

## RUSHDEN TOWN COUNCIL

### **MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 6<sup>th</sup> September 2022 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 6.30PM**

Present: Chairman: Paul Harley

Councillors: Marian Hollomon Philip Humphrey  
Cameron Clarke Kaye Rawlins  
David Jenney Richard Lewis  
Cesare Marinaro Tracey Smith  
Carol Childs Adrian Winkle [Ex Officio]

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

In Attendance: Cllr Joe Norris

#### **74/23 DECLARATIONS OF INTEREST**

Cllr Richard Lewis declared a Bias interest in Agenda Item number 6 and left the meeting when this item was discussed and took no part in discussion and voting thereon.

Cllr Carol Childs declared an Other interest in Agenda Item number 6.

Cllr Marian Hollomon declared an Other interest in application number NE/22/00980/FUL.

#### **75/23 APOLOGIES**

Apologies for absence were submitted on behalf of Cllrs, David Coleman and Melanie Coleman.

#### **76/23 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 16<sup>th</sup> August 2022 be approved and signed by the Chairman as a true record.

#### **77/24 PLANNING APPLICATIONS**

That the following comments be submitted to North Northamptonshire Council:

The Chairman proposed that Agenda Item Number 7 was brought to the top of the planning list and was considered first as members of the public were in attendance for this application.

<b>Planning Application</b>	<b>Comments</b>
<b>Planning Application: NE/21/00861/OUT</b> <b>Applicant: Mr. Richard Chalcraft</b> <b>(Company name Amberville Properties Ltd)</b> <b>Planning Officer: Dean Wishart</b> <b>Responses Due: 29<sup>th</sup> August 2022</b>  Outline planning application with all matters reserved, aside access, for a proposed residential development of up to 84 dwellings at Site 948 Former Quarry, Hayway, Rushden, Northamptonshire.	1. In the Rushden Neighbourhood Plan we originally considered this site should be developed with between 50 - 65 houses and this was expressed in our submission to the Examiner. In his report the Examiner changed the wording from approximately to minimum on this site and the final made plan does state a minimum of 65 houses. However, we consider the proposed scheme of 84 dwellings is an over development of this site. The proposed number of dwellings is an increase of 30% on the minimum number within the adopted Rushden

<p><b><u>AMENDMENT/ADDITIONAL INFORMATION RECEIVED</u></b> - Plans and agent response to highways comments uploaded on 10th August 2022.</p>	<p>Neighbourhood Plan and is therefore not acceptable.</p> <p>2. We would support the comments from Natural England regarding insufficient information regarding lack of information for the impact on designated sites.</p>
<p><b>Planning Application: NE/22/00705/FUL</b>  <b>Applicant: Mr. Antonio Di-Fazio</b>  <b>Planning Officer: Sunny Bains</b>  <b>Responses Due: 7<sup>th</sup> September 2022</b></p> <p>Demolition of existing dwelling and erection of 7 dwellings. at 11 Higham Road, Rushden, Northamptonshire, NN10 6EB.</p> <p><b><u>AMENDMENT/ADDITIONAL INFORMATION RECEIVED</u></b> - Amended plans dated 21<sup>st</sup> August 2022.</p>	<p>Rushden Town Council would like to reiterate original our objections as per the previous application on this site:-</p> <p>We feel this is an overdevelopment of the site, 7 houses on this site is excessive. The existing house on the site has been an attractive, iconic feature of this gateway into Rushden and we feel it would be more appropriate to have a less cramped, quality scheme on the site. With imaginative design this corner site could still be an attractive entrance into the town rather than a solid block of houses. The density of this design gives very little amenity space to the proposed dwellings and would not been in keeping with the existing 1920's houses adjacent to the site. The current submitted scheme does therefore not comply with the Rushden Neighbourhood Plan Policy H4 3.2 ' Aside from housing need, the vision for the plan is to ensure that where new houses are built they are appropriate in size and designed so that they integrate acceptably with the existing settlement.'</p> <p>We note the comments from the Inspector within the dismissed appeal regarding garden sizes and feel this fresh application has not addressed the problem. Plots 2,5,6 and 7. There is simply not room to provide adequate parking and outside amenity space for 7 dwellings on the site.</p> <p>We also consider the proposed scheme is contrary to Policy 8 (e) of the Joint Core Strategy and Policy EN1 of the Rushden Neighbourhood Plan.</p> <p>We strongly object to the proposal to put the access on Washbrook Road, the access is very close to the junction and the traffic lights. We note the comments from Waste Management 'concerned regarding the safety of a waste collection vehicle stopping to collect from so many properties so close to the traffic lights on the Washbrook/Higham Road junction and the Asda Superstore'. This would indicate this is an unacceptable access point for 7 dwellings.</p> <p>We consider the parking layout to be very cramped with tandem parking. The whole layout indicates there is not enough room on the site to</p>

	<p>sensibly accommodate parking for 7 properties. We note the comments from Highways about an adoptable road for more than 5 dwellings and there is not space on this site for this to be feasible</p> <p>We note the comments from the Police about not addressing their original concerns.</p> <p>In conclusion we would once again welcome a quality, well designed scheme on this site, but the present proposal appears to be squeezing as many dwellings onto the site as possible without any consideration for visual appearance and quality of living for residents and is thus contrary to the Rushden Neighbourhood Plan. We are disappointed that this fresh application has been resubmitted without considering and rectifying all the objections for the previous application.</p>
<p><b>Planning Application: NE/22/00776/FUL</b>  <b>Applicant: Mr. Johnson (Company Name Tophaven Sustainable Construction Ltd)</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Responses Due: 14<sup>th</sup> September 2022.</b></p> <p>Erection of three x 2 bedroom bungalows, with vehicular access, parking and landscaping; and retention of existing dwelling at Workshop Rear Of 160 Wymington Road, Rushden, Northamptonshire.</p> <p><b><u>AMENDMENT/ADDITIONAL INFORMATION RECEIVED -</u></b> Amended plans dated 24th August</p>	<p>No Objection</p>
<p><b>Planning Application: NE/22/00980/FUL</b>  <b>Applicant: Mr &amp; Mrs Moore</b>  <b>Planning Officer: Chris Hill</b>  <b>Responses Due: 16<sup>th</sup> September 2022</b></p> <p>Demolition of existing bungalow and erection of a new 3 bed detached dormer bungalow. at 198 Bedford Road, Rushden, Northamptonshire, NN10 0SB.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/22/01011/FUL</b>  <b>Applicant: Mr &amp; Mrs O'Shea</b>  <b>Planning Officer: Chris Hill</b>  <b>Responses Due: 9<sup>th</sup> September 2022</b></p> <p>Erection of single storey rear extension and minor internal alterations, including replacement of garage door with window and the application of render to part of the front and side elevations at 11 The Drive, Rushden, Northamptonshire, NN10 9JT.</p>	<p>No Objection</p>

<p><b>Planning Application: NE/22/01019/FUL</b>  <b>Applicant: Mr. Michael Johnson JS</b>  <b>Services</b>  <b>Planning Officer: Susie Russell</b>  <b>Responses Due: 16<sup>th</sup> September 2022</b></p> <p>Single storey rear extension at 163 Irchester Road, Rushden, Northamptonshire, NN10 9QX.</p>	<p>No Objection</p>
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**78/23 LITTLE STREET, RUSHDEN NE/22/00833/FUL**

Members discussed email dated 1<sup>st</sup> September received from Chris Hill, North Northamptonshires Senior Development Management Officer.

**NE/22/00833/FUL** Change of use from Gymnasium (Class-E), to Residential (C3) to create 4 one bedroom residential apartments. Ground floor flats to be wheelchair accessible at 38 Little Street, Rushden, Northamptonshire, NN10 0LS.

**RESOLVED**

This application has been deferred to 27<sup>th</sup> September 2022.

**79/23 ORDER & NOTICE SECTION 53 WILDLIFE & COUNTRY SIDE ACT 1981**

Members discussed the Order and Notice Section 53 Wildlife & Country Side Act 1981.

**RESOLVED**

Rushden Town Council has no objection to this Order & Notice.

Chairman