

## RUSHDEN TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 16<sup>th</sup> July 2024 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Chairman: Cameron Clarke [Chairman]

Councillors: Paul Harley [Vice Chairman]  
Richard Lewis Marian Hollomon  
Kaye Rawlins King Lawal  
Philip Humphrey Tracey Smith  
David Coleman [Ex Officio]

Town Clerk Vivienne Prodger

Officer: Paul Wilcox

#### 88/25 DECLARATIONS OF INTEREST

##### **Other Interest (Personal/non-pecuniary Interest)**

None

##### **Bias Interest (Pecuniary Interest)**

None

#### 89/25 APOLOGIES

Apologies of absence were submitted on behalf of Cllrs Adrian Winkle, Anthony Spooner, Carol Childs, Cesare Marinaro.

#### 90/25 MINUTES

##### **RESOLVED**

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 25<sup>th</sup> June 2024 be approved and signed by the Chairman as a true record.

#### 91/25 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

<b>Planning Application</b>	<b>Comments</b>
<b>Planning Application: NE/24/00541/FUL</b> <b>Applicant: Mr M Prescott (Timeline New Build Ltd)</b> <b>Planning Officer: Nick Clark</b> <b>Ward: Hayden</b> <b>Responses Due Back: 15<sup>th</sup> July 2024 - EOT GRANTED UNTIL – 19/07/24</b>	No Objection
Full Planning Permission. Two-storey dwelling with off-road parking within the curtilage of 16 Grafton Road at 16 Grafton	

<p>Road, Rushden, Northamptonshire, NN10 0HU.</p>	
<p><b>Planning Application: NE/24/00562/FUL</b>  <b>Applicant: Helix Lighting Retirement Benefits Scheme</b>  <b>Planning Officer: Lisa Greenwood</b>  <b>Ward: Spencer</b></p> <p>Full Planning Permission. Refurbishment of existing building to include recladding and new roof structure and Insertion of ancillary café at Crossways House, Wellingborough Road, Rushden, Northamptonshire, NN10 6AY.</p>	<p>Rushden Town Council has no objection to this application, however, we would comment this is retrospective as work has already commenced prior to Planning approval.</p>
<p><b>Planning Application: NE/24/00563/FUL</b>  <b>Applicant: Croyland Car Megastore</b>  <b>Planning Officer: Lisa Greenwood</b>  <b>Ward: Spencer</b></p> <p>Full Planning Permission. Demolition and replacement of existing 4 station MOT workshop with 6 station MOT workshop and servicing garage with customer waiting area and ancillary office. at Petrol Filling Station, And Showroom, St Davids Road, Rushden, Northamptonshire, NN10 6AP.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/24/00566/TPO</b>  <b>Applicant: Mr S Godfrey</b>  <b>Planning Officer: Ana Patriarca</b>  <b>Ward: Spencer</b></p> <p>Tree Preservation Order Consent. T1 Walnut - prune back to previous points, 2.5m regrowth to be removed and crown lift by 3.5m at 6 St Marks Close, Rushden, Northamptonshire, NN10 9QS.</p>	<p>Rushden Town Council has no objection to this application subject to North Northamptonshire's Tree Officers approval</p>
<p><b>Planning Application: NE/24/00569/FUL</b>  <b>Applicant: Mr Paul Watford</b>  <b>Planning Officer: Kate Bannigan</b>  <b>Ward: Bates</b></p> <p>Full Planning Permission. Single storey rear extension and partial demolition of garage to rear at 12 Mannings Rise, Rushden, Northamptonshire, NN10 0LY.</p>	<p>No Objection</p>

<p><b>Planning Application: NE/24/00572/FUL</b>  <b>Applicant: Shantilal Mistry</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Ward: Hayden</b></p> <p>Full Planning Permission. Erection of 3 dwellings at Car Park Rear Of, 15 Newton Road, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. The scheme has a lack of amenity space for residents.</li> <li>2. The Transport Assessment appears to be flawed.</li> <li>3. We note the comments regarding waste disposal and consider it would be very difficult to present bins onto the highway as Waste Management have advised.</li> </ol> <p>We fully support the Highways objections to access for the scheme.</p>
<p><b>Planning Application: NE/24/00602/FUL</b>  <b>Applicant: Mr Mitchell And Jason Young</b>  <b>Planning Officer: Kate Bannigan</b>  <b>Ward: Bates</b></p> <p>Full Planning Permission. Single storey rear extension and replacement garage with raised roof height at 48 Bedford Road, Rushden, Northamptonshire, NN10 0NB.</p>	<p>No Objection</p>
<p><b>Planning Application: NE/24/00609/ADV</b>  <b>Applicant: Mr Garry O'Dwyer (Rituals Cosmetics UK Limited)</b>  <b>Planning Officer: Jennifer Wallis</b>  <b>Ward: Spencer</b></p> <p>Advertisement Consent. Front lit boxletter logo on bar above shopfront entrance doors and non illuminated aluminium power coated box sign with black letters at high level at rear of the unit. All signage is located within the landlords designated signage zones at Unit 6 And 7, South Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FS.</p>	<p>No Objection</p>

**92/25 APPEAL**

Members to note the following appeals:-

**NE/23/00523/FUL** - Conversion of existing five bedroom dwelling to create 4 x flats; partial roof extension; addition of terrace and demolition of existing garage at 2 Harbourough Road, Rushden, Northamptonshire, NN10 0LT.

**RESOLVED**

Members noted this information

**NE/22/00716/OUT** - Outline application for residential development of up to 27no. dwellings, with all matters reserved except access at Land At Former Rushden Hospital Site, Catlin Way, Rushden, Northamptonshire.

**RESOLVED**

Members noted this information

**93/25 APPEAL DECISIONS**

Members to note the following appeal decision.

**Appeal Granted**

**NE/21/00518/OUT** - Outline : For up to 39 Residential Dwellings (All Matters reserved except Access) | Land Between Old Railway Line And John Clark Way Rushden Northamptonshire

**RTC Comments** - Rushden Town Council objects to this application.

**RESOLVED**

Members noted this information.

Chairman