



RUSHDEN TOWN COUNCIL

**Rushden Hall
RUSHDEN
Northamptonshire NN10 9NG**

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**Mayor: Cllr David Coleman
Town Clerk: Vivienne Prodger**

29th October 2024

Dear Councillor

You are summoned to attend a meeting of the Planning Consultative Committee to be held at Rushden Hall, Rushden on Tuesday 5th November 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 15th October 2024.
- 4. PLANNING APPLICATIONS**
To comment on the following Planning Applications:

Planning Application: NE/24/00902/FUL
Applicant: Mr R Hindocha (Yarion Properties Ltd)
Planning Officer: Jacqui Colbourne
Ward: Hayden Central
Responses Due Back:– 14th November 2024

Full Planning Permission. Change of use of the commercial unit (front ground floor) to single residential flat (Flat 7) at Former Barclays Bank, College Street, Rushden, Northamptonshire, NN10 0QQ.

Planning Application: NE/24/00921/LDP
Applicant: Blossom Childrens Homes Limited - Matt Wakeling
Planning Officer: Ellen Carr
Ward: Sartoris
Responses Due Back: TBC

Certificate of Lawfulness for proposed development/Use: use of 1A Lodge Road as a children's home for up to Six children, with up to three carers and a manager sleeping overnight (or waking night) working on a rota basis (C2) at 1A Lodge Road, Rushden, Northamptonshire, NN10 9HA.

Planning Application: NE/24/00979/ADV
Applicant: Mr Bulent Aydin
Planning Officer: Ellen Carr
Ward: Hayden Central
Responses Due Back:– 7th November 2024

Advertisement Consent. Replacement of existing sign as shown on drawings, to match original fascia. Please note that strip light will only be opened in the evenings when its dark during the opening hours. Illumination level is 350 CD/M2 on 35 High Street, Rushden, Northamptonshire, NN10 0QE.

Planning Application: NE/24/00982/PDU
Applicant: Mr And Mrs Farrar
Planning Officer: Ellen Carr
Ward: Hayden
Responses Due Back:– 14th November 2024

Permitted Development - Use. Conversion of first and second floors (Use Class E) to 4No. flats (Use Class C3) at The Old Fire Station, 59 Newton Road, Rushden, Northamptonshire, NN10 0HF.

5. PLANNING DECISIONS

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

Planning Permission Refused

NE/24/00670/FUL - Change of use of garage space to holistic/beauty room and alterations to roof of garage (Retrospective) at 132 Newton Road, Rushden, Northamptonshire, NN10 0HL.

[RTC No Objection]

(Enclosed)

Planning Permission Refused

NE/24/00824/TPO - T1; Common Lime - fell and replace or reduce by 5m height and 2.5m lateral spread at 12 Catlin Way, Rushden, Northamptonshire, NN10 9FN.

[RTC No Objection]

(Enclosed)

Planning Permission Granted

NE/24/00826/PDU - Change of use from retail [E(a)] to residential [c3] alterations to create 2no flats to the first and second floors at 23-23A High Street, Rushden, Northamptonshire, NN10 0QE.

[RTC Objection]

(Enclosed)

Planning Permission Refused

NE/24/00880/TPO - Land At Former Rushden Hospital Site, Catlin Way, Rushden, Northamptonshire.

[RTC No Objection]

(Enclosed)

6. **LICENSING ACT 2003**

Members to discuss the following Licensing Act 2003:-

24/02032/LAPNEW - Costa Coffee Drive Thru Rushden Lakes (Stop 1) at Drive Thru, Southwalk, Rushden Lakes, Rushden, NN10 6FH.

(Enclosed)

7. **WITHDRAWN APPLICATION**

Members to note the withdrawal of the following applications: -

NE/24/00563/FUL - Demolition and replacement of existing 4 station MOT workshop with 6 station MOT workshop and servicing garage with customer waiting area and ancillary office at Petrol Filling Station And Showroom St Davids Road, Rushden, Northamptonshire, NN10 6AP.

(Enclosed)

NE/24/00656/VAR - Removal of condition 2 (materials), condition 4 (obscure glazing at 1st floor) and condition 5 (sustainability) pursuant to NE/21/00713/FUL Proposed demolition of the existing dwelling and the creation of a new dwelling and garage to the front of the site at 116 Avenue Road, Rushden, Northamptonshire, NN10 0SW.

(Enclosed)

Your faithfully

Vivienne Prodger
Town Clerk