

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 8th February 2022 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Chairman: David Coleman

Councillors: Cameron Clarke David Jenney
Tracey Smith Philip Humphrey
Kaye Rawlins Sarah Peacock
Marian Hollomon Paul Harley
Melanie Coleman [Ex Officio]

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

326/22 DECLARATIONS OF INTEREST

Cllrs David Coleman, David Jenney, Melanie Coleman all declared an Other interest in application number NE/22/00072/TCA.

Cllr, Tracey Smith declared a Bias interest in Item 6 – Appeal, NE/21/00926/FUL and left the meeting when this item was discussed and took no part in discussion and voting thereon.

Cllr Sarah Peacock declared an Other interest in Item 6 – Appeal, NE/21/00926/FUL.

327/22 APOLOGIES

Apologies for absence were submitted on behalf of Cllrs, Carol Childs, Cesare Marinaro, Richard Lewis.

328/22 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 18th January 2022 be approved and signed by the Chairman as a true record.

329/22 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
<p>Planning Application: NE/21/01558/FUL Applicant: Mr. & Mrs. Ailincal Planning Officer: Patrick Reid</p> <p>Erection of one bedroom dwelling and access at 1 Woburn Court, Rushden, Northamptonshire, NN10 9HL.</p> <p><u>AMENDMENT/ADDITIONAL INFORMATION - Amended drawings dated 19th January 2022.</u></p>	<p>Despite the amended drawings dated 19th January our comments are still as below.</p> <p>Rushden Town objects to this application for the following reasons:-</p> <p>Whilst LHA have no further objections, we note their comments and still have concerns about the proposed access, we still do not consider this a safe access.</p> <p>We think this scheme would be an overdevelopment of the site resulting in an inferior and cramped dwelling.</p>

	The proposed dwelling would be out of keeping with existing properties and would spoil the existing street scene.
<p>Planning Application: NE/21/01742/OUT Applicant: Mr. & Mrs. Pentelow Planning Officer: Patrick Reid</p> <p>Outline: Erection of new dwelling on underutilised garden land including access at 28 Wymington Road, Rushden, Northamptonshire, NN10 9JX.</p>	<p>Rushden Town Council objects to the above application for the following reasons:-</p> <p>The proposed application constitutes back land development. We are concerned that this application is granted a precedent will be established for all similar dwellings on Wymington Road resulting in overdevelopment of this area.</p> <p>This scheme would result in a shared drive and we note the comments from Highways regarding access and consider this may compromise road markings to the existing zebra crossing.</p>
<p>Planning Application: NE/21/01804/FUL Applicant: Mr. Matthew Kett Planning Officer: Susie Russell</p> <p>Part conversion of integrated garage to be used half as studio and half as storage (Retrospective) at 7 Arum Close, Rushden, North Northamptonshire, NN10 0GG.</p>	<p>Rushden Town Council has no objection, although we note this is a retrospective application.</p>
<p>Planning Application: NE/22/00034/FUL Applicant: Mr. John Mitchell Planning Officer: Susie Russell</p> <p>Demolition of existing conservatory.; Addition of a rear, single storey, flat roof extension with stone parapet, 2 No. roof lanterns, and sliding doors onto rear patio; Some internal reconfiguration of kitchen, dining room, WC and utility; Rendered finish to match the previous two storey extension at 108 Wymington Road, Rushden, NN10 9LA.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/00038/FUL Applicant: Mr. Sam Joyce Planning Officer: Susie Russell</p> <p>Single Storey front extension to lounge, at 31 Barnwell Drive, Rushden, NN10 9HP.</p>	<p>No Objection</p>
<p>Planning Application: NE/22/00051/FUL Applicant: Mr. & Mrs. Dan Hayward Planning Officer: Ellen Carr</p> <p>Two storey front extension and internal alterations (Resubmission of NE/21/00501/FUL) at 15 Lynford Way, Rushden, NN10 9LZ.</p>	<p>No Objection</p>

<p>Planning Application: NE/22/00072/TCA Applicant: Mr. Hunt Planning Officer: Brian Ogden</p> <p>T1 Cherry; Crown reduce by approximately 2.0 metres laterally and in height to balance pruning to suitable growth points to retain the flowing lines of the canopy. Install 2 tonne cable bracing system between stems. T2 & T2 Sorbus; Crown reduce by approximately 1.0 metre in height and laterally to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing dead, diseased, dying, crossing, rubbing and duplicate branches. at 60 Crabb Street, Rushden, Northamptonshire, NN10 0RH.</p>	<p>No Objection</p>
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330/22 WITHDRAWN APPLICATION

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

NE/21/01675/FUL - Proposal: Change of use of building (from E to C3), creation of 4no. 1-bedroom units, replacement of existing windows with heritage windows and replacement of shop window with 2 windows at 15 - 17 Church Street, Rushden, Northamptonshire, NN10 9YU.

RESOLVED

Members noted this information.

331/22 APPEAL

Members to discuss the following appeal: -

NE/21/00926/FUL - Conversion and extension of store to the rear of shops at No 119 High Street, Rushden, to form a single dwelling within Class C3. (resubmission of 20/01654/FUL) at 119 High Street, Rushden, Northamptonshire, NN10 0NZ.

*[RTC Comments Rushden Town Council objects to this application for the following reason
1. Parking - there is no provision for parking within the submitted plan. LHA recommends that a single parking space is required for a 1-bedroom dwelling. We support the comments from the LHA regarding reliance on Public Car parks. As there are already 4 flats on the site with no parking we would request permission for this application is refused.]*

RESOLVED

Members had no further comments to add.

332/22 APPEAL DECISIONS

Members to discuss the following appeal decisions and consider whether or not to submit any further comments: -

[Appeal Dismissed]

NE/21/00063/FUL - Demolition of dwelling and erection of 7no. Dwellings with new and altered access (Revised submission of 20/00583/FUL) at 11 Higham Road, Rushden, Northamptonshire, NN10 6EB.

RESOLVED

Members noted the appeal decision.

Appeal Dismissed

NE/21/00145/OUT - Residential Development for 3 Dwellings including access and amenity at Jack and Jill Nursery, Moor Road, Rushden, Northamptonshire, NN10 9TP.

RESOLVED

Members noted the appeal decision.

333/22 ODELL NEIGHBOURHOOD DEVELOPMENT PLAN

Members to discuss Odell Neighbourhood Development Plan.

RESOLVED

Rushden Town Council has noted the information and has no objection to this Neighbourhood Development Plan.

Chairman