



RUSHDEN TOWN COUNCIL

**Rushden Hall
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**Mayor: Cllr Cesare Marinaro
Town Clerk: Vivienne Prodger**

2nd September 2020

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held via video conference call, using Zoom on Tuesday 8th September 2020 commencing at 7.30pm.

AGENDA

- 1. DECLARATIONS OF INTEREST**
To receive any declarations of interest – Personal and/or Prejudicial and the nature of those interests relating to items on the agenda.
- 2. APOLOGIES**
To receive any apologies for absence.
- 3. MINUTES**
To approve the minutes of the meeting of the Planning Consultative Committee held on the 11th August 2020.
- 4. PLANNING APPLICATIONS**
To comment on the following Planning Applications:

Planning Application: 20/00340/OUT Planning Officer: Pete Baish Responses Due Back: 3rd September 2020	Applicant: Sanders Associates
Outline: Erection of up to 13 residential dwellings and new access (All matters reserved except access) at OP0066 SP9764, Avenue Road, Rushden, Northamptonshire.	
Planning Application: 20/00536/FUL Planning Officer: Sunny Bains Responses Due Back: 28th August 2020	Applicant: Mr. & Mrs. N Botham
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.	
AMENDMENT/ADDITIONAL INFORMATION – PLANS DATED 6TH AUGUST	
Planning Application: 20/00843/FUL Planning Officer: Susie Russell Responses Due Back: 3rd September 2020	Applicant: Mr. Lee Hankins (Hankins Design)
Two-storey side extension and demolition of existing garage at 47 Grangeway, Rushden, Northamptonshire, NN10 9EZ.	

Planning Application: 20/00906/FUL
Planning Officer: Susie Russell
Responses Due Back: 23rd September 2020

Applicant: Mr. Martin McGrath

Demolition of existing garage and workshop and construction of proposed side and rear extension at 29 Palm Road, Rushden, Northamptonshire, NN10 6AS.

Planning Application: 20/00937/ADV Applicant: Mr. Justin Earith (NIS Signs Leicester Ltd)
Planning Officer: Amie Baxter
Responses Due Back: 11th September 2020

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.

Planning Application: 20/00978/VAR
Planning Officer: Patrick Reid
Responses Due Back: 26th September 2020

Applicant: Mr. & Mrs. Surname Herbert

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.

5. 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]

(enclosed)

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]

(enclosed)

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]

(enclosed)

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.

(enclosed)

6. 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]

(enclosed)

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]

(enclosed)

7. 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.

(enclosed)

8. 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

(enclosed)

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

(enclosed)

9. 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.

(email with links sent 25th August enclosed)

Yours faithfully

Vivienne Prodger
Town Clerk