

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 11th June 2024 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Chairman: Cameron Clarke [Chairman]

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

Town Clerk Vivienne Prodger

Officer: Paul Wilcox

52/25 DECLARATIONS OF INTEREST

Other Interest (Personal/non-pecuniary Interest)

None

Bias Interest (Pecuniary Interest)

Application Number NE/24/00395/FUL – Cllr Cameron Clarke

Cllr Cameron Clarke declared a Bias Interest in Application Number NE/24/00395/FUL and left the meeting when this item was discussed and took no part in discussion and voting thereon, Cllr Paul Harley (Vice Chairman) chaired for this application.

53/25 APOLOGIES

Apologies of absence were submitted on behalf of Cllrs Carol Childs, Philip Humphrey, King Lawal.

54/25 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 21st May 2024 be approved and signed by the Chairman as a true record.

55/25 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
Planning Application: NE/21/00861/OUT Applicant: Mr Richard Chalcraft (Amberville Properties Ltd) Planning Officer: Lisa Greenwood Ward: Responses Due Back:– 14th June 2024	No Objection

<p>Outline planning application with all matters reserved, aside access, for a proposed residential development of up to 72 dwellings at Site 948 Former Quarry, Hayway, Rushden, Northamptonshire.</p> <p><u>AN AMENDMENT/ADDITIONAL INFORMATION HAS BEEN RECEIVED</u></p> <p>Amended plans received 17/5/24 and amended description of proposal.</p>	
<p>Planning Application: NE/24/00333/FUL Applicant: Cara Robertson Planning Officer: Erika Davies Ward: Responses Due Back:– 13th June 2024</p> <p>Full Planning Permission. Single storey rear extension at 14 Birchall Road, Rushden, Northamptonshire, NN10 9RQ.</p>	<p>No Objection</p>
<p>Planning Application: NE/24/00392/FUL Applicant: Mr Tim Price (Goliath Property Ltd) Planning Officer: Chris Hill Ward: Responses Due Back:– 10th June 2024 – ASKED FOR EOT</p> <p>Full Planning Permission. Modifications to previously approved (NE/23/00793/PDU - Change of use and conversion of the ground and first floor from a commercial use (Class E) to form two detached dwellings (Class C3). Proposal to include one of two approved dwellings to change to two apartments, one at ground and one at first. Part retention of existing single storey roof, rebuild an internal wall to form an external wall, render existing internal wall now forming an external wall, infill existing openings and form new openings at 4A Alfred Street, Rushden, Northamptonshire, NN10 9YS.</p>	<p>No Objection</p>
<p>Planning Application: NE/24/00393/FUL Applicant: Mr Jonathan Di Cosimo-Carvetta Planning Officer: Nick Clark Ward: Responses Due Back:– 13th June 2024</p> <p>Full Planning Permission. Conversion of previously approved gym and study into annexe at 48 Park Road, Rushden, Northamptonshire, NN10 0RG.</p>	<p>Rushden Town Council has no objection to this application, subject that the condition remains part of the existing dwelling.</p>

<p>Planning Application: NE/24/00395/FUL Applicant: Lucy Burman Planning Officer: Chris Hill Responses Due Back:– 13th June 2024</p> <p>Full Planning Permission. Single storey extension and refurbishment to existing ancillary building to create a SEND Unit for up to 10 Children at Whitefriars Primary School, Boughton Drive, Rushden, Northamptonshire, NN10 9HX.</p>	<p>No Objection</p>
<p>Planning Application: NE/24/00420/FUL Applicant: Ms Jane Titterton Planning Officer: Ellen Carr Ward: Responses Due Back:– 20th June 2024</p> <p>Full Planning Permission. One and half storey front and side extension. Garage conversion and erection of detached garage to front and 207 Avenue Road, Rushden, Northamptonshire, NN10 0SN.</p>	<p>No Objection</p>
<p>Planning Application: NE/24/00434/VAR Applicant: Mrs Sarah Smith Planning Officer: Nick Clark Ward: Responses Due Back:– 13th June 2024</p> <p>Variation of (a) Condition(s). Variation of condition Condition 5 to be changed to allow employment of 1 employee pursuant to 20/00241/FUL. Conversion of existing double garage into a hairdressing salon. Garage Doors to be removed and replaced with Bi Fold doors (part retrospective) at 45 Hall Avenue, Rushden, Northamptonshire, NN10 9ES.</p>	<p>Rushden Town Council has no objection to this application but note this is part retrospective.</p>
<p>Planning Application: NE/24/00451/FUL Applicant: Mr Christopher Layram Planning Officer: Kate Bannigan Ward: Responses Due Back:– 25TH June 2024</p> <p>Full Planning Permission. Single storey garage extension to rear with flat roof and glazed rooflight at 437 Newton Road, Rushden, Northamptonshire, NN10 0SX.</p>	<p>No Objection</p>

<p>Planning Application: NE/24/00485/PDU Applicant: Mr David Palmer (Palmer Family Trust Ltd) Planning Officer: Nick Clark Ward: Responses Due Back:– 26th June 2024</p> <p>Permitted Development - Use. Change of use from retail to residential 1No Flat to the first and second floors at 23-23A High Street at 23 High Street, Rushden, Northamptonshire, NN10 0QE.</p>	<p>Whilst Rushden Town Council notes the comments from Highways, we would like to point out that Hairdressing is a legitimate retail business and the use of the public car parks is therefore perfectly acceptable. However, residential conversion, will once again put pressure on the public car parks and therefore have a detrimental affect on parking for shoppers wishing to use retail shops in the High Street. We are continually presented with this type of development and do question how much residential parking NNC think can be accommodated within our Public Car parks? Therefore, we have no alternative but to object with our now generic response to these type of applications</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/24/00486/PDU Applicant:Mr David Palmer (Palmer Family Trust Ltd) Planning Officer: Nick Clark Ward: Responses Due Back:– 26th June 2024</p> <p>Permitted Development - Use. Change of use from retail to residential 2No Flats to the first and second floors at 23-23A High Street at 23 High Street, Rushden, Northamptonshire, NN10 0QE.</p>	<p>Whilst Rushden Town Council notes the comments from Highways, we would like to point out that Hairdressing is a legitimate retail business and the use of the public car parks is therefore perfectly acceptable. However, residential conversion, will once again put pressure on the public car parks and therefore have a detrimental effect on parking for shoppers wishing to use retail shops in the High Street. We are continually presented with this type of development and do question how much residential parking NNC think can be accommodated within our Public Car parks? Therefore, we have no alternative but to object with our now generic response to these type of applications</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/24/00491/TPO Applicant: Mark Lander (Northamptonshire Healthcare Trust) Planning Officer: Ana Patriarca Ward: Responses Due Back:– 20th June 2024</p> <p>Tree Preservation Order Consent. T1 Siberian Elm - crown lift to a height of approximately 3.0 metres; T2, T3 & T4 Ash - crown lift to a height of approximately 2.5 metres; G1 tree belt - remove small Elm regen trees on eastern side of tree belt at Land At Former Rushden Hospital, Site Catlin Way, Rushden, Northamptonshire.</p>	<p>Whilst we have no objection to the application we would like to point out that the map submitted, indicating the trees, does not correlate with the numbered trees on the application. We therefore have no objection subject to the approval of the NNC Tree Officer.</p>
<p>Planning Application: NE/24/00502/TPO Applicant: Mr Pemberton Planning Officer: Ana Patriarca Ward: Responses Due Back:– 26th June 2024</p> <p>Tree Preservation Order Consent. T1 Lawson Cypress – fell at 40 Wymington Park, Rushden, Northamptonshire, NN10 9JP.</p>	<p>Rushden Town Council has no objection to this application subject to North Northamptonshire's Tree Officers approval.</p>

56/25 PLANNING DECISIONS

Members discussed the following planning decision:-

Planning Permission Granted

NE/24/00283/PDU - Change of use from commercial use to residential including alterations (4No flats) at First Floor And Second Floor, 71 High Street, Rushden, Northamptonshire, NN10 0QE.

[RTC Objection]

RESOLVED

Members noted this information

57/25 WITHDRAWN APPLICATION

Members to note the withdrawal of the following application: -

NE/24/00140/FUL– Ground Floor Change of Use from A1 Retail Shop to Sui Generis (Hot Food Takeaway) at 146 Wellingborough Road, Rushden, Northamptonshire, NN10 9ST.

RESOLVED

Members noted this information.

Chairman