

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON MONDAY 7th SEPTEMBER 2021 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley

Councillors: Marian Hollomon Cameron Clarke
Tracey Smith Sarah Peacock
David Coleman Philip Humphrey
Carol Childs Kaye Rawlins
David Jenney Richard Lewis
Melanie Coleman [Ex Officio]

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

133/22 DECLARATIONS OF INTEREST

Councillor David Jenney declared a Bias interest in application 18/01284/FUL and left the room when this item was discussed and took no part in discussion and voting thereon.

Councillors Sarah Peacock, Kaye Rawlings, David Jenney, Carol Childs all declared an Other Interest in application 20/01712/FUL.

134/22 APOLOGIES

Apologies for absence were submitted on behalf of Cllr Cesare Marinaro.

135/22 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 17th August 2021 approved and signed by the Chairman as a true record.

136/22 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Planning Application: 18/01284/FUL Applicant: Bedfordia Farms Ltd Planning Officer: Pete Baish Responses Due: 27th September 2021 Construction and operation of a broiler rearing unit with six linked poultry buildings and ancillary structures comprising fifteen grain silos, three crumb feed silos, three feed blending houses, two water tanks with an associated pump house, two gas storage tanks, an electricity substation, switch room and standby generator with fuel tank, a weigh room, a welfare block, a cold store and incinerator, a boiler house and storage	Rushden Town Council objections to this application for the following reasons: 1. Air Quality/ Odour We do not feel the amended information addresses any of our original concerns and would reiterate we have great concerns about odour from the site. Documentation supplied still describes the odour generated as "moderately offensive". Even if the odour is 'moderately offensive' why should residents be subjected to this? Research indicates that the smell will be extremely offensive and widespread and

building, a security gatehouse and associated hardstanding, with boundary fencing, landscape, planting and flood attenuation works and an upgrading of an existing vehicular access track extending to the south-west to an existing anaerobic digestion plant access road. (revised scheme to 17/01328/FUL) At: Land North East Of Westwood AD Plant, Bedford Road, Rushden, Northamptonshire

AMENDMENT/ADDITIONAL

INFORMATION Environmental Statement Chapter 13: Air Quality, Manure Management Plan Version 3, Environmental Statement Chapter 8: Ecology.

therefore we feel this is not an appropriate site for this type of development. Again research indicates Intensive chicken rearing installations have increased in the UK in recent years and the negative impact of them are now coming to light where the odour is frequently described as "overpowering" and "nauseous" raising numerous complaints from local residents.

Couple this with the existing Biogen plant and despite numerous assurances the odour from this plant and its associated fertiliser spreading is ever present. The odour effect from this proposal will be cumulative to the effect already being experienced from the Biogen plant. We feel full consideration needs to be given to the generation of odour and residents should not have to be subjected to living with a continual 'bad smell' as a result of ill-informed planning decisions. We feel air quality in the surrounding area will be greatly compromised as a result of this application and again why should existing residents have their quality of life reduced because of this.

2. Manure Management Plan

The amendments to the Manure Management Plan do not mitigate the harm the disposal of the chicken waste will do to the surrounding environment. Due to the nature of this intensive farming the production of chicken waste will be excessive and we are concerned about the storage of the waste, this will result in the waste leaching into the surrounding area and watercourses. The proposed area for spreading the manure will result in widespread odour problems and saturation of the land and be detrimental to the wider population.

We would like to reiterate all our original comments regarding this application as we do not feel the latest amendments have mitigated any of the original concerns for the Town Council and many residents or Rushden and the wider area.

<p>Planning Application: NE/21/01158/LDE Applicant: Mr. Paul Bicknell Planning Officer: Jennifer Wallis Responses Due: 17th September 2021</p> <p>Certificate of Lawfulness for existing development/use: Summer house adjacent to dwelling At 26 Fairmead Crescent, Rushden, Northamptonshire, NN10 9NB.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. We consider that insufficient detail has been submitted and therefore we are unable to evaluate the application fully. 2. After site visits we have observed that the development is dis-proportionate to the size of the plot and therefore constitutes an overdevelopment of the site in its current form. 3. We are concerned one wall appears to have been constructed from the original garden wall and we feel this would be substandard in term of footings for the building. 4. Should NNC be minded to grant this application we would requested the approval is conditioned to ensure the building is not used as a separate dwelling. 5. We would request clarification regarding the actual date the building was constructed.
<p>Planning Application: 20/01712/FUL Applicant: Coulson Planning Officer: Jennifer Wallis Responses Due: 6th September 2021</p> <p>Part demolition and conversion of existing storage barn to support the erection of a residential annexe ancillary to main dwelling at 166 Avenue Road, Rushden, Northamptonshire, NN10 0SW.</p> <p><u>AMENDED DRAWINGS DATED 29TH APRIL 2021</u></p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <p>We feel the creation of this residential annexe constitutes back land development of the existing site. This is a standalone residential building, that is not joined to the property and would set a precedence for creating a separate dwelling behind an existing property.</p> <p>Should North Northants Council be minded to approve this application we would request it is conditioned to ensure the has to remain with the existing property and cannot gain status as a separate dwelling.</p>
<p>Planning Application: NE/21/01081/FUL Applicant: Mr. Angus Lawson (Broadshadow Properties) Planning Officer: Sunny Bains Responses Due: 9th September 2021</p> <p>Construction of 8no 1 bedroom apartments and 2no 3 bedroom townhouses at 28 Moor Road, Rushden, Northamptonshire, NN10 9SP.</p>	<p>Rushden Town Council requested an extension of time on this application on the 08/09/21 & 23/09/21</p>
<p>Planning Application: NE/21/01216/FUL Applicant: Smith-Wauters Planning Officer: Susie Russell Responses Due: 9th September 2021</p> <p>Single storey rear extension and internal/roof alterations at 29 Arundel Court, Rushden, Northamptonshire, NN10 9JB.</p>	<p>No Objection</p>

<p>Planning Application: NE/21/01228/FUL Applicant: Mr. M Barnes Planning Officer: Joe Davies Responses Due: 10th September 2021</p> <p>Swimming pool in rear garden (Retrospective) at 22 Albion Place, Rushden, Northamptonshire NN10 0RF.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/01278/PNT Applicant: CK Hutchison Networks (UK) Ltd Planning Officer: Gavin Sylvester Responses Due: 24th September 2021</p> <p>Proposed 20.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works at Telecommunications Pole, Wymington Road, Rushden, Northamptonshire.</p>	<p>Rushden Town Council understands that this is the preferred location but we are disappointed that this is located adjacent to local properties.</p>

Chairman