



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

14th May 2024

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 21st May 2024 commencing at 7.30pm.

AGENDA

1. **APPOINTMENT OF CHAIRMAN**
To appoint a Chairman for the year 2024/2025.
2. **APPOINTMENT OF VICE CHAIRMAN**
To appoint a Vice Chairman for the year 2024/2025.
3. **DECLARATIONS OF INTEREST**
To receive any declarations of interest Personal and/or Prejudicial and the nature of those interests relating to items on the agenda.
4. **APOLOGIES**
To receive any apologies for absence.
5. **MINUTES**
To approve the minutes of the meeting of the Planning Consultative Committee held on Tuesday 30th April 2024.
6. **PLANNING APPLICATIONS**
To comment on the following Planning Applications:

Planning Application: NE/24/00007/FUL
Applicant: Rachel Law
Planning Officer: Ellen Carr
Ward: Bates
Responses Due Back:– EOT Grated until 24th May

Two storey rear extension at 148A Avenue Road, Rushden, Northamptonshire, NN10 0SW.

AMENDMENT / ADDITIONAL INFORMATION – AMENDED PLANS DATED 1st MAY 2024

Planning Application: NE/24/00301/FUL

Applicant: Mr Maxim Bogush

Planning Officer: Jacqui Colbourne

Ward: Bates

Responses Due Back: 21st May – EOT Asked For

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.

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

Full Planning Permission. Retrospective erection of outbuilding to rear at 45 Hall Avenue Rushden, Northamptonshire, NN10 9ES.

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

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,

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

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.

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

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.

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

Permitted Development - Use. Change of Use from commercial to residential including internal alterations to create 3 no. dwellings at 133 High Street, Rushden, Northamptonshire, NN10 0NX.

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

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.

Planning Application: NE/24/00394/FUL
Applicant: Mr Jonathan Abbott
Planning Officer: Ellen Carr
Ward: Spencer
Responses Due Back: 4th June 2024

Full Planning Permission. Single storey front extension to garage at 3 Oakfield Rushden, Northamptonshire, NN10 6EL.

7. PLANNING DECISIONS

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

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]

(Enclosed)

Refuse Planning Permission

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

[RTC No Objection]

(Enclosed)

8. WITHDRAWN APPLICATION

Members were advised of 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 .

(Enclosed)

9. 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.

(Enclosed)

10. **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.

(Enclosed)

11. **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.

(Enclosed)

Your faithfully

Vivienne Prodger
Town Clerk