

## RUSHDEN TOWN COUNCIL

### **MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 28<sup>th</sup> January 2020 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM**

Present: Councillor: Paul Harley - Chairman

Councillors: David Coleman Kaye Rawlins  
Sarah Peacock Marian Hollomon  
Richard Lewis David Jenney  
Philip Humphrey

Town Clerk: Vivienne Prodger

#### **321/20 DECLARATIONS OF INTEREST**

Cllr Philip Humphrey declared a bias interest in application number 19/01764/FUL and left the room when this item was discussed and took no part in discussion and voting thereon.

Cllr Paul Harley declared a bias interest in application number 19/01906/FUL and left the room when this item was discussed and took no part in discussion and voting thereon. Cllr Richard Lewis took the chair.

Cllr Marian Hollomon declared an Other interest in application number 19/01906/FUL.

Cllrs David Jenney, Marian Hollomon, Richard Lewis and Sarah Peacock all declared an Other interest in application number 20/00017/FUL.

#### **322/20 APOLOGIES**

Apologies for absence were submitted on behalf of Councillors and Carol Childs, Cesare Marinaro, Tracey Smith.

#### **323/20 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 7th January 2020 be approved and signed by the Chairman as a true record.

#### **324/20 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Application Number: 19/00326/FUL</b> <b>Planning Officer: Chris Spong</b>  Dropped kerb at 145 Irchester Road, Rushden, Northamptonshire. NN10 9QX.	No Objection

<p><b>Application Number: 19/01764/FUL</b> <b>Planning Officer: Ian Baish</b></p> <p>Retrospective change of use from light industrial (B1) to car sales (sui generis) with no external changes at 24 Park Road, Rushden, Northamptonshire, NN10 0RW.</p>	<p>No Objection subject to Northamptonshire County Council Highways parking comments.</p>
<p><b>Application Number: 19/01829/TCA</b> <b>Planning Officer: Henry Pearson</b></p> <p>T1 Ash -Fell and treat stump; T2 Sycamore - Fell and treat stump; T3 Alder -Fell and treat stump; T4 Sycamore -Fell and treat stump; T5 Sycamore -Fell and treat stump; T6 Buddleia -Fell and treat stump; T8 Sycamore -Fell and treat stump at Land Rear Of 93 High Street, Rushden, Northamptonshire, NN10 0NZ.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01830/TCA</b> <b>Planning Officer: Henry Pearson</b></p> <p>T9 Sycamore- Fell and Treat stump; T10 Sycamore- Fell and Treat stump; T11 Sycamore- Fell and Treat stump; T14 Ash- Fell and Treat stump at Rear Of 103 High Street, Rushden, Northamptonshire, NN10 0NZ.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01906/FUL</b> <b>Planning Officer: Chris Spong</b></p> <p>Erection of front porch at 8 Dean Close, Rushden, Northamptonshire, NN10 9EH.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01914/FUL</b> <b>Planning Officer: Pete Baish</b></p> <p>Proposed 3 bedroom chalet bungalow for residential use including car parking and landscaping. Land Rear Of 23 And 25 St Marys Avenue, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to the application for the reasons below:</p> <ol style="list-style-type: none"> <li>1. The proposed development is an overdevelopment of the site. This is a house not a bungalow and it is overbearing and not in keeping with the adjacent existing bungalows.</li> <li>2. As this scheme is close to Hall Park we have concerns about damage to the roots of the mature trees in the park. If ENC are minded to approve this application we would like to see detailed mitigation to avoid any damage to our trees.</li> </ol>
<p><b>Application Number: 19/01922/FUL</b> <b>Planning Officer: Ian Baish</b></p> <p>New front porch and demolition of existing garage to accommodate the erection of a single storey annex at 40A St Peters Avenue, Rushden, Northamptonshire, NN10 6XW.</p>	<p>No Objection</p>

<p><b>Application Number: 19/01945/FUL</b>  <b>Planning Officer: Ian Baish</b></p> <p>Erection of single storey 1-bedroom dwelling including access, parking and amenity space: New access and parking to existing property at 155 Hall Avenue, Rushden, Northamptonshire, NN10 9EU.</p>	<p>Rushden Town Council objects to this application in support of the comments by Highways</p>
<p><b>Application Number: 19/01969/FUL</b>  <b>Planning Officer: Ian Baish</b></p> <p>Change of use from A1 (retail) to Sui Generis (tattoo and piercing). No structural changes at 169 Grangeway, Rushden, Northamptonshire, NN10 9JE.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01976/FUL</b>  <b>Planning Officer: Pete Baish</b></p> <p>Construction of 14 No 1 bedroom apartments for assisted living C3(b) include landscaping and car parking at Former Rushden Ambulance Station, Station Road, Rushden, Northamptonshire, NN10 9SJ.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <p>We fully support the Highways Agency objection to this application as there is not sufficient parking.</p>
<p><b>Application Number: 19/01977/REM</b>  <b>Planning Officer: Amie Baxter</b></p> <p>Consent for all matters (appearance, landscaping, layout and scale), save access is sought. Access arrangements were approved pursuant to outline planning approval (Ref.18/02433/OUT). at Proposed Office Site. Adjacent A6 Roundabout, John Clark Way, Rushden, Northamptonshire.</p>	<p>Rushden Town Council has no objection to this application but would comment, we are disappointed that this appears to be a very generic design and not an innovative design as promised by the developers. Also we have concerns about the totem pole indicated on one of the site drawings.</p>
<p><b>Application Number: 19/01984/FUL</b>  <b>Planning Officer: Ian Baish</b></p> <p>Change of use from A1 to A5 (with delivery service) at 35 High Street, Rushden, Northamptonshire, NN10 0QE.</p>	<p>No Objection</p>
<p><b>Application Number: 19/02006/FUL</b>  <b>Planning Officer: Pete Baish</b></p> <p>Change of use/conversion of the Wheatsheaf public house to part office A2 on the ground floor with ancillary storage at basement level with residential C3 above and to the rear associated parking and amenity space at 1 High Street South, Rushden, Northamptonshire, NN10 0QU.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. The comments from Highways indicates that the mix of commercial and residential vehicular access is not acceptable on the proposed site.</li> <li>2. We note the comments from Northamptonshire Police Community Safety Department.</li> <li>3. We would question whether this Public House should remain as such, Rushden has lost a number of pubs in recent years and if run properly the Wheatsheaf could be a community facility for the town.</li> </ol>

<p><b>Application Number: 19/02012/TPO</b>  <b>Planning Officer: Henry Pearson</b></p> <p>T1 Beech; Crown reduce by approximately 2.0-2.5 metres laterally and in height to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Works to be carried out in the interest of sound arboricultural practice and to manage the tree at suitable dimensions. at Russell Court, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p><b>Application Number: 19/02013/FUL</b>  <b>Planning Officer: Ian Baish</b></p> <p>Demolition of existing rear conservatory to be replaced with two storey extension at 9 Park Road, Rushden, Northamptonshire, NN10 0RW.</p>	<p>No Objection</p>
<p><b>Application Number: 20/00017/FUL</b>  <b>Planning Officer: Amie Baxter</b></p> <p>Proposed new bungalow and detached double bungalow at 312A Newton Road, Rushden, Northamptonshire, NN10 0SY.</p> <p><b>Description amended on 21<sup>st</sup> January 2020</b></p> <p>Proposed new bungalow and double garage, at 312A Newton Road, Rushden, Northamptonshire, NN10 0SY.</p>	<p>No Objection</p>

### 325/20 PLANNING DECISIONS

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

Grant Planning Permission

**19/01617/FUL** – Two Storey side extension at 1 Keats Way, Rushden, Northamptonshire, NN10 6BJ.

[RTC Objection]

**RESOLVED**

Members noted the information.

### **326/20 PREMISES LICENCE VARIATION**


Members to discuss the following Premises Licence Variation and consider whether or not to submit any further information:-

Buddies USA, Northampton Road, Rushden, Northamptonshire, NN10 6AN.

### **RESOLVED**

Members had no objection but feel that Pubwatch should continue.

Chairman

  
18 - Feb - 2020