

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 8th January 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors:	Tracey Smith	Richard Lewis
	Philip Humphrey	David Coleman
	Kaye Rawlins	David Jenney

Town Clerk: Vivienne Prodger

273/19 DECLARATIONS OF INTEREST

Cllrs Richard Lewis and David Jenney both declared an Other Interest in application number 18/02043/FUL.

Cllrs Richard Lewis and David Jenney both declared an Other Interest in application number 18/02386/FUL.

274/19 APOLOGIES

Apologies for absence were submitted on behalf of Councillor's, Cesare Marinaro, Sarah Peacock, Marian Hollomon, Carol Childs.

275/19 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 18th December 2018 be approved and signed by the Chairman as a true record.

276/19 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application Number: 18/01777/FUL Planning Officer: Wayne Cattell Single storey side extension at 101 Wellingborough Road, Rushden, Northamptonshire, NN10 9YL.	No Objection
Application Number: 18/01972/FUL Planning Officer: Amie Baxter Construction of two detached two storey dwellings and two single garages, demolition of existing building, alterations to access and associated works (revised submission to 18/00404/FUL) at 158 Wymington Road, Rushden, Northamptonshire, NN10 9LA. <u>AMENDED PLANS DATED 21ST DECEMBER 2018</u>	No Objection

<p>Application Number: 18/02043/FUL Planning Officer: Carolyn Tait</p> <p>Construction of a hydrogen fuelling building with on-site hydrogen generation, storage, ancillary maintenance and storage units, security fencing, and hardstanding at Chelveston Renewable Energy Park, The Airfield, Chelveston, Northamptonshire, NN9 6AR.</p>	<p>No Objection</p>
<p>Application Number: 18/02341/FUL Planning Officer: Wayne Cattell</p> <p>Residential development for one single unit on land at Walmer Close Rushden (Re-submission of 15/01349/FUL) Open Space Adjacent To 5 Walmer Close Rushden Northamptonshire NN10 0TE.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> 1. On the original application for the overall site, in July 1995, the proposed area was designated public open space. To our knowledge, since the scheme was completed and the houses occupied, the land in question has been maintained by David Wilson Homes as an open space. Therefore, residents have enjoyed the use of this space for a number of years, in the manner it was originally intended. 2. We understand there is written evidence from June 1995, that it was the intention of David Wilson Homes to agree an adoption of this land to 'the Council'. 3. We would comment that as the LHA cannot make a recommendation due to lack of information this application would need to be re-submitted with full detailed plans as to how the LHA concerns would be overcome. 4. Rushden Town has concerns about damage to the mature trees that form the boundary with Newton Road Cemetery. We feel any excavation of the site may well compromise the roots of these trees. Also, since the original application some nine years ago, the trees now considerably overhang the site and if a house was built it would be necessary to severely cut back these mature trees, thus causing an imbalance and considerable stress to these significant trees. 5. In February 2018 Rushden Town Council were approached via email by David Wilson Homes to see if we wished to take on this area of land as an open space. We expressed an interest in taking on the site and at David Wilson Homes request we submitted an estimate for a commuted sum for the ongoing

	<p>maintenance of the site. On 5th June 2018 we received an email from David Wilson Homes stating that they would be happy to transfer the land as a Public Open Space on the basis of the submitted commuted sum estimate. They also requested details of our solicitors to help start the process. Therefore, as the transfer of this site had been agreed in writing via email, we were very surprised and disappointed that David Wilson Homes have now chosen to rescind this agreement, without any communication with ourselves, and re-submit a planning application for the site. Clearly David Wilson Homes felt this site should have been transferred to the Town Council as a public open space and we would question the rationale behind them changing their mind?</p> <p>In conclusion, we considered the loss of amenity space to existing residents, who have enjoyed this open space for a number of years, the evidence that David Wilson Homes considered this to be a public open space to be transferred to Rushden Town Council and the concerns of the Local Highways Agencies should be taken into consideration and this application should be refused.</p>
<p>Application Number: 18/02357/ADV Planning Officer: Dean Wishart</p> <p>Installation of a series of wayfinding, car parking signs, installation of traffic totems along the internal access road to the rear of Terrace A and Terrace B and a series of car parking restriction signs within the car parking and service yard areas at Rushden Lakes, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p>Appliation Number: 18/02358/FUL Planning Officer: Anne Dicks</p> <p>Change of use from Beauty Salon to Chiropractic Clinic (d1) at 128 Newton Road, Rushden, Northamptonshire, NN10 0HL.</p>	<p>No Objection</p>
<p>Application Number: 18/02359/ADV Planning Officer: Anne Dicks</p> <p>Signs showing name of business and details of services (3 signs in total) at 128 Newton Road, Rushden, Northamptonshire, NN10 0HL.</p>	<p>No Objection</p>
<p>Application Number: 18/02369/FUL Planning Officer: Amie Baxter</p> <p>Existing 2 storey High Street retail premises. Currently no access via the front elevation. Proposal to install replacement of shopfront</p>	<p>No Objection</p>

<p>comprising double entrance doors, new feature timber surround and external security shutter at 48 - 50 High Street, Rushden, Northamptonshire, NN10 0PJ.</p>	
<p>Application Number: 18/02386/FUL Planning Officer: Jennifer Wallis</p> <p>Two-storey Side and Rear Extension at 67 Blinco Road, Rushden, Northamptonshire, NN10 0EA.</p>	<p>No Objection</p>
<p>Application Number: 18/02397/VAR Planning Officer: Wayne Cattell</p> <p>Variation of condition 6 pursuant to planning application 18/01851/FUL: Demolition of existing and construction of two dwellings dated 19.11.2018 at 84 Avenue Road, Rushden, Northamptonshire, NN10 0SJ.</p>	<p>No Objection</p>

Chairman