

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 9th NOVEMBER 2021 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley

Councillors: Marian Hollomon Cameron Clarke
Tracey Smith Sarah Peacock
David Coleman Kaye Rawlins
David Jenney Carol Childs
Philip Humphrey

Town Clerk: Vivienne Prodger

Officers: Paul Wilcox

Members of the Public Speaking: Anne Marie Saxon, Jon Kilraine, Phill Colwell, Samantha Pengelly, Lorraine Childs.

210/22 DECLARATIONS OF INTEREST

Cllr Sarah Peacock declared an Other Interest in application number NE/21/01392/VAR.

Cllr Tracey Smith declared a Bias Interest in Agenda Item 7 and left the meeting when this item was discussed and took no part in discussion and voting thereon.

211/22 APOLOGIES

Apologies for absence were submitted on behalf of Cllr Cesare Marinaro, Richard Lewis, Melanie Coleman [Ex Officio].

212/22 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Thursday 14th October 2021 and Tuesday 19th October 2021 and be approved and signed by the Chairman as a true record.

The Chairman proposed that Agenda Item Number 6 (Re-Consultation, Land off Shirley Road, Rushden) was brought to the top of the planning list and was considered first as members of the public were speaking on this.

213/22 RE - CONSULTATION – LAND OFF SHIRLEY ROAD, RUSHDEN

Members to discuss Re-Consultation – Land off Shirley Road, Rushden, (NE/21/00498/FUL).

RESOLVED

214/22 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
<p>Planning Application: NE/21/01231/FUL Applicant: Mr. Chattell Planning Officer: Amie Baxter</p> <p>Single storey rear extension at 30 Palm Road, Rushden, Northamptonshire, NN10 6AS.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/01392/VAR Applicant: TL&S Strickland Planning Officer: Jacqui Colbourne</p> <p>Variation of condition 8 to change the wording at the beginning of the condition from: "The development hereby permitted shall not be commenced until..." to: "No construction or associated infrastructure works shall take place within the area outlined red on the attached plan shall be carried out until..." pursuant to application 18/01623/FUL - Conversion and part replacement of agricultural buildings to provide two dwellings and car port and part demolition of barns and part of nursery at Manor Lodge Farm, 411 Newton Road, Rushden, Northamptonshire, NN10 0SX.</p> <p><u>AMENDMENT/ADDITIONAL INFORMATION</u></p>	<p>No Objection</p>
<p>Planning Application: NE/21/01460/FUL Applicant: Mr. Simon Wainwright Planning Officer: Gavin Sylvester</p> <p>Retrospective application for three air conditioning units to the right hand side of the property at 11 Dover Close, Rushden, Northamptonshire, NN10 0RQ.</p>	<p>Rushden Town Council objects to this application, in support of objections raised by Environmental Protection and the residents neighbouring properties.</p>
<p>Planning Application: NE/21/01461/FUL Applicant: Mr. Simon Parsons Planning Officer: Chris Spong</p> <p>Single storey rear extension at 161 Irchester Road, Rushden, Northamptonshire, NN10 9QX.</p>	<p>No Objection</p>
<p>Planning Application: NE/21/01516/FUL Applicant: Mr. Glynn Rowell Planning Officer: Susie Russell</p> <p>Shed / workshop made from CL S framework, plywood walls and bitumen sheet roof (retrospective) at 139 Irchester Road, Rushden, Northamptonshire, NN10 9QX.</p>	<p>No Objection, although we note this is a retrospective application.</p>

<p>Planning Application: NE/21/01555/FUL Applicant: Mr. J Barker (Barker Homes Wheatsheaf Ltd) Planning Officer: Pete Baish</p> <p>Change of Use/conversion of the former public house to office use, and part conversion to 3No. one bedroom residential units; and erection of 3No. one bedroom two storey dwellings with associated parking and amenity space. At 1 High Street South, Rushden, Northamptonshire, NN10 0QU.</p>	<p>Rushden Town Council objects to this application in support of the objections submitted by the Local Highways Agency and the observations made by Waste Management.</p>
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215/22 PLANNING DECISIONS

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

Grant Planning Permission

20/01712/FUL - Part demolition and conversion of existing storage barn to support the erection of a residential annexe ancillary to main dwelling at 166 Avenue Road, Rushden, Northamptonshire, NN10 0SW.

[RTC Objection] - Rushden Town Council objects to this application for the following reasons:

We feel the creation of this residential annexe constitutes back land development of the existing site. This is a standalone residential building, that is not joined to the property and would set a precedence for creating a separate dwelling behind an existing property.

Should North Northants Council be minded to approve this application we would request it is conditioned to ensure the has to remain with the existing property and cannot gain status as a separate dwelling.

RESOLVED

Members noted this information

Grant Planning Permission

NE/21/00784/FUL - Construction of 3 bedroom detached bungalow with associated landscaping and car parking provision at Land to The Rear of 23 - 25, St Marys Avenue, Rushden, Northamptonshire.

[RTC Objection] - Rushden Town Council objects to this application for the following reason:

The access for this property will be onto an unadopted road. This road is in fact identified as a UK12 footpath. A number of properties have now been built with access onto this track and this now exceeds 5. If NNC are minded to grant this permission, we would request that the road now has to be adopted to conform with current planning legislation.

RESOLVED

Members noted this information

Refuse Planning Permission

NE/21/00798/FUL - Removal of existing garage and utility room, and a proposed 1.5 storey side extension at 46 Fern Road, Rushden, Northamptonshire, NN10 6AU.

[RTC No Objection]

RESOLVED

Members noted this information

216/22 REVIEW OF PREMISES LICENCE

Members discussed the following review of Premises Licence : -

Review of premises licence at International Supermarket, 82, High Street, Rushden, Northamptonshire, NN10 0PQ.

RESOLVED

Rushden Town Council are in support of this licencing review

217/22 LICENSING ACT 2003

Members discussed the following Licensing Act: -

21/01430/LAPNEW - Premises Licence, BP, John Clark Way, Rushden, Northamptonshire, NN10 0FW.

RESOLVED

Rushden Town Council has no objection.

218/22 APPEAL

Members discussed the following appeal: -

NE/21/00468/FUL - Drop kerb to access front driveway. Previous owner installed driveway (Ref EN/11/01783/QPD/) at 77 Wellingborough Road, Rushden, Northamptonshire, NN10 9YG.

RESOLVED

Rushden Town Council has no further representations to make at this time.

Chairman