

## RUSHDEN TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 31<sup>st</sup> March 2020 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

**The meeting of the Planning consultative committee asked for comments from all members which was then fed back to councillors under delegated powers who wish to submit the following comments.**

Present: Councillor: Paul Harley - Chairman

Councillors: David Coleman            David Jenney  
                 Sarah Peacock           Philip Humphrey  
                 Richard Lewis           Tracey Smith  
                 Cesare Marinaro           Marian Hollomon

Minutes: Paul Wilcox

#### **376/20 DECLARATIONS OF INTEREST**

Cllr Philip Humphrey declared a Bias interest in application number 20/00335/FUL.

Cllrs David Jenney, Richard Lewis, Marian Hollomon and Sarah Peacock all declared an Other Interest in application number 20/00344/TCA.

#### **377/20 APOLOGIES**

Apologies for absence were submitted on behalf of Councillors Carol Childs, Kaye Rawlins, and Town Clerk – Vivienne Prodger.

#### **378/20 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 10th March 2020 were not approved and will be deferred to the next planning meeting due to Covid 19

#### **379/20 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

| <b>Planning Application</b>   | <b>Comments</b>   |
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| <b>Application Number: 19/01781/FUL</b><br><b>Applicant: Federal Estates</b><br><b>Planning Officer: Pete Baish</b><br><br>Hybrid application: Full planning permission - Redevelopment of Federal Estates land off Newton Road, Higham Ferrers to create 120 dwellings with associated infrastructure and highway works, battery storage area, landscaping, acoustic fencing and bunding: Phased development of land at the Chelveston Renewable Energy Park - Full planning permission for 10,000sqm of | Rushden Town Council have made the following comments:<br><br>We have no objection to the residential development of 120 dwellings.<br><br>We object to the development of 18,000 sqm of employment space (B1/B2/B8 use classes).<br><br>1. This development would be in conflict with Policy 13 Rural Exceptions of the Core Spatial |

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| <p>replacement employment space (six buildings in B2/B8 Use Class) and a 4,900sqm building for vertical farming (in a horticultural/agricultural use), associated infrastructure and highway works, and landscaping; Outline planning permission (all matters reserved except Access) - development of up to 18,000sqm of employment space (B1/B2/B8 Use Classes) with a maximum of 2,000sqm of B1 Use at Federal Estates, Newton Road, Higham Ferrers, Northamptonshire.</p> <p><b><u>AMENDED/ADDITIONAL INFORMATION</u></b></p> | <p>Strategy. This development does not meet the criteria of Rural Exceptions in any form and should not be permitted.</p> <p>2. Access to the proposed site is poor as it is served by a minor B-road. This road does not have the capacity to accommodate the amount of extra traffic movements that would be generated by this this amount of development. These extra traffic movements would also impact on Chelston Rise, a residential site.</p> <p>3. No public transport to the site, indicating employees would have to use car transport which is again in direct conflict with Policy 13 (c) of the Core Spatial Strategy.</p>  |
| <p><b>Application Number: 20/00200/FUL</b><br/> <b>Applicant: L Lynch Plant Hire &amp; Haulage Ltd</b><br/> <b>Planning Officer Jacqui Colbourne</b></p> <p>Excavate the embankment and install precast concrete 'L' sections to support the foot path and erection of a new palisade fence to match the existing. Creation of concreted area used for lorry and machine parking (Part retrospective) at Units 6 And 7, Sanders Lodge Industrial Estate, Rushden, Northamptonshire, NN10 6BQ.</p>                                 | <p>Rushden Town Council have No Objection</p> <p>However they would like to see a condition to ensure the route of the public footpath is not altered.</p>   |
| <p><b>Application Number: 20/00274/FUL</b><br/> <b>Applicant: Mr. K. Goodman</b><br/> <b>Planning Officer: Pete Baish</b></p> <p>Retention of farm shop (Resubmission of 19/01842/FUL) (retrospective) at Glebe Meadow Fishery, Ditchford Lock, Ditchford Lane, Rushden, Northamptonshire, NN8 1RL.</p>   | <p>Rushden Town Council objects to this application for the following reasons:</p> <p>This retrospective application is contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy. The nature of the development is not appropriate to the surroundings and no need has been identified for the retention of the farm shop. The proposed development site is situated in a remote, unsustainable location in respect of transport and footway links; all journeys to and from the site will need to be made by private motor vehicle and there are no public transport services serving the site and this is therefore contrary to Policy 13.</p> <p>The comments from the Highways Agency indicate that the access to and from the site is substandard and visibility splays are not adequate.</p> <p>Historically there have been problems with the buildings and general appearance of the site and it would appear that recommendations made by ENC officers regarding the site have not been adhered to.</p> <p>We are concerned that the site is still very untidy does not embrace the aims of the Destination Nene Valley Project.</p> |

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|  | <p>If ENC are minded to grant this application, we would request that all previous conditions placed on the site are robustly monitored by enforcement officers. Also that the comment from the Environment Agency 'most importantly the creation of permanent moorings or conversion of any of the existing moorings into permanent residential moorings shall not be permitted' Is strictly adhered to.</p>  |
| <p><b>Application Number: 20/00293/FUL</b><br/> <b>Applicant: Mrs. V. J. Payne</b><br/> <b>Planning Officer: Susie Russell</b></p> <p>Single storey rear and side extension at 20A Kings Road, Rushden, Northamptonshire, NN10 0DL.</p>  | <p>No Objection</p>  |
| <p><b>Application Number: 20/00302/FUL</b><br/> <b>Applicant: Mrs. Sue. Summerfield</b><br/> <b>Planning Officer: Ian Baish</b></p> <p>Retrospective single storey garage extension at 39 Glenfield Close, Rushden, Northamptonshire, NN10 9XY.</p>  | <p>No Objection</p>  |
| <p><b>Application Number: 20/00335/FUL</b><br/> <b>Applicant: Mr. Will. Liptrot</b><br/> <b>Planning Officer: Jacqui Colbourne</b></p> <p>Two-storey Side and Rear Extension at 37 St Marys Avenue, Rushden, Northamptonshire, NN10 9EP.</p>   | <p>Rushden Town Council objects to this application for the following reasons:</p> <p>The proposal is an overdevelopment of the site which is not in keeping with the surrounding area.</p> <p>We also note Highways comments and wish to refer to 19/00486/ful refusal notice for objection too.</p>  |
| <p><b>Application Number: 20/00340/OUT</b><br/> <b>Applicant: Mr. Rory O'Reilly</b><br/> <b>Planning Officer: Pete Baish</b></p> <p>Outline: Erection of up to 13 residential dwellings and new access (All matters reserved except access) OP0066 SP9764 at Avenue Road, Rushden, Northamptonshire.</p> | <p>Rushden Town Council objects to this application for the following reasons:</p> <p>An application for this area of land was made in 2008. ref 08/01458/out. It was rejected by ENC and their decision was upheld by the Inspector. The reason for refusal was "The site is in the open countryside where there is a presumption against residential development unrelated to agriculture or forestry, no evidence has been provided of any exceptional circumstances which justify the proposal, the application fails to comply with Policy 9 of the North Northamptonshire Core Spatial Strategy".</p> <p>The Inspector's decision notice goes further into explanation. A similar decision was given for application 16/01263/out for land at 411 Newton Road. "The proposal does not represent an infill development of vacant or underused land within</p> |

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|  | <p>the main built up area of Newton Road. As such, it is contrary to policy RU20 of the East Northamptonshire Council Local Plan 1996.</p> <p>Policy 11 of the North Northamptonshire Joint Core Strategy 2011-2031 and the advice within the National Planning Policy Framework." Again the Inspector supported ENC's refusal to grant and amplified the reasons why it should not be granted. Furthermore,</p> <p>The Council in its analysis of sites for the Rushden Neighbourhood plan did not find this site to be sustainable and high scoring enough to be included within the specified sites within the Neighbourhood Plan. The applicant's sustainability is dependent upon one bus route which currently runs one service eastwards at 13.15 and one service westwards (i.e. into Rushden) at approximately 15.30 in the afternoon.</p> |
| <p><b>Application Number: 20/00344/TCA</b><br/> <b>Applicant: East Northamptonshire Council</b><br/> <b>Planning Officer: Richard Jones</b></p> <p>Tree removal and site clearance at Land Rear Of 95 And 103, High Street, Rushden, Northamptonshire, NN10 0NZ.</p> | <p>No Objection</p>   |
| <p><b>Application Number: 20/00354/FUL</b><br/> <b>Applicant: Mr. P. Hughes (Mayfair Homes Luton Ltd)</b><br/> <b>Planning Officer:</b></p> <p>Proposed detached 3 bedroom house at 33 Dingle Road, Rushden, Northamptonshire, NN10 6RX.</p>                         | <p>No Objection</p>   |

**380/20 REVOCATION OF 3 TONNE WEIGHT LIMIT AND WIDTH RESTRICTION – DITCHFORD ROAD, WELLINGBOROUGH**

Members to discuss the revocation of 3 tonne weight limit and width restriction.

**RESOLVED**

**Members would like to see barrier reinstated once the Chowns Mill road works have been completed to protect the ancient monument.**

## **381/20 BEDFORD POULTRY FARM – PERMIT VARIATION CONSULTATION BRIEFING NOTE**

Members to discuss Permit Variation Consultation Briefing Note.

**RESOLVED**

**Rushden Town Council are unable to comment on this - due to pre determination of any future planning applications. We wish to request the consultation period is extended to run in tandem with a Full planning application for the proposed site**

## **382/20 WITHDRAWN APPLICATIONS**

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

**19/01914/FUL** - Proposed 3 bedroom chalet bungalow for residential use including car parking and landscaping at Land Rear Of 23 And 25 St Marys Avenue, Rushden, Northamptonshire.

**RESOLVED**

Members noted the information.

**20/00058/FUL** - Proposed 2 no. two bedroom flats with parking and amenity space. Land Between 33 - 35 Dingle Road, ,Rushden Northamptonshire.

**RESOLVED**

Members noted the information.

## **383/20 APPEAL DECISION**

Members to discuss the following appeal decision.

**19/00784/FUL** - Demolition of detached two storey outbuilding; extension of existing 8 bedroom Care Home to create 8 additional bedroom suites with ancilliary facilities and parking for 13 cars at 2 Essex Road, Rushden, Northamptonshire, NN10 0LG.

*[RTC – No Objection]*

**DECISION**

Appeal dismissed.

**RESOLVED**

Members noted the information.

Chairman