RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 7TH JULY 2015 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: D Coleman - Chairman
Councillors: C Marinaro  D Jenney
            R Lewis        Mrs M Hollomon
            Mrs C Childs  Ms T Smith
            P Harley

Town Clerk: Vivienne Prodger

80/16 DECLARATIONS OF INTEREST

Councillor D Jenney declared an Other Interest in application number 15/01127/VAR
Councillor D Coleman declared a Bias Interest in application number 15/01195/VAR
Councillor Mrs M Hollomon declared an Other Interest in application number 15/01195/VAR
Councillor R Lewis declared an Other Interest in application number 15/01215/FUL

81/16 APOLOGIES

Apologies for absence were submitted on behalf of Councillors P Humphrey, Mrs S Peacock [ex-officio] and Mrs K Rawlins [ex-officio].

82/16 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on 16th June 2015 be approved and signed by the Chairman as a true record.

83/16 REPORTS ON DELEGATED POWERS DECISIONS

Members had previously been circulated with a report on a decision taken by the Delegated Powers persons on 16th June 2015 for the following application where the response fell outside the timescale of scheduled committee meetings:

15/01098/TPO – Applicant: Ms Liz Nicholls
T1 Lime – crown clean removing dead, diseased, dying, crossing, rubbing and duplicate branches. Crown thin by 15% at 4 Beech Grove, Rushden, Northamptonshire NN10 6EJ

RESOLVED

That a No Objection decision be submitted.

84/16 PLANNING APPLICATIONS

Councillor D Coleman, having declared a Bias Interest in application number 15/01195/VAR, left the room during consideration of this item and took no further part in the discussion or voting thereon.

RESOLVED
That the following comments be submitted to East Northamptonshire Council:

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Description</th>
<th>Applicant</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/01054/ADV</td>
<td>New retail signage at Unit 2, Crown Way, Rushden, Northamptonshire</td>
<td>Pets at Home Plc</td>
<td>No objection</td>
</tr>
<tr>
<td>15/01113/FUL</td>
<td>Single storey side extension at 142 Avenue Road, Rushden, NN10 0SW</td>
<td>Mr Kersley</td>
<td>No objection</td>
</tr>
<tr>
<td>15/01127/VAR</td>
<td>Variation of conditions 1,5,6,8,14,37,38,41,42,43,44,45,46,47 and 48 (as per section 2 of the submitted planning statement) pursuant to planning permission 14/01928/VAR (Variation of conditions 1,5,6,8,15,38,39,42,43,44,45,46 and 47 as per section 2 of the submitted planning statement) pursuant to planning permission 12.00010/FUL – Rushden Lakes: Hybrid Planning Application comprising: Full application for the erection of a home and garden centre, retail units, drive thru restaurant, gatehouse, lakeside visitor centre, restaurants and boat house, together with proposals for access. Outline: application for the erection of a hotel, crèche and leisure club with some matters reserved (appearance). Plus removal of ski slope and associated site levelling, landscaping, habitat management and improvement works, vehicular access and servicing proposals together with the provision of car and cycle parking and a bus stop, dated 20.12.2012 at land adjacent Skew Bridge Ski Slope, Northampton Road, Rushden, Northamptonshire.</td>
<td>LXB RP (Rushden) Ltd</td>
<td>No objection. Members welcomed the proposed changes</td>
</tr>
<tr>
<td>15/01176/TPO</td>
<td>Ash tree – trim overhanging branches at 144 Bedford Road, Rushden, NN10 0SB</td>
<td>Mr Malkit Singh</td>
<td>No objection</td>
</tr>
<tr>
<td>15/01178/ADV</td>
<td>Retail park totem sign at DIY, Crown Way, NN10 6AX</td>
<td>Canada Life Investments Ltd</td>
<td>No objection</td>
</tr>
<tr>
<td>15/01186/FUL</td>
<td>Proposed side extension at 42 Barnwell Drive, Rushden, NN10 9HR</td>
<td>Mr &amp; Mrs Ashdown</td>
<td>No objection</td>
</tr>
<tr>
<td>15/01195/VAR</td>
<td>Variation of condition 22 – restriction on delivery times pursuant to planning permission 10/01017/OUT dated 16.7.12 – Outline: Erection of a NHS Resource Centre, creation of up to 125 dwellings with associated open space, space for educational use by South End Infant School, removal of four trees covered by TPO, new access roads and</td>
<td>Kier Living</td>
<td>No objection</td>
</tr>
</tbody>
</table>
alterations to existing internal road layout (All matters reserved) at Rushden Hospital, The Drive, Rushden, Northamptonshire NN10 9JU

15/01213/FUL New access, crossover and highway boundary treatments at 63 Northampton Road, Rushden, Northamptonshire NN10 6AJ Mr & Mrs R Oberman No objection

85/16 LICENSING PANEL DECISION

Members had previously been circulated with details of the Licensing Panel’s decision for the Review of Premises Licence, The Wheatsheaf, 1 High Street South, Rushden, Northamptonshire NN10 0QU

RESOLVED

Members noted the modifications to the conditions of the licence and had no further comments to make.

86/16 WITHDRAWN APPLICATION

Members were advised of the withdrawal of the following planning application:

15/00405/FUL – Demolition and redevelopment of site to form residential scheme with nine two bedroom units and car parking at former garage, High Street South, Rushden, Northamptonshire

[RTC comments: Objection]

RESOLVED

That the information be noted.

87/16 PLANNING DECISIONS

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

Grant Planning Permission

15/00675/FUL – Installation of solid external wall insulation to the front and rear of the property at 138 Cromwell Road, Rushden, Northamptonshire NN10 0EF

[RTC comments: Objection
1. The cladding is out of keeping with surrounding properties and spoils the street scene of traditional redbrick terraced houses.
2. The cladding will create a detrimental effect as it will jut out from the existing brickwork and will therefore not follow the contours of the housing to either side and will create a ‘step effect’, thus spoiling the existing housing line]

RESOLVED

That the information be noted.

Chairman