

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 30th April 2024 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Chairman: David Coleman

Councillors: Cameron Clarke (Vice Chairman)
Philip Humphrey Richard Lewis
Marian Hollomon Anthony Spooner
Paul Harley Adrian Winkle
Tracey Smith [Ex Officio]

Town Clerk Vivienne Prodger

Officer: Paul Wilcox

387/24 DECLARATIONS OF INTEREST

Cllr Philip Humphrey declared a Bias Interest in Application Number NE/24/00257/FUL and left the meeting when this item was discussed and took no part in discussion and voting thereon.

Cllr Richard Lewis declared an Other Interest in Application Number NE/24/00257/FUL

388/24 APOLOGIES

Apologies of absence were submitted on behalf of Cllrs, Carol Childs, Kaye Rawlins, Cesare Marinaro, King Lawal.

389/24 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.

390/24 PLANNING APPLICATIONS

That the following comments be submitted to North Northamptonshire Council:

Planning Application	Comments
Planning Application: NE/24/00257/FUL Applicant: Mr Langley (F & L Group Ltd) Planning Officer: Chris Hill Ward: Spencer Full Planning Permission. Demolition of existing commercial buildings and the erection of 9 apartments at Car Sales Office, Quorn Road, Rushden, Northamptonshire, NN10 6UU.	No Objection

<p>Planning Application: NE/24/00270/FUL Applicant: Nick Hayward Planning Officer: Jennifer Wallis Ward: Hayden</p> <p>Full Planning Permission. Repositioning, realigning, and addition of new windows on side elevations at 264 Newton Road, Rushden, Northamptonshire, NN10 0SY.</p>	<p>No Objection</p>
<p>Planning Application: NE/24/00283/PDU Applicant: TMJ Property Investments Planning Officer: Jennifer Wallis Ward: Hayden Central</p> <p>Permitted Development - Use. 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.</p>	<p>Whilst we note the comments from the LHA we still have concerns about parking. There is no parking provision within the scheme residents will utilise the public car parks which has a detrimental effect on the local retail economy. The continual reliance on public car parks for flats in the high street will have a serious effect on residents of the flats should the car parks either be made chargeable or no longer in the ownership of North Northamptonshire Council.</p>
<p>Planning Application: NE/24/00296/FUL Applicant: Mr Paul Bicknell Planning Officer: Jennifer Wallis Ward: Pemberton</p> <p>Full Planning Permission. Change the use use from outbuilding (summer house) to 1 bedroom bungalow, to include some demolition and extension of the building, and splitting the existing plot at 26 Fairmead Crescent, Rushden, Northamptonshire, NN10 9NB.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <p>This development is an over development of the site.</p> <p>The proposed scheme is not in keeping with existing neighbouring properties</p> <p>We note the comments from Highways and we consider there needs to be a detailed drawing submitted indicating how the Highways specification regarding access and splay will be achieved.</p>
<p>Planning Application: NE/24/00314/FUL Applicant: Mr Mark Betterton Planning Officer: Joan Hill Ward: Pemberton</p> <p>Full Planning Permission. Demolition of existing builders yard and workshop and erection of pair of semi-detached dwellings (Resubmission of 19/01574/FUL) at 7A Glassbrook Road, Rushden, Northamptonshire, NN10 9TG.</p>	<p>No Objection</p>
<p>Planning Application: NE/24/00332/FUL Applicant: Mr And Mrs Sean Riches Planning Officer: Jennifer Wallis Ward: Bates</p> <p>Full Planning Permission. Two storey rear extension at 84 Bedford Road, Rushden, Northamptonshire, NN10 0NB.</p>	<p>No Objection</p>

<p>Planning Application: NE/24/00337/TPO Applicant: Mrs Gemma Roberts Planning Officer: Ana Patriarca Ward: Pemberton</p> <p>Tree Preservation Order Consent. T1 Horse Chestnut – crown reduction by 2m at 5 Millers Close, Rushden, Northamptonshire, NN10 9RP.</p>	<p>No Objection</p>
---	---------------------

391/24 LICENSING ACT 2003

Members to discussed the following Licensing Act 2003:-

24/00723/LAPNEW – Hopmaster at Unit L8, West Terrace, Rushden Lakes, Rushden, Northamptonshire.

RESOLVED

Members had no objection to this Licencing Application.

392/24 APPEAL CONSULTATION

Members to note the following appeal consultation:-

NE/23/01324/FUL – Two storey side extension at 8 Bilsdon Close, Rushden, Northamptonshire, NN10 9JN.

RESOLVED

Members noted this information.

393/24 APPEAL DECISION

Members to note the following appeal decision:-

Appeal Dismissed

NE/22/01328/FUL - Change of use of upper floor to C3 residential accommodation comprising 2 x 1 bed apartments and 2 x 2 bed apartments, with new front door and rear amenity space at First Floor, 95 High Street, Rushden, Northamptonshire.

[Rushden Town Council objected to this application]

RESOLVED

Members noted this appeal decision.

Chairman