

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 21st May 2024 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Chairman: Cameron Clarke [Chairman]

Councillors: Paul Harley [Vice Chairman]
Philip Humphrey Richard Lewis
Marian Hollomon Anthony Spooner
Paul Harley Adrian Winkle
Carol Childs Kaye Rawlins
Cesare Marinaro Tracey Smith
David Coleman [Ex Officio]

Town Clerk Vivienne Prodger

Officer: Paul Wilcox

15/25 APPOINTMENT OF CHAIRMAN

To appoint a Chairman for the year 2024/2025

RESOLVED

It was resolved that Cllr Cameron Clarke be appointed as Chairman for the Planning Consultative Committee for the year 2024/2025.

16/25 APPOINTMENT OF VICE CHAIRMAN

To appoint a Vice Chairman for the year 2024/2025

RESOLVED

It was resolved that Cllr Paul Harley be appointed as Vice Chairman for the Planning Consultative Committee for the year 2024/2025.

17/25 DECLARATIONS OF INTEREST

Other Interest (Personal/non-pecuniary Interest)

Application Number NE/24/00349/PDU

Cllr Paul Harley, Cllr Tracey Smith, Cllr Phillip Humphrey, known to the applicant

Application number NE/24/00359/FUL

Cllr Tracey Smith and Cllr Paul Harley, known to the applicant

Application Number NE/24/00394/FUL

Cllrs Richard Lewis, Cllr Marian Hollomon, Cllr P Harley and Cllr Kaye Rawlins, known to the applicant

Application Number NE/24/00301/FUL

Cllr Phillip Humphrey, neighbouring property

18/25 APOLOGIES

Apologies were received from Cllr Spooner

19/25 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 30th April 2024 be approved and signed by the Chairman as a true record.

20/25 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

The Chairman proposed that Planning Application NE/24/00335/FUL was brought to the top of the planning list and was considered first as members of the public were in attendance for this application.

The Chairman proposed that Planning Application NE/24/00359/FUL was considered second on the Agenda.

Planning Application	Comments
<p>Planning Application: NE/24/00007/FUL Applicant: Rachel Law Planning Officer: Ellen Carr Ward: Bates Responses Due Back:– EOT Granted until 24th May Two storey rear extension at 148A Avenue Road, Rushden, Northamptonshire, NN10 0SW.</p> <p>AMENDMENT / ADDITIONAL INFORMATION – AMENDED PLANS DATED 1st MAY 2024</p>	<p>No Objection</p>
<p>Planning Application: NE/24/00301/FUL Applicant: Mr Maxim Bogush Planning Officer: Jacqui Colbourne Ward: Bates Responses Due Back: 21st May – EOT Asked For</p> <p>Full Planning Permission. Change of use from C3 (dwelling house) to a Sui Generis HMO for up to 10 people including provision of bin storage and bicycle parking area, replacement of some doors and windows on the side elevation of the existing rear outrigger; extension of the lean-to extension on the rear part of the existing outrigger at 47 Park Road, Rushden, Northamptonshire, NN10 0RG.</p>	<p>See objection letter attached to these minutes</p>

<p>Planning Application: NE/24/00317/FUL Applicant: Mrs Sarah Smith Planning Officer: Kate Bannigan Ward: Sartoris Responses Due Back: 21st May 2024 – EOT Asked For</p> <p>Full Planning Permission. Retrospective erection of outbuilding to rear at 45 Hall Avenue Rushden, Northamptonshire, NN10 9ES.</p>	<p>Rushden Town Council has no objection to this application but we do note this is retrospective.</p>
<p>Planning Application: NE/24/00334/FUL Applicant: Mr Jerkovic and Ms Chirico Planning Officer: Nick Clark Ward: Hayden Central Responses Due Back: 21st May – EOT Granted until 24th May</p> <p>Full Planning Permission. Change of use of building from retail to mixed use coffee shop and laundrette with external alteration to side elevation to provide off-street parking at 20 High Street Rushden, Northamptonshire, NN10 0PW.</p>	<p>Rushden Town Council has no objection to this application however we do note Highways concerns.</p>
<p>Planning Application: NE/24/00335/FUL Applicant: Mr Thomas Davidson (LNT Construction) Planning Officer: Katherine Hale Ward: Spencer Responses Due Back: 21st May – EOT Granted until 28th May</p> <p>Full Planning Permission. Proposed demolition of existing buildings and erection of new 66-bed care home for older people at 142 Northampton Road, Rushden, Northamptonshire, NN10 6AN.</p>	<p>See objection letter attached to these minutes</p>
<p>Planning Application: NE/24/00343/OUT Applicant: Mr Craig Dukes (WG 20 Ltd) Planning Officer: Katherine Hale Ward: Pemberton Responses Due Back: 21st May – EOT Granted until 28th May</p> <p>Outline Planning Permission. Outline: Demolition of existing buildings, with residential development of 6 No dwellings (All Matters reserved except access, appearance, layout, and scale at Windmill Business Centre, Glassbrook Road, Rushden, Northamptonshire.</p>	<p>No Objection</p>

<p>Planning Application: NE/24/00349/PDU Applicant: Mr Elkrit Caushaj (Caushaj Brothers Property) Planning Officer: Nick Clark Ward: Hayden Central Responses Due Back: 21st May – EOT Granted until 24th May</p> <p>Permitted Development - Use. Change of Use from commercial to residential including internal alterations to create 3no. dwellings at 133 High Street, Rushden, Northamptonshire, NN10 0NX.</p>	<p>Rushden Town Council feels we do have to make the same objections as many previous similar applications regarding High Street Parking:</p> <ul style="list-style-type: none"> a. Lack of parking provision and therefore reliance on free Public Parking which has a detrimental effect on the High Street economy b. Lack of amenity space which is contrary to the aspirations of the current Rushden Neighbourhood Plan
<p>Planning Application: NE/24/00359/FUL Applicant: Mr James Kirk (VSV Trading) Planning Officer: Jacqui Colbourne Ward: Pemberton Responses Due Back: 21st May – EOT Asked For</p> <p>Full Planning Permission. Change of Use from Retail [E(a)] to Wine Bar [Sui Generis] including Internal alterations at 163 Grangeway, Rushden, Northamptonshire, NN10 9JE.</p>	<p>No Objection</p>
<p>Planning Application: NE/24/00394/FUL Applicant: Mr Jonathan Abbott Planning Officer: Ellen Carr Ward: Spencer Responses Due Back: 4th June 2024</p> <p>Full Planning Permission. Single storey front extension to garage at 3 Oakfield Rushden, Northamptonshire, NN10 6EL.</p>	<p>No Objection</p>

21/25 PLANNING DECISIONS

Members discussed the following planning decisions:-

Refuse Planning Permission

NE/23/01101/FUL - Ground floor rear and front porch extension. Part first floor rear, front and side extension. Rear dormer roof extension, two front roof windows at 78 Park Avenue, Rushden, Northamptonshire, NN10 9NR.

[RTC No Objection]

RESOLVED

Members noted this information.

Refuse Planning Permission

NE/24/00204/FUL - Single storey rear extension at 252 Newton Road, Rushden, Northamptonshire, NN10 0SY.

[RTC No Objection]

RESOLVED

Members noted this information.

22/25 WITHDRAWN APPLICATION

Members to note the withdrawal of the following application: -

NE/24/00212/PDU – Change of use of agricultural barn to two dwellings and associated operational development. Installation of external cladding, roof, windows, doors and timber door (Re-submission of NE/23/00252/PDU) at Land Between 56 And 58 Avenue Road, Rushden, Northamptonshire, NN10 0SJ .

RESOLVED

Members noted this information.

23/25 APPEAL DECISIONS

Members to note the following appeal decision:-

Appeal Dismissed

NE/23/01178/FUL - Front Single Storey Garage Extension at 437 Newton Road Rushden, Northamptonshire NN10 0SX

RTC Comments - Rushden Town Council has no objection to this application.

RESOLVED

Members noted this information.

24/25 LICENSING ACT 2003

Members to discuss the following Licensing Act 2003:-

24/00826/LAPNEW - Premises Licence at Tangles Hair Salon, 34 Northampton Road, Higham Ferrers, Rushden, Northamptonshire, NN10 8AW.

RESOLVED

Rushden Town Council has no objection to this Licencing Act.

25/25 Preliminary Inquiry – Rushden – Skew Bridge, Crown Way, Rushden, Northamptonshire

Members to discuss the following Preliminary Inquiry:-

Upgrading communication towers, Skew Bridge, Crown Way, Rushden, Northamptonshire.

RESOLVED

Members noted this information.

Chairman