

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 8th December 2020 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: David Coleman David Jenney
 Sarah Peacock Philip Humphrey
 Marian Hollomon Tracey Smith
 Cesare Marinaro Kaye Rawlins
 Carol Childs Melanie Coleman
 Richard Lewis

Town Clerk: Vivienne Prodger

255/21 DECLARATIONS OF INTEREST

Cllrs Sarah Peacock, David Jenney and David Coleman all declared an Other interest in application number 20/01453/OUT.

256/21 APOLOGIES

No Apologies

257/21 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 1st December 2020 be approved and signed by the Chairman as a true record.

258/21 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Planning Application: 20/01453/OUT Applicant: Taylor Wimpey UK Limited & BDW Trading Limited Planning Officer: Gavin Sylvester Outline Planning Application for a Sustainable Urban Extension comprising residential development of up to 2,200 dwellings (Class C3), residential institution(Class C2), up to 110,000 square metres of employment development (Classes B2 (General Industrial), B8 (Storage and Distribution), E(comprising Office, Research and Development of Products or Processes and Industrial Processes)), two local centres, two primary schools, one secondary school, details of the principal accesses from A6 /John Clark Way roundabout and Newton Road, secondary vehicular and non-vehicular accesses, public open space including Suitable Alternative	Whilst Rushden Town Council has always been supportive of the concept of sustainable growth for Rushden we would like to make the following comments in respect of the proposed Sustainable Urban Extension to the east of Rushden. 1. When the idea of a Sustainable Urban Extension for Rushden was originally mooted, Rushden Town Council always stated that this would only be acceptable if the appropriate infrastructure was aligned with any proposed residential development. We would expect this to include schools, connectivity to the green space, necessary additional healthcare provision and quality employment opportunities. We felt that Rushden had already received a lot of residential development over the last twenty years without the infrastructure to support it. Therefore, we have taken the view that the proposed SUE would be an opportunity to redress some of the imbalances that have

Natural Greenspace, cemetery, allotments, noise mitigation features, drainage, primary sub-station utilities apparatus and associated engineering works, demolition of existing buildings, earthworks and ground remodelling (All Matters reserved except Access) at Rushden East, Urban Extension, Liberty Way, Rushden, Northamptonshire.

occurred as a result of piecemeal residential development without a robust infrastructure framework to support it.

2. With regard to connectivity to the existing Town Centre, we regard this as extremely important as the proposed growth should be supporting existing facilities rather than creating a stand-alone development. The SUE should be fully integrated into the rest of Rushden in order for the whole town to benefit from any growth. We would also welcome some financial contribution for any future regeneration of Rushden High Street as part of a holistic approach to making the SUE a truly sustainable extension.
3. We are disappointed to see B8 (Storage and Distribution) has been included with the 11,000 metres of employment development. Historically Rushden has already taken a considerable amount of B8 development throughout the town and we would like to see some quality employment opportunities coming through with the development of classes B2 and E employment. Whilst we accept that some B8 may be necessary to service the B2 and E employment we would expect this to be limited and only a small proportion of the proposed 11,000 metres. Therefore a cap on B8 development would be most welcome to ensure our aspirations for quality employment are met and Rushden does not end up with yet more 'large sheds' with limited employment opportunities.
4. We are pleased to see that land has been allocated for a new cemetery within Rushden and would welcome further discussions about what level this will be developed to prior to any hand over to the local burial authority.
5. We note and support the comments for NHS Clinical Commissioning Group and would expect additional health provision to be provided to support the 2,200 dwellings. All Rushden's current healthcare is at full capacity and therefore the Clinical Commissioning Group requirements are vital to ensure sustainability.
6. We support the development of the proposed schools and the provision of substantial green space.

We hope that the above comments and concerns will be given full consideration and look forward to continuing engagement and consultation on this application.

Chairman