

RUSHDEN TOWN COUNCIL

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

Present: Councillor: Paul Harley - Chairman

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

Town Clerk: Vivienne Prodger

122/21 DECLARATIONS OF INTEREST

Councillor Tracey Smith declared an 'other interest' in 20/01104/LAPNEW – Licensing Act 2003, 82 High Street, Rushden, Northamptonshire, NN10 0PQ.

123/21 APOLOGIES

Apologies for absence were submitted on behalf of Councillor Marian Hollomon.

124/21 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 11th August 2020 be approved and signed by the Chairman as a true record.

125/21 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Planning Application: 20/00340/OUT Applicant: Sanders Associates Planning Officer: Pete Baish Outline: Erection of up to 13 residential dwellings and new access (All matters reserved except access) at OP0066 SP9764, Avenue Road, Rushden, Northamptonshire.	Application withdrawn
Planning Application: 20/00536/FUL Applicant: Mr. & Mrs. N Botham Planning Officer: Sunny Bains Conversion of existing dwelling into 4 flats; single storey rear extension and first floor rear dormer window at 60 Newton Road, Rushden, Northamptonshire, NN10 0HQ. <u>AMENDMENT/ADDITIONAL INFORMATION – PLANS DATED 6TH AUGUST</u>	Rushden Town Council objections remain unaltered to this application for the following reasons: We strongly object to a family home being made into 4 flats. Rushden already has an over provision of flats and to turn a family home into more flats is not beneficial to the town. This property needs to remain as a family home and provide accommodation for a family unit. As the whole High Street is now ringed by flats we would not wish to see this property turned into

	<p>small, cramped units. Flat 4 is not compliant with current national dwelling size standards.</p> <p>The proposed development is not compliant with the Rushden Neighbourhood Plan - Policy H4 Housing Mix – ‘ New market housing proposals will be required to provide a balance of property sizes and types to meet market demands in accordance with Policy 30 of the NNJCS. Notwithstanding the requirement in Policy 30 to provide more smaller households in Rushden, flatted development will only be supported where it can be robustly demonstrated that:</p> <ul style="list-style-type: none"> • meets an identified local need; or • where the physical or financial constraints of a site are such that it is not possible to provide smaller one and two bedroom houses or maisonettes; or • where an existing non-residential building is being converted for residential use. <p>The proposed development is clearly in direct conflict with Policy H4 and should be refused.</p> <p>We strongly support the original objections put forward by the Highways Agency.</p> <p>We have noted all the comments from local residents and consider the proposed scheme would further exacerbate the current parking problems experienced in this area.</p>
<p>Planning Application: 20/00843/FUL Applicant: Mr. Lee Hankins (Hankins Design) Planning Officer: Susie Russell</p> <p>Two-storey side extension and demolition of existing garage at 47 Grangeway, Rushden, Northamptonshire, NN10 9EZ.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> 1. Highways objections indicates there is insufficient parking for the proposes development and we fully support these objections and comments. 2. This application is overbearing and will result in a loss of light for neighbouring properties. 3. The proposed building materials would be out of keeping with existing properties.
<p>Planning Application: 20/00906/FUL Applicant: Mr. Martin McGrath Planning Officer: Susie Russell</p> <p>Demolition of existing garage and workshop and construction of proposed side and rear extension at 29 Palm Road, Rushden, Northamptonshire, NN10 6AS.</p>	<p>No Objection</p>

<p>Planning Application: 20/00937/ADV Applicant: Mr. Justin Earith (NIS Signs Leicester Ltd) Planning Officer: Amie Baxter</p> <p>16no. Adverts - 1) Int-Illum 9mtr Totem 2) Int-Illum Drive Thru Directional 3) Int-Illum Height Restrictor 4) Int-Illum Preview Menu Board 5) Int-Illum Speaker Canopy 6) Int-Illum 5 Panel Menu 7) Int-Illum No Entry/Thank You Directional 8) Int-Illum No Entry/Thank You Directional 9) Int-Illum 1500mm Roundel 10) Int-Illum Drive Thru Letters 11) Int-Illum 1500mm Roundel 12) Int-Illum 250mm Wordmark 13) Int-Illum 250mm Wordmark 15) Non-Illum Welcome Mesh Directional 16) Non-Illum Thank You Mesh Directional 17) Non-Illum Banner Frame at Starbucks, John Clark Way, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to the (2) 9 metre illuminated totem poles. We consider the poles are too high and will cause light pollution to the 3 storey homes directly opposite the site, off John Clark Way.</p>
<p>Planning Application: 20/00978/VAR Applicant: Mr. & Mrs. Surname Herbert Planning Officer: Patrick Reid</p> <p>Variation of Condition 2 (Approved plans) and Condition 3 (Materials) to allow for amended drawings to show revised roof pitch to rear lean-to and insertion of rooflights, removal of external door from Sung; and amended alternative materials pursuant to 19/01714/FUL - Erection of a two storey side extension; single storey side extension with roof terrace over; Single storey rear extension; Porch and porch canopy to front elevation; rendering the existing brickwork, timber cladding to the existing bay window and gable end; New front boundary wall/railings and gates at 231 Bedford Road, Rushden, Northamptonshire, NN10 0SQ.</p>	<p>No Objection</p>

126/21 PLANNING DECISION

Members were advised of the following planning applications at variance with the views of the Town Council.

Grant Planning Permission

20/00624/FUL - Change of use of ground floor shop to one bed apartment; shop front to be replaced with domestic window opening and external door; Insertion of two new windows to side elevation at 3A Victoria Road, Rushden, Northamptonshire, NN10 0AH.

[RTC Objection]

RESOLVED

Members noted the information

Refuse Planning Permission

20/00567/FUL - Demolition of existing garage and carport and construction of new detached garage at 16 Rose Avenue, Rushden, Northamptonshire, NN10 9NX.

[RTC No Objection]

RESOLVED

Members noted the information.

Grant Planning Permission

19/01569/FUL - Change of use of the existing public house (Class A4) to a mixed-use comprising restaurant and bar (Classes A3 and A4) at ground floor level with external and internal alterations involving a rear extension, the creation of a new lower ground floor to provide ancillary restaurant/bar space, a first floor rear extension together with an associated extension of the roof above, and the sub-division of the first floor and the new accommodation within the roof space to create a total of 8 self-contained flats at 105 High Street, Rushden, Northamptonshire, NN10 0NZ.

[RTC Objection]

RESOLVED

Members noted the information.

Grant Planning Permission

19/01777/FUL - Conversion and extension to create 14 one and two bed flats for occupation by persons over 55 years of age, including communal parking and amenity spaces (resubmission of 19/00594/FUL) at Rushden Memorial Clinic, Hayway, Rushden, Northamptonshire, NN10 6AG.

[RTC Objection]

RESOLVED

Members noted the information.

127/21 APPEAL

Members to discuss the following appeals.

20/00017/FUL - Proposed new bungalow, double garage and new access at 312A Newton Road, Rushden, Northamptonshire, NN10 0SY.

[RTC – No Objection]

RESOLVED

Members had no further comments to make on this appeal.

19/01876/FUL - Replacement of timber windows to first and second floors with upvc of similar style and appearance at 26 High Street, Rushden, Northamptonshire, NN10 0PW

[RTC – No Objection]

RESOLVED

Members had no further comments to make on this appeal.

128/21 WITHDRAWN APPLICATION

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

20/00427/FUL - New granny flat/annex to main house at 9 Upper Queen Street, Rushden, Northamptonshire, NN10 0BA.

RESOLVED

Members noted the information

129/21 LICENSING ACT 2003

Members to discuss the following Licensing Act applications: -

20/00987/LAPNEW - Pizza Express Address: Unit R2, Boardwalk, Rushden Lakes, Rushden, Northamptonshire, NN10 6FA

RESOLVED

Rushden Town Council has no objection to this application.

20/01104/LAPNEW - International Supermarket, 82 High Street, Rushden, Northamptonshire, NN10 0PQ.

RESOLVED

Rushden Town Council has no objection to this application.

130/21 BEDFORD BOROUGH COUNCIL – PUBLIC CONSULTATION ON SPLITTING THE COUNCIL’S SELF-BUILD AND CUSTOM HOUSEBUILDING REGISTER

Members to discuss Bedford Borough Council – Public Consultation on Splitting the Council’s Self-Build and Custom Housebuilding Register.

RESOLVED

Members had no comments to make on this consultation.