



RUSHDEN TOWN COUNCIL

**Rushden Hall
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**Mayor: Cllr Melanie Coleman
Town Clerk: Vivienne Prodger**

26th February 2021

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held via video conference call, using Zoom on Tuesday 6th April 2021 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 the 16th March 2021.
- 4. PLANNING APPLICATIONS**
To comment on the following Planning Applications:

Planning Application: NE/21/00113/FUL Planning Officer: Susie Russell Responses Due Back: 9th April 2021	Applicant: Mr.Vaid
Double storey side and rear extension. at 101 Wellingborough Road, Rushden, Northamptonshire, NN10 9YL.	
Planning Application: NE/21/00282/FUL Planning Officer: Susie Russell Applicant: Mr & Mrs Sebastian & Charlotte Southcombe Responses Due Back: 9th April 2021	
Garage conversion and block paving to front at 28 Lime Street, Rushden, Northamptonshire NN10 6DA.	
Planning Application: NE/21/00307/FUL Planning Officer: Ian Baish Responses Due Back: 9th April 2021	Applicant: Mr. Shaw
Garage and workshop outbuilding at 21 St Marys Avenue, Rushden, Northamptonshire, NN10 9EP.	

<p>Planning Application: NE/21/00308/FUL Planning Officer: Susie Russell Responses Due Back: 9th April 2021</p> <p>Construction of single storey, flat roof rear extension with roof lantern at 21 Goulsbra Road, Rushden, Northamptonshire, NN10 0YX.</p>	<p>Applicant: Mr. Christopher Comber</p>
<p>Planning Application: NE/21/00338/FUL Planning Officer: Sunny Bains Responses Due Back: 9th April 2021</p> <p>Rear single storey extension and roof lights at 19 Pevensey Close, Rushden, Northamptonshire NN10 0RY.</p>	<p>Applicant: Mr. Veselin Vasilev</p>
<p>Planning Application: NE/21/00341/FUL Planning Officer: Jacqui Colbourne Responses Due Back: 9th April 2021</p> <p>Single storey front extension and single storey rear extension at 32 Glamis Close, Rushden, Northamptonshire, NN10 0QP.</p>	<p>Applicant: Mr. Greg Williams</p>
<p>Planning Application: NE/21/00348/FUL Planning Officer: Joe Davies Responses Due Back: 9th April 2021</p> <p>Retrospective application for loft conversion at 2 The Cedars, 110 Irchester Road, Rushden Northamptonshire, NN10 9XS.</p>	<p>Applicant: Mr. Paul Coughlan</p>
<p>Planning Application: NE/21/00410/FUL Planning Officer: Jacqui Colbourne Responses Due Back: 24th April 2021</p> <p>Detached outbuilding (retrospective) at 10 Link Road, Rushden, Northamptonshire, NN10 9LB.</p>	<p>Applicant: Mr Beevers</p>
<p>Planning Application: NE/21/00411/FUL Planning Officer: Ian Baish Responses Due Back: 24th April 2021</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>Applicant: Mr Piotr Pieczak</p>
<p>Planning Application: NE/21/00433/ADV Applicant: Mark Snelling (Company Name - AS Watson) Superdrug Planning Officer: Susie Russell Responses Due Back: 22nd April 2021</p> <p>1 x High level signage 1 x Shopfront signage at Unit 4, Northwalk, Rushden Lakes, Rushden, Northamptonshire, NN10 6FG.</p>	
<p>Planning Application: NE/21/00452/TCA Planning Officer: Responses Due Back: 24th April 2021</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>Applicant: Mr. Will Smith</p>

5. **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

(Enclosed)

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.

(Enclosed)

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.*

(Enclosed)

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.*

(Enclosed)

Grant Planning Permission

19/01781/FUL - Federal Estates, Newton Road, Higham Ferrers, Northamptonshire (Site 1) 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.*

(Enclosed)

6. 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.*

7. WILLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

Members to discuss Willington Neighbourhood Development Plan.

(Enclosed, email with links sent 30th March 2021)

Yours faithfully

Vivienne Prodger
Town Clerk