



RUSHDEN TOWN COUNCIL

**Rushden Hall
RUSHDEN
Northamptonshire NN10 9NG**

**Phone: 01933 316216
www.rushdentowncouncil.gov.uk
Email: clerk@rushdentowncouncil.gov.uk**



**Mayor: Cllr David Coleman
Town Clerk: Vivienne Prodger**

8th August 2024

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 13th August 2024 commencing at 7.30pm.

AGENDA

- 1. DECLARATIONS OF INTEREST**
To receive any declarations of interest 'Other Interest' (Personal/Non-prejudicial) and/or Bias (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 Tuesday 16th July 2024.
- 4. PLANNING APPLICATIONS**
To comment on the following Planning Applications:

Planning Application: NE/24/00370/TPO
Applicant: Julia Rushton
Planning Officer: Ana Patriarca
Ward: Spencer
Responses Due Back: 19th August 2024

Tree Preservation Order Consent. T1 Laurel - reduce by 2.5-3m at 73 Keats Way, Rushden, Northamptonshire, NN10 6EE.

Planning Application: NE/24/00651/FUL
Applicant: Mr Roy Reynolds
Planning Officer: Erika Davies
Ward: Pemberton
Responses Due Back: 9th August 2024 – EOT Granted 15th August 2024

Car port to front elevation at 26 Clarence Court, Rushden, Northamptonshire, NN10 9HN.

Planning Application: NE/24/00634/FUL
Applicant: Peter Crisp Ltd
Planning Officer: Nick Clark
Ward: Hayden Central
Responses Due Back: 15th August 2024

Full Planning Permission. Proposed alterations to existing building to include removal of flat roof and upper storey of the central structure that join all the original buildings around the perimeter of the site; small second floor extension to the Church Street elevation to accommodate a new stairway; Insertion of new windows (marked with an asterisk on the accompanying plans); Insertion of roof lights and formal entrance along Church Street; minor alterations to the layout of the car park to assist in facilitating the creation of bin storage and cycle storage area (application linked to NE/24/00635/PDU) at 1 - 11 High Street, Rushden, Northamptonshire.

Planning Application: NE/24/00635/PDU
Applicant: Mr Matthew Sharpe (CC Town Planning)
Planning Officer: Nick Clark
Ward: Hayden Central
Responses Due Back: 15th August 2024

Permitted Development - Use. Change of use from commercial (Class E) to residential (14 no. flats) at first and second floors Location: 1 - 11 High Street, Rushden, Northamptonshire.

Planning Application: NE/24/00655/FUL
Applicant: Kwik Fit (GB) Limited
Planning Officer: Jacqui Colbourne
Ward: Hayden Central
Responses Due Back: 19th August 2024

Full Planning Permission. Change of Use from Builders Merchants (Sui Generis) to Garage (Use Class B2) and MOT Centre (Sui Generis), alongside associated external alterations including additional parking spaces to facilitate Kwik Fit (GB) Limited's occupation at 150 High Street, Rushden, Northamptonshire, NN10 0PB.

Planning Application: NE/24/00656/VAR
Applicant: Mr Vernon Chattell
Planning Officer: Jacqui Colbourne
Ward: Bates
Responses Due Back: 15th August 2024

Variation of (a) Condition(s). Removal of condition 2 (materials), condition 4 (obscure glazing at 1st floor) and condition 5 (sustainability) pursuant to NE/21/00713/FUL Proposed demolition of the existing dwelling and the creation of a new dwelling and garage to the front of the site at 116 Avenue Road, Rushden, Northamptonshire, NN10 0SW.

Planning Application: NE/24/00675/FUL
Applicant: Mr N Hanspal (Glendale Securities Ltd)
Planning Officer: Chris Hill
Ward: Hayden Central
Responses Due Back: 15th August 2024

Full Planning Permission. Change of use of upper floor to C3 residential accommodation comprising 2 x 1 bed apartments and 2 x 2 bed apartments, with new front door and rear amenity space at First Floor, 95 High Street, Rushden, Northamptonshire.

Planning Application: NE/24/00677/FUL

Applicant: Mr And Mrs James Warmington

Planning Officer: Kate Bannigan

Ward: Bates

Responses Due Back: 9th August 2024 - EOT Granted 15th August 2024

Full Planning Permission. Demolish garage and replace with two storey side extension. at 40 Bedford Road, Rushden, Northamptonshire, NN10 0NB.

Planning Application: NE/24/00683/OUT

Applicant: Mr Peter Tomas

Planning Officer: Nick Clark

Ward: Pemberton

Responses Due Back: 19th August 2024

Outline Planning Permission. Outline: residential development of 3No. apartments on land to rear of 102 Wellingborough Road Rushden (All Matters reserved) at 102 Wellingborough Road, Rushden, Northamptonshire, NN10 9TD.

Planning Application: NE/24/00688/FUL

Applicant: Mr Elkrit Caufhi (Caushaj Brothers Property)

Planning Officer: Jennifer Wallis

Ward: Hayden Central

Responses Due Back: 19th August 2024

Full Planning Permission. Change of Use of former Bank E(c)(i) with 4 bedroom Flat to 6No 1 bedroom flats including demolition of single storey element and extension to second and third floors, access amenity space & parking (Re-submission of NE/23/00200/FUL) at 133 High Street, Rushden, Northamptonshire, NN10 0NX.

Planning Application: NE/24/00689/FUL

Applicant: Mr Elkrit Caufhi (Caushaj Brothers Property)

Planning Officer: Jennifer Wallis

Ward: Hayden Central

Responses Due Back: 19th August 2024

Full Planning Permission. Residential Development of 6 x 1 bedroom Flats including Amenity Area and Parking (Resubmission of NE/23/00201/FUL) at 133 High Street, Rushden, Northamptonshire, NN10 0NX.

Planning Application: NE/24/00733/FUL

Applicant: Jackie Lang

Planning Officer: Kate Bannigan

Ward: Bates

Responses Due Back: 29th August 2024

Full Planning Permission. Single storey rear extension at 17 Richmond Close, Rushden, Northamptonshire, NN10 0NT.

Planning Application: NE/24/00744/TPO

Applicant: Mr Pemberton

Planning Officer: Ana Patriarca

Ward: Sartoris

Responses Due Back: 24th August 2024

Tree Preservation Order Consent. T1; Lawson Cypress – Reduce height by 3m and crown raise to achieve 4.5m clearance from ground level at 40 Wymington Park, Rushden, Northamptonshire, NN10 9JP.

Planning Application: NE/24/00768/FUL
Applicant: Mr And Mrs Martin Boardman
Planning Officer: Erika Davies
Ward: Sartoris
Responses Due Back: 1st September 2024

Full Planning Permission. Single storey rear extension at 5 Link Road, Rushden, Northamptonshire, NN10 9LB.

5. PLANNING DECISIONS

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

Planning Permission Refused

NE/23/00338/FUL - Four detached dwellings with associated access, car parking, refuse storage & landscaping at 22 Hayden Road, Rushden, Northamptonshire, NN10 0HX.

[RTC No Objection]

(Enclosed)

Planning Permission Refused

NE/24/00502/TPO - T1 Lawson Cypress – fell at 40 Wymington Park, Rushden, Northamptonshire, NN10 9JP.

[RTC No Objection]

(Enclosed)

Planning Permission Granted

NE/24/00186/FUL - Splitting of 1no. retail unit (class E use) into 2no. retail units (class E use) with part change of use of ground floor and conversion to create 2no. residential dwellings, including demolition of former outbuilding with associated private amenity space, refuse storage, cycle parking and landscaping at, 49 High Street, Rushden, NN10 0QE.

[RTC Objection]

(Enclosed)

6. APPEAL

Members to discuss the following appeal consultations.

NE/22/00909/FUL - Demolition of existing public house (class C4) and erection of three-storey building and Two Storey Courtyard Building to a mixed-use consisting of 2-retail (class E), 2 offices (class E) & 10 two-bedroom apartments with associated access, car parking, refuse storage & landscaping at 105 High Street, Rushden, Northamptonshire, NN10 0NZ.

(Enclosed)

NE/23/01275/FUL - Residential Development of 4 No dwellings (Re-submission of NE/23/00176/FUL) at Jack And Jill Nursery, Moor Road, Rushden, Northamptonshire, NN10 9TP.

(Enclosed)

7. **WITHDRAWN APPLICATION**

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

NE/24/00498/FUL - Change of use of premises from (E(a) to taxi business (sui generis) at 113 High Street, Rushden, Northamptonshire, NN10 0NZ.

(Enclosed)

8. **GREEN HILL SOLAR FARM CONSULTATION**

Members to discuss the Green Hill Solar Farm Consultation.

(Enclosed, Email with links sent 29/07/24)

Yours faithfully

Vivienne Prodger
Town Clerk