

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 16th January 2024 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Chairman: David Coleman (Chairman)

Councillors: Cameron Clarke - Vice Chairman
Philip Humphrey Richard Lewis
Marian Hollomon

Town Clerk Vivienne Prodger

Officer: Paul Wilcox

Due to a number of absences this meeting was inquorate and had to be conducted under Delegated Powers.

268/24 DECLARATIONS OF INTEREST

No Declarations of Interest

269/24 APOLOGIES

Apologies of absence were submitted on behalf of Cllrs, Adrian Winkle, Anthony Spooner, Carol Childs, Cesare Marinaro, Kaye Rawlins, King Lawal, Paul Harley, Tracey Smith [Ex Officio].

270/24 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 19th December 2023 be approved and signed by the Chairman as a true record.

271/24 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
Planning Application: 20/01453/OUT Applicant: Taylor Wimpey UK Limited & BDW Trading Limited Planning Officer: William Tysterman Responses Due Back: 18th December 2023 EOT – Granted 31st January 2024. 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	This application has been deferred to the next Planning Consultative Meeting to be held on Tuesday 6 th February 2024.

<p>/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.</p> <p><u>AN AMENDMENT/ADDITIONAL INFORMATION HAS BEEN RECEIVED - DOCUMENTS RECEIVED ON THE 20/11/2023</u></p>	
<p>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</p> <p>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.</p>	<p>Whilst we have no objection in principle regarding these flats we would like to make the following comments:-</p> <p>We note Highways have no objection with regard to parking, however we would like a condition that the surrounding public parking is not considered as solution to any parking shortfall resulting in long term visitor parking and excessive car ownership from residents. Regarding public car parks as an alternative for a residential shortfall has an economic impact on consumer shopping and therefore should not be encouraged or relied on.</p> <p>We note the comments regarding noise impact from the Post Office and again hope the application is conditioned to include a robust noise reduction scheme.</p>
<p>Planning Application: NE/23/01202/TPO Applicant: Janine Weaver (Diocese Of Peterborough) Planning Officer: Ana Patriarca Ward: Hayden Responses Due Back: 3rd February 2024</p> <p>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.</p>	<p>No Objection</p>

<p>Planning Application: NE/23/01227/FUL Applicant: NB Property Holdings Ltd Planning Officer: Jacqui Colbourne Ward: Hayden Central Responses Due Back: 8th January 2024</p> <p>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.</p>	<p>Rushden Town Council objects to this application for the following reasons</p> <p>Parking – We note the comments from the LHA about demonstrated there is sufficient parking and the current submitted documents do not appear to show an parking provision. As previously stated residential developments in the high street cannot rely on public parking as this has a detrimental effect on the consumer shopping economy.</p> <p>Amenity Space – the proposed development does not indicate any amenity space and therefore conflicts with both the Local Plan and the Rushden Neighbourhood Plan.</p> <p>Overdevelopment – We consider this to be an over development of the site. The proposed residential units are cramped, offer no quality of living space at are therefore in conflict with the aspiration of the Neighbourhood Plan to provide quality living space.</p>
<p>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</p> <p>Installation of new security shutters to front elevation and replacement cladding at 124 High Street, Rushden, Northamptonshire, NN10 0PD.</p>	<p>No Objection</p>
<p>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</p> <p>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.</p>	<p>Whilst we have no objection in principle regarding these flats and retail unit we would like to make the following comments:-</p> <p>We note Highways have no objection with regard to parking, however we would like a condition that the surrounding public parking is not considered as solution to any parking shortfall resulting in long term visitor parking and excessive car ownership from residents. Regarding public car parks as an alternative for a residential shortfall has an economic impact on consumer shopping and therefore should not be encouraged or relied on.</p> <p>We note the comments regarding noise impact from the Post Office and again hope the application is conditioned to include a robust noise reduction scheme.</p>

<p>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</p> <p>Residential Development of 4 No dwellings (Re-submission of NE/23/00176/FUL) at Jack And Jill Nursery, Moor Road, Rushden, Northamptonshire, NN10 9TP.</p>	<p>Rushden Town Council objects to this application for the following reason:-</p> <p>Our objection is to lack of parking. The loss of parking for the nursery would result in employees having to park off site and as other objectors have indicated there are already parking problems within the area. Reliance on the public car park is not acceptable as this is not under the control of the applicant. We feel the reason for refusal on the last application is still relevant 'The applicant has failed to demonstrate that the proposed development would not constitute an overdevelopment of the site and the submitted details do not demonstrate that four dwellings could be accommodated within the site alongside the necessary amenity space, landscaping and an adequate parking area. As such, the proposal would fail to comply with Policy 8 b) i, ii, and d) i of the North Northamptonshire Joint Core Strategy'</p> <p>We do not believe the current application has addressed the original refusal and therefore we must still object to this scheme.</p>
<p>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</p> <p>Demolition of existing single storey rear extension. Construction of single storey wraparound extension with rooflights at 11 St Marys Avenue, Rushden, Northamptonshire, NN10 9EP.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/01312/FUL Applicant: Trainor Planning Officer: Susie Russell Ward: Bates Responses Due Back: 1st February 2024</p> <p>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.</p>	<p>No Objection</p>

<p>Planning Application: NE/23/01320/FUL Applicant: Mr Stuart Russell - Russell Wright (Rushden) Ltd Planning Officer: Jacqui Colbourneh Ward: Hayden Central Responses Due Back: 1st February 2024</p> <p>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.</p>	<p>No Objection</p>
<p>Planning Application: NE/23/01324/FUL Applicant: Mr Ewan McLester Planning Officer: Chris Spong Ward: Pemberton Responses Due Back: 1st February 2024</p> <p>Two storey side extension at 8 Bilsdon Close, Rushden, Northamptonshire, NN10 9JN.</p>	<p>No Objection</p>
<p>Planning Application: NE/24/00016/TPO Applicant: Mr H Jones (Ornamental & Orchard) Planning Officer: Ana Patriarca Ward: Pemberton Responses Due Back: 3rd February 2024</p> <p>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.</p>	<p>Rushden Town Council has no objection to this application subject to North Northamptonshire's Tree Officer being in support of this.</p>

Chairman