



RUSHDEN TOWN COUNCIL

**Rushden Hall
RUSHDEN
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**Mayor: Cllr Melanie Coleman
Town Clerk: Vivienne Prodger**

1st November 2021

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 9th November 2021 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 14th October 2021 & 19th October 2021.
- 4. PLANNING APPLICATIONS**
To comment on the following Planning Applications:

**Planning Application: NE/21/01231/FUL
Planning Officer: Amie Baxter
Responses Due: 19th November 2021**

Applicant: Mr. Chattell

Single storey rear extension at 30 Palm Road, Rushden, Northamptonshire, NN10 6AS.

**Planning Application: NE/21/01392/VAR
Planning Officer: Jacqui Colbourne
Responses Due: 17th November 2021**

Applicant: TL&S Strickland

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.

AMENDMENT/ADDITIONAL INFORMATION

Planning Application: NE/21/01460/FUL Planning Officer: Gavin Sylvester Responses Due: 26th November 2021	Applicant: Mr. Simon Wainwright
Retrospective application for three air conditioning units to the right hand side of the property at 11 Dover Close, Rushden, Northamptonshire, NN10 0RQ.	
Planning Application: NE/21/01461/FUL Planning Officer: Chris Spong Responses Due: 19th November 2021	Applicant: Mr. Simon Parsons
Single storey rear extension at 161 Irchester Road, Rushden, Northamptonshire, NN10 9QX.	
Planning Application: NE/21/01516/FUL Planning Officer: Susie Russell Responses Due: 19th November 2021	Applicant: Mr. Glynn Rowell
Shed / workshop made from CL S framework, plywood walls and bitumen sheet roof (retrospective) at 139 Irchester Road, Rushden, Northamptonshire, NN10 9QX.	
Planning Application: NE/21/01555/FUL Applicant: Mr. J Barker (Barker Homes Wearsheaf Ltd) Planning Officer: Pete Baish Responses Due: 19th November 2021	
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.	

5. 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.

(Enclosed)

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.

(Enclosed)

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]

(Enclosed)

6. RE-CONSULTATION – LAND OFF SHIRLEY ROAD, RUSHDEN

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

7. REVIEW OF PREMISES LICENCE

Members to discuss the following Consultation: -

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

(Emailed 28th Oct 2021)

8. LICENSING ACT 2003

Members to discuss the following Licensing Act: -

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

(Enclosed)

9. APPEAL

Members to discuss 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.

(Enclosed)

Yours faithfully

Vivienne Prodger
Town Clerk