

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 28th February 2023 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Chairman: David Coleman
Councillors: Richard Lewis Melanie Coleman
 Cameron Clarke Kaye Rawlins
 Philip Humphrey Tony Spooner
 Adrian Winkle [Ex Officio] *Cesare Marinaro*
Town Clerk: Vivienne Prodger
Officers: Paul Wilcox

341/23 DECLARATIONS OF INTEREST

Cllr Cameron Clarke declared a Bias interest in Application Number NE/23/00133/FUL and left the meeting when this item was discussed and took no part in discussion and voting thereon.

342/23 APOLOGIES

Apologies of absence were submitted on behalf of Cllrs, Carol Childs, Marian Hollomon, Paul Harley, Philip Humphrey, Tracey Smith.

343/23 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 7th February 2023 be approved and signed by the Chairman as a true record.

344/23 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
<p>Planning Application: NE/22/01602/FUL Applicant: Mr. Shaun Cherry Planning Officer: Pete Baish</p> <p>Part demolition of factory buildings and refurbishment of the retained building to form 3 flats, erection of 2 townhouses and formation of car park. at Factory at Windmill Road, Rushden, Northamptonshire, NN10 9TN.</p> <p><u>AMENDMENT/ADDITIONAL INFORMATION RECEIVED- AMENDED SITE AND BLOCK PLAN DATED 8TH FEBRUARY AND ADDITIONAL DOCUMENTS</u></p>	<p>Whilst we welcome the provision of town houses within the development and the sympathetic refurbishment of the retained building, we feel we have to object to this application in support of the comments made by the LHA. We hope the issues can be resolved with additional parking and a more robust parking survey. There is already much pressure on on-street parking within the area and this development in its current form would only exacerbate this. We hope the parking issues can be resolved and look forward to a fresh application.</p>

<p>Planning Application: NE/22/01627/FUL Applicant: Mrs. W Warsop Planning Officer: Jennifer Wallis Responses Due: 11th March 2023</p> <p>Proposed conversion of barn and change of use to A3 at 55 North Street, Rushden, Northamptonshire, NN10 6BU.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/00085/FUL Applicant: Mr. Geoff Hall Planning Officer: Chris Hill Responses Due: 6th March 2023</p> <p>Single storey in-fill extension, existing flat roof to be raised and extended raised patio to rear at 26A Avenue Road, Rushden, Northamptonshire, NN10 0SJ.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/00029/FUL Applicant: Mrs. Fay Hiscock Planning Officer: Erika Davies Responses Due: 3rd March 2023</p> <p>Single storey rear extension at 10 Rye Close, Rushden, Northamptonshire, NN10 0TW.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/00093/FUL Applicant: Sureshkumar Sathananthan Planning Officer: Susie Russell Responses Due: 11th March 2023</p> <p>Erection of single storey 5.995 m depth rear extension, to facilitate storage and kitchen at 148 Irchester Road, Rushden, Northamptonshire, NN10 9QU.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/00104/FUL Applicant: Mr S Bonelli Planning Officer: Susie Russell Responses Due: 11th March 2023</p> <p>Change of Use from A1 Retail space to 1 x one bedroom ground floor flat with external alteration to ground floor front windows at 33 Washbrook Road, Rushden, Northamptonshire, NN10 9UY.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/00105/FUL Applicant: Mr. & Mrs Blake Horvath Planning Officer: Jennifer Wallis Responses Due: 11th March 2023</p> <p>Alterations to Ridge height, Chimney height and width to allow for rear dormer to be thermally upgraded to 451 Newton Road, Rushden, Northamptonshire, NN10 0SX.</p>	<p>No Objection</p>



<p>Planning Application: NE/23/00122/FUL Applicant: Gabrielle Brown Planning Officer: Jennifer Wallis Responses Due: 11th March 2023</p> <p>Loft conversion to include dormer and Conservation style rooflights at 16 Co-operative Row, Rushden, Northamptonshire, NN10 0RJ.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/00133/FUL Applicant: Mr. Lamkaj Planning Officer: Ellen Carr Responses Due: 17th March 2023</p> <p>Two storey side and rear extension, and a single storey rear extension at 32 Park Avenue, Rushden, Northamptonshire, NN10 9NP.</p>	<p>Rushden Town Council objects to this application</p> <p>We note the comments from Highways and it does appear there will be insufficient parking.</p> <p>We also note that work appears to have started on this scheme, prior to approval and would request Planning enforcement look into this matter.</p>
<p>Planning Application: NE/23/00134/FUL Applicant: Mr. N Briggs (Company Name NB Property Holdings Ltd) Planning Officer: Jacqui Colbourne Responses Due: 11 March 2023</p> <p>First floor rear extension to create 1 No dwelling and internal alterations to first floor flats 1 & 2 to create a single dwelling (Re-submission of NE/22/01179/FUL) at 119 High Street, Rushden, Northamptonshire, NN10 0NZ.</p>	<p>Rushden Town Council objects to this application for the following reasons</p> <p>We consider this to be an overdevelopment of the site. The previous refusal stated the development was overbearing and had an impact on the existing flats and we do not think this latest application addresses these issues.</p> <p>We also note the following comment on the refusal notice:-</p> <p>The Council has acknowledged the amenity impact of this proposal on the existing first floor flats during the determination of this application, however, these flats are unauthorised and enforcement action may be taken in this regard.</p> <p>Can you please confirm if this matter has been rectified and what action has been taken.</p>
<p>Planning Application: NE/23/00141/PDU Applicant: Mr W Lawman Planning Officer: Chris Hill Responses Due: 17th March 2023</p> <p>Change of use and conversion of existing former business premises on ground floor (tool hire shop) to 2no 2-bedroom flats at 11 Washbrook Road, Rushden, Northamptonshire, NN10 9UY.</p>	<p>No Objection</p>

345/23 PLANNING DECISIONS

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

Approve Planning Permission

NE/22/00940/FUL - Change of Use from Residential to 3 No 1 Bedroom Flats at 2 Birchall Road, Rushden, Northamptonshire, NN10 9RQ.

[Rushden Town Council objects to this application for the following reasons:- The proposals development is contrary the Rushden Neighbourhood Plan policy H4. 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: 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.

This application is clearly in direct conflict with the Rushden Neighbourhood Plan and should be supported by NNC

o We note the comments from Waste Management and would request that a further management plan for waste is submitted.

o We note all the comments from neighbours and feel that all the comments regarding a lack of parking are fully justified. We would request that a further parking beat survey is carried out as on site inspection in the evening it would appear that off road parking is very limited and should not be considered as an option for this development.

o Rushden already has an over provision of small one bedroom flats and we strongly object to a family home being taken away to provide further inferior, cramped living space.]

Refuse Planning Permission

NE/22/01577/FUL - Ground floor rear extension and replace two existing Velux windows with two large Velux at 252 Newton Road, Rushden, Northamptonshire, NN10 0SY.

[Rushden Town Council has no objection to this application]

Members noted the information.

346/23 APPEAL DECISION

Members to note the following appeal.

NE/22/00606/FUL - To build a workshop/garage at bottom of garden at 31 Montague Street, Rushden, Northamptonshire, NN10 9TS.

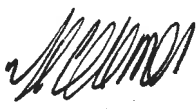
DECISION

[Appeal Dismissed]

[RTC Comments - Rushden Town Council objects to this application as we feel it is over development of the site. If NNC are minded to grant this application can there be a condition to ensure this development remains part of the original dwelling.]

Members noted the information.

Chairman



21/3/23