



RUSHDEN TOWN COUNCIL

**Rushden Hall
RUSHDEN
Northamptonshire NN10 9NG**

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



**Mayor: Cllr Tracey Smith
Town Clerk: Vivienne Prodger**

11th January 2024

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 16th January 2024 commencing at 7.30pm.

AGENDA

- 1. 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.
- 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 19th December 2023.
- 4. PLANNING APPLICATIONS**
To comment on the following Planning Applications:

**Planning Application: 20/01453/OUT
Applicant: Taylor Wimpey UK Limited & BDW Trading Limited
Planning Officer: William Tysterman
Ward: Hayden
Responses Due Back: 18th December 2023**

Outline Planning Application for a Sustainable Urban Extension comprising residential development of up to 2,200 dwellings (Class C3), residential institution (Class C2), up to 110,000 square metres of employment development (Classes B2 (General Industrial), B8 (Storage and Distribution), E (comprising Office, Research and Development of Products or Processes and Industrial Processes)), two local centres, two primary schools, one secondary school, details of the principal accesses from A6 /John Clark Way roundabout and Newton Road, secondary vehicular and non-vehicular accesses, public open space including Suitable Alternative Natural Greenspace, cemetery, allotments, noise mitigation features, drainage, primary sub-station utilities apparatus and associated engineering works, demolition of existing buildings, earthworks and ground remodelling (All Matters reserved except Access) at Rushden East Urban Extension, Liberty Way, Rushden, Northamptonshire.

(Deferred from 19th December 2023)

Planning Application: NE/23/01182/PDU
Applicant: Mr Rishi Hindocha (Yarion Properties Ltd)
Planning Officer: Nick Clark
Ward: Hayden Central
Responses Due Back: 8th January 2024 – EOT Granted until 19th January

Change of use of Ground Floor to Residential - creating 4 no. flats including bins area/bike store at Barclays Bank, College Street, Rushden, Northamptonshire, NN10 0QQ.

Planning Application: NE/23/01202/TPO
Applicant: Janine Weaver (Diocese Of Peterborough)
Planning Officer: Ana Patriarca
Ward: Hayden
Responses Due Back: 3rd February 2024

T1 Oak - Crown reduce by approximately 2.0 metres laterally over neighbouring property and balance remaining crown, pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all diseased, dying, crossing, rubbing and duplicate branches. Crown lift to a height of approximately 3.0 metres all round. Works to be carried out in the interest of sound arboricultural practice and to manage the tree at suitable dimensions at The Rectory, Rectory Road, Rushden, Northamptonshire, NN10 0HA.

Planning Application: NE/23/01227/FUL
Applicant: NB Property Holdings Ltd
Planning Officer: Jacqui Colbourne
Ward: Hayden Central
Responses Due Back: 8th January 2024

Conversion and extension of ground floor store and first floor rear extension to the rear of shops to create 2 No dwellings within class C3 and internal alterations to first floor flats 1 & 2 to create a single dwelling at 119A High Street, Rushden, Northamptonshire, NN10 0NZ.

Planning Application: NE/23/01244/FUL
Applicant: Mr Simon Lackford
Planning Officer: Jennifer Wallis
Ward: Hayden Central
Responses Due Back: 8th January 2024 – EOT Granted until 19th January

Installation of new security shutters to front elevation and replacement cladding at 124 High Street, Rushden, Northamptonshire, NN10 0PD.

Planning Application: NE/23/01269/PDU
Applicant: Mr Rishi Hindocha (Yarion Properties Ltd)
Planning Officer: Nick Clark
Ward: Hayden Central
Responses Due Back: 8th January 2024 – EOT Granted until 19th January

Change of Use of Ground Floor to create 1no. retail unit including bins area/bike store 2no. residential flats to first floor at Barclays Bank, College Street, Rushden, Northamptonshire, NN10 0QQ.

Planning Application: NE/23/01275/FUL
Applicant: Mr & Mrs Paul & Helen Hughes
Planning Officer: Susie Russell
Ward: Hayden Central
Responses Due Back: 8th January 2024 – EOT Granted until 19th January

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

Planning Application: NE/23/01298/FUL

Applicant: Hall

Planning Officer: Jennifer Wallis

Ward: Sartoris

Responses Due Back: 8th January 2024 – EOT Granted until 19th January

Demolition of existing single storey rear extension. Construction of single storey wraparound extension with rooflights at 11 St Marys Avenue, Rushden, Northamptonshire, NN10 9EP.

Planning Application: NE/23/01312/FUL

Applicant: Trainor

Planning Officer: Susie Russell

Ward: Bates

Responses Due Back: 1st February 2024

Demolition of garage and rear extension. Construction of two storey side extension and single storey rear extension including external alterations at 164 Avenue Road, Rushden, Northamptonshire, NN10 0SW.

Planning Application: NE/23/01320/FUL

Applicant: Mr Stuart Russell - Russell Wright (Rushden) Ltd

Planning Officer: Jacqui Colbourne

Ward: Hayden Central

Responses Due Back: 1st February 2024

Change of use of existing commercial space, part demolition and erection of single storey rear extension to create a one bedroom dwelling with private amenity space at 126 High Street, Rushden, Northamptonshire, NN10 0PD.

Planning Application: NE/23/01324/FUL

Applicant: Mr Ewan McLester

Planning Officer: Chris Spong

Ward: Pemberton

Responses Due Back: 1st February 2024

Two storey side extension at 8 Bilsdon Close, Rushden, Northamptonshire, NN10 9JN.

Planning Application: NE/24/00016/TPO

Applicant: Mr H Jones (Ornamental & Orchard)

Planning Officer: Ana Patriarca

Ward: Pemberton

Responses Due Back: 3rd February 2024

Beech-4611 DBH- 0.8m Works specification- Removal Justification- The tree is in generally good health with a full canopy, however at some point in the past 4 years it looks like the tree has sustained significant fire damage to the base of the trunk. The resulting wound has advanced decay, which in my opinion will not sufficiently compartmentalise to negate the risk of failure. There are multiple fungal fruiting bodies suggesting advanced decay. Should the tree fail it is leaning slightly towards the property (approximately 10m from trunk). At 7 Millers Close, Rushden, Northamptonshire, NN10 9RP.

Your faithfully

Vivienne Prodger
Town Clerk