 1 Sycamore tree to side back at 36 Griffith Street, Rushden, Northamptonshire, NN10 0RL.</p>	<p>No Objection.</p>

### **394/21 PLANNING DECISIONS**

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

#### Grant Planning Permission

#### **20/00937/ADV - 16no. Adverts – at Starbucks, John Clark Way, Rushden, Northamptonshire**

- 1) Int-Illum 9mtr Totem
- 2) Int-Illum Drive Thru Directional
- 3) Int-Illum Height Restrictor
- 4) Int-Illum Preview Menu Board
- 5) Int-Illum Speaker Canopy
- 6) Int-Illum 5 Panel Menu
- 7) Int-Illum No Entry/Thank You Directional
- 8) Int-Illum No Entry/Thank You Directional
- 9) Int-Illum 1500mm Roundel
- 10) Int-Illum Drive Thru Letters
- 11) Int-Illum 1500mm Roundel
- 12) Int-Illum 250mm Wordmark
- 13) Int-Illum 250mm Wordmark
- 15) Non-Illum Welcome Mesh Directional
- 16) Non-Illum Thank You Mesh Directional
- 17) Non-Illum Banner Frame Starbucks John Clark Way Rushden Northamptonshire

*[RTC Objection] Rushden Town Council objects to the (2) 9 metre illuminated totem poles. We consider the poles are too high and will cause light pollution to the 3 storey homes directly opposite the site, off John Clark Way*

#### **RESOLVED**

Members noted the information.

Refuse Planning Permission

**21/00086/FUL - 54 Blinco Road, Rushden, Northamptonshire, NN10 0EA.**

Single storey front extension; 1st floor side extension; single storey rear extension and internal alterations

*[RTC No Objection] Rushden Town Council has no objection to this application subject to the comments made by LHA:- Parking for a 1 Bed = 1 Space, Parking for a 2 Bed = 2 Spaces, Parking for a 3 Bed = 2 Spaces, Parking for a 4+ Bed = 3 spaces, Visitor Parking provision is at 0.25 spaces/dwelling Residential Spaces must be a minimum of 3 metres x 5.5 metres in size.*

**RESOLVED**

Members noted the information.

Grant Planning Permission

**20/01518/FUL - 55 Bedford Road, Rushden, Northamptonshire, NN10 0ND.**

Replacement of part of existing lawn area with hardstanding; replacement of existing front facing boundary timber fence with brick wall; proposed fountain with feature paving surround; soft landscaping to front and side of site; new entrance steps and raised patio area to the front and sides of the dwelling

*[RTC Objection] Rushden Town Council objects to this application for the following reasons: 1. Whilst we have no objection to the landscaping, paving and fountain we strongly object to the rendering of the existing building. This is a classic Arts and Craft 1920's house with an aesthetically pleasing exterior, to render the exterior would totally destroy the existing historical features of the building. The current exterior should be retained as an important heritage feature of a grand family home.  
2. We object to the replacement of the existing timber fence with rendered wall, this would be out keeping with existing properties.  
3. We would ask for clarification as to whether the annex has planning permission, as this was originally garages.  
4. We note considerable tree works have been undertaken and would like clarification that all works have been carried out with the consent of the ENC Tree Officer.*

**RESOLVED**

Members noted the information.

Refuse Planning Permission

**NE/21/00145/OUT - Jack And Jill Nursery, Moor Road, Rushden, Northamptonshire, NN10 9TP.**

*[RTC No Objection] Rushden Town Council has no objection to this application.*

**RESOLVED**

Members noted the information.

Grant Planning Permission

**19/01781/FUL - Federal Estates, Newton Road, Higham Ferrers, Northamptonshire (Site and Chelveston Renewable Energy Park, Caldecott, Northamptonshire (Site 2).**

*[RTC Comments] We have no objection to the residential development of 120 dwellings.*

*We object to the development of 18,000 sqm of employment space (B1/B2/B8 use classes).*

*1. This development would be in conflict with Policy 13 Rural Exceptions of the Core Spatial Strategy. This development does not meet the criteria of Rural Exceptions in any form and should not be permitted.*

*2. Access to the proposed site is poor as it is served by a minor B-road. This road does not have the capacity to accommodate the amount of extra traffic movements that would be generated by this this amount of development. These extra traffic movements would also impact on Chelston Rise, a residential site.*

*3. No public transport to the site, indicating employees would have to use car transport which is again in direct conflict with Policy 13 (c) of the Core Spatial Strategy.*

**RESOLVED**

Members noted the information.

**395/21 APPEAL**

Members to discuss the following appeal.

**20/01654/FUL**- Conversion and extension of store to the rear of shops at No 119 High Street Rushden to form a single dwelling within Class C3. at 119 High Street

Rushden Northamptonshire NN10 0NZ.

*[RTC – Objection] - Whilst Rushden Town Council understand the rationale of wanting to convert this property we feel it necessary to object as there is no parking provision within the site for the residential portion of the property.*

**RESOLVED**

Members noted the information.

**396/21 WILLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN**

Members to discuss Willington Neighbourhood Development Plan.

**RESOLVED**

Members had no objection and consider this to be a sound Neighbourhood Development Plan.

Chairman