PRESENT:

Councillor: D Coleman - Chairman
Councillors: C Marinaro, D Jenney
Mrs C Childs, Mrs S Peacock (ex-officio)
Ms T Smith, Mrs K Rawlins (ex-officio)
P Harley

Town Clerk: Vivienne Prodger

128/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

129/16 APOLOGIES

Apologies for absence were submitted on behalf of Councillors P Humphrey, R Lewis and Mrs M Hollomon.

130/16 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on 18th August 2015 be approved and signed by the Chairman as a true record.

131/16 REPORT ON DELEGATED POWERS DECISIONS

Members had previously been circulated with a report on decisions taken by the Delegated Powers persons on 18th August 2015 for the following applications where the response fell outside the timescale of scheduled committee meetings:

15/01305/FUL  Applicant: Mr Bazzo

Single storey rear and side extension at 36 Manor Road, Rushden, Northamptonshire NN10 9EY

Decision: No objection

15/01327/FUL [amendment/additional information]  Applicant: Lidl UK GmbH

 Provision of an area of staff car parking and associated point of access at former Recycling Centre Car Park and Council Depot, Newton Road, Rushden, Northamptonshire

Decision: Members object most strongly to this planning application for the following reasons:-

- A noise attenuation fence should be installed to replace the original brick wall adjacent to Wheatcroft Gardens.
- Wheatcroft Gardens is a quiet residential cul-de-sac and should remain so. The attractive brick wall adjacent to Wheatcroft Gardens has been demolished (despite Rushden Town Council’s request it remain) and residents are now being expected to
put up with an access on Wheatcroft Gardens which will result in considerably more traffic movements on a narrow road.

- Any staff parking with access onto Wheatcroft Gardens will set precedence for store users to use this access and potentially result in unauthorized parking on and around Wheatcroft Gardens causing lose of parking amenities and nuisance for existing residents.
- The junction into and out of Wheatcroft Gardens is not easy to navigate given it's close proximity to Robinson Road and Newton Road and extra traffic movements will only exacerbate this problem.
- The creation of a new access on Wheatcroft Gardens will create a ‘rat run’ into the Lidl Site and compromises ‘Secured by Design’ principles.
- Any additional Staff Parking should be accessed from within the Lidl site and not a narrow residential street.

**15/01464/ADV**  Applicant: Mr Daniel Cooke – Home Outlet Ltd.

Fascia Sign, vinyl window signage and freestanding sign at Helix Lighting Factory, Wellingborough Road, Rushden, Northamptonshire

**Decision:** Whilst members have no objection to the proposed wall mounted sign, we do object to any freestanding signs.

Wellingborough Road is a gateway into the town and we are in the process of trying to have untidy areas cleaned up to create a more aesthetically pleasing approach to the town generally.

Excessive signage is a matter we are looking at and we feel a ‘less is more’ approach would benefit the whole town. We understand the need for businesses to advertise, but feel signage should be controlled and of a non-garish nature.

**132/16 PLANNING APPLICATIONS**

**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>
</table>
| 14/02227/FUL      | Conversion of and alterations to the existing building to C3 (residential) comprising 14 (4x1 bed, 8x2 bed, and 2x3 bed) self-contained apartments with associated parking provision and landscaping at Unit 3A, Albert Road, Rushden, Northamptonshire | Mr N Wadforth | Very strongly object.  
1. The proposed scheme is a gross over development of the existing site.  
2. Proposed parking is insufficient for the number of dwellings proposed.  
3. This proposed development provides small, cramped units that will not allow any quality living space. This is an inferior design that does not give any amenity space.  
4. This development would be contrary to NPPF Paragraph 56 to ‘making better places for people’.  
5. The proposed room sizes will not comply with the new Building Regulations due to be adopted in October. |
We are disappointed that yet again another application has been submitted for small, inadequate apartments. Rushden already has an over provision of this type of accommodation and at present 89 properties of this type remain vacant within the town.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Author</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/00632/FUL</td>
<td>To install external wall insulation to the rear elevation only at 9 Manton Road, Rushden, Northamptonshire NN10 0JT</td>
<td>Mr James Baker Orbit</td>
<td>Members had no further comments to make</td>
</tr>
<tr>
<td>15/00996/ADV</td>
<td>Display external signs at Storefirst Northampton, Brindley Close, Rushden, Northamptonshire NN10 6EN</td>
<td>Mr O Andrew Group First Ltd</td>
<td>No objection - members noted this is a retrospective planning application</td>
</tr>
<tr>
<td>15/01218/FUL</td>
<td>New dwelling on under-utilized garden land adjacent 26 Woodland Road, Rushden, Northamptonshire</td>
<td>Mr R Freeman</td>
<td>No objection – members had no additional comments to make</td>
</tr>
<tr>
<td>15/01337/FUL</td>
<td>Rear external staircase as access to first floor flat over shop premises at 14 Church Street, Rushden, Northamptonshire</td>
<td>Mr Graham Bell</td>
<td>Members had no objection to the re-submitted plans</td>
</tr>
<tr>
<td>15/01404/FUL</td>
<td>Small extensions to existing Rushden Fire Station to facilitate the relocation of Northamptonshire Police Authorities local response unit at Rushden Fire Station, Washbrook Road, Rushden, Northamptonshire NN10 6UL</td>
<td>Northamptonshire County Council</td>
<td>Members had no additional comments to make</td>
</tr>
<tr>
<td>15/01448/FUL</td>
<td>Proposed two storey rear/side extension and replacement garage/store at 40 Melloway Road, Rushden, Northamptonshire NN10 6XX</td>
<td>Mr &amp; Mrs Soloman</td>
<td>Members had no objection to the amendment/additional information submitted</td>
</tr>
<tr>
<td>15/01461/OUT</td>
<td>Outline: Proposed four bedroom detached dwelling with associated parking and garden (all matters reserved) at 26 Moor Road, Rushden, Northamptonshire NN10 9SP</td>
<td>Mrs Pat Smart</td>
<td>No objection</td>
</tr>
<tr>
<td>15/01571/FUL</td>
<td>Single storey rear and side extension at 20 Crabb Street, Rushden, Northamptonshire NN10 0RH</td>
<td>Mr S Falkner</td>
<td>No objection</td>
</tr>
<tr>
<td>15/01578/ADV</td>
<td>1no. welcome sign, 3no. internal light pockets, 1no. illuminated fascia, 1 illuminated projecting sign and 1 ATM surround at 43 High Street, Rushden, Northamptonshire NN10 0QE</td>
<td>RBHS – Group Property</td>
<td>No objection</td>
</tr>
</tbody>
</table>

133/16 APPLICATION FOR A NEW PREMISES LICENCE

Members discussed an application for a new Premises Licence at Lidl, 25 Newton Road, Rushden, Northamptonshire NN10 9SU.
RESOLVED

Members would like to make the following comments:

Members felt that 07.00 was too early to be selling alcohol, as these premises are on a school route and this may also contribute to:

- Crime and Disorder
- Public Nuisance
- The protection of children from harm

The site is situated near residential properties and members are concerned about the impact this may have on the residents living in close proximity to the store.

134/16 PROPOSED UPGRADE OF COMMUNICATIONS APPARATUS FOR CTIL AND VODAFONE

Members discussed the proposed upgrade of communications apparatus for CTIL and Vodafone and it was

RESOLVED

That Rushden Town Council have no comments to make regarding the proposed upgrade at Rushden Telephone Exchange.

135/16 SELECT COMMITTEE ON NATIONAL POLICY FOR THE BUILT ENVIRONMENT

Members had previously been circulated with information regarding the Select Committee on National Policy for the Built Environment, and it was

RESOLVED

That members would discuss a written response at the next Planning Consultative Committee meeting on 29th September 2015.

136/16 WITHDRAWN APPLICATION

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

15/01298/TPO – T1 – Silver Birch – Fell to ground level at 66 Ennerdale Road, Rushden, Northamptonshire NN10 0JL

RESOLVED

That the information be noted.

Chairman