

## RUSHDEN TOWN COUNCIL

### **MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 7<sup>th</sup> January 2020 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM**

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith                      David Coleman  
                  Cesare Marinaro                    Kaye Rawlins  
                  Sarah Peacock                            Marian Hollomon  
                  Richard Lewis                            David Jenney

Town Clerk: Vivienne Prodger

#### **287/20 DECLARATIONS OF INTEREST**

Cllr Philip Humphrey declared an Other interest in application number 19/01955/ADV.

#### **288/20 APOLOGIES**

Apologies for absence were submitted on behalf of Councillors Philip Humphrey and Carol Childs.

#### **289/20 MINUTES**

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 17th December 2019 be approved and signed by the Chairman as a true record.

#### **290/20 PLANNING APPLICATIONS**

##### **RESOLVED**

That the following comments be submitted to East Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<p><b>Application Number: 18/00982/FUL</b> <b>Planning Officer: Dean Wishart</b></p> <p>Full planning permission for the erection of a supermarket (Class A1) of 1,725 sqm, non-food retail floorspace (Class A1) of 2,300sqm, Class A1/A3 Drive Thru (167 sqm), 60 bed unit care home (Class C2), and 18,260 sqm of business floorspace (Class B1c, B2, B8 (with ancillary offices), together with a new area of public space, balancing ponds and associated highway works, access, infrastructure, car parking and landscaping at Land North, Of Northampton Road. Rushden, Northamptonshire.</p> <p><b>AMENDED/ADDITIONAL INFORMATION</b></p>	<p>Whilst we are pleased to see improvements have been made to the site layout to include new footpath links we still have the following objections to the application</p> <ol style="list-style-type: none"><li>1. This application still does not comply with the current North Northamptonshire Joint Core Spatial Strategy 2011 – 2031. Policy 35, Land at Nene Valley Farm, Northampton Road, states this area is to be allocated for B1(business) and B2 (general industry) employment uses. We consider the proposed A1 and A3 development to be in direct conflict with the Core Spatial Strategy and strongly opposed this.</li></ol>

2. Policy 35(a) of the Core Spatial Strategy states that a high quality landmark building should be included at the A45/Northampton Road roundabout as a gateway to Rushden. We do not consider a supermarket to be a landmark building. The submitted application for a supermarket is not aesthetically pleasing and does not enhance the gateway to Rushden.
  
3. We strongly oppose the proposal for a fast food Drive Thru. This type of development will not enhance the site and will create a poor impression of the town from the A45. We have embraced the development of Rushden Lakes and were pleased that all retail and food outlets are of a high quality. We therefore feel it would be detrimental to have a low quality Drive Thru positioned on one of the main entrances to the town, directly opposite to Rushden Lakes.  

The Core Spatial Strategy states B1 should be used to create a significant gateway feature to Rushden and Higham Ferrers and should compliment the high quality development to the south-west. A fast food Drive Thru falls extremely short of meeting this requirement.
  
4. The proposed supermarket application is not compliant with Policy 35(g), which states height, scale, massing and form development should take into account the site topography and the need to mitigate visual impact. The submitted plan is clearly not compliant with this requirement.
  
5. The submitted application is not compliant with the adopted Rushden Neighbourhood Plan. Policy E5 – Northampton Road/A5001/ A45 junction has been identified as a gateway site and such consideration needs to be given to scale and height of buildings, use of materials and architectural style. We do not consider any of these items have been given proper consideration within the submitted plan and as such are not compliant with the Rushden Neighbourhood Plan.



	<p>6. Policy E6 of the Rushden Neighbourhood Plan states development proposals within the vicinity of a 'Gateway Site' which fail to enhance and improve the approach to the town will not be supported. Therefore, Rushden Town Council are unable to support this development proposal in its present form as it is not compliant with Policy E6.</p> <p>In conclusion Rushden Town Council are still disappointed with the proposed development. None of our original objections have been addressed and this gateway site will not be enhanced by this proposed application and therefore is in direct conflict with both the Rushden Neighbourhood Plan and the Core Spatial Strategy and we therefore have had no alternative but to object again to the proposed scheme.</p>
<p><b>Application Number: 19/01781/FUL</b>  <b>Planning Officer: Pete Naish</b></p> <p>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 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>Rushden Town Council would like to make the following comments and objections:-</p> <p>We have no objection to the residential development of 120 dwellings.</p> <p>We object to the development of 18,000 sqm of employment space (B1/B2/B8 use classes).</p> <ol style="list-style-type: none"> <li>1. This development would be in conflict with Policy 13 Rural Exceptions of the Core Spatial Strategy. This development does not meet the criteria of Rural Exceptions in any form and should not be permitted.</li> <li>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.</li> <li>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.</li> </ol>

<p><b>Application Number: 19/01907/ADV</b>  <b>Planning Officer:</b></p> <p>Installation of 2no. illuminated fascia signs, 1no. illuminated projecting sign and 1no. illuminated Menu Board at Unit L1, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p>	<p>No Objection</p>
<p><b>Application Number: 19/01955/ADV</b>  <b>Planning Officer: Ian Baish</b></p> <p>Marketing board in relation to disposal of disused church (resubmission of 19/00578/ADV) at Independant Wesleyan Church, High Street, Rushden, Northamptonshire, NN10 0PJ.</p>	<p>No Objection</p>

**291/20 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.

**292/20 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

*M Baish*  
28 Jun 2020