

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 12th MAY 2020 VIA VIDEO CONFERENCE CALL, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: David Coleman David Jenney
 Sarah Peacock Philip Humphrey
 Richard Lewis Tracey Smith
 Cesare Marinaro Kaye Rawlins
 Marian Hollomon

Town Clerk: Vivienne Prodger
Minutes: Paul Wilcox

405/20 DECLARATIONS OF INTEREST

Cllr Philip Humphrey declared a bias interest in application number 20/00335/FUL and left the room when this item was discussed and took no part in discussion and voting thereon.

406/20 APOLOGIES

Apologies for absence were submitted on behalf of Councillor Carol Childs.

407/20 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 10th March 2020 and Tuesday 21st April 2020 be approved and signed by the Chairman as a true record.

408/20 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application Number: 20/00335/FUL Planning Officer: Jacqui Colbourne Two-storey Side and Rear Extension at 37 St Marys Avenue, Rushden, Northamptonshire, NN10 9EP.	Rushden Town Council has no objection to this application, subject to the Highways and consultees submitted comments being taken into consideration.
Application Number: 20/00414/FUL Planning Officer: Susie Russell Single storey side extension at 7 Cedar Close, Rushden, Northamptonshire, NN10 9HE.	No Objection

<p>Application Number: 20/00430/FUL Planning Officer: Pete Baish</p> <p>Proposed 3 bedroom detached bungalow with associated landscaping and car parking provision (re-submission of 19/01914/FUL) at Land Rear Of 23 And 25 St Marys Avenue, Rushden, Northamptonshire.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. We consider the proposed scheme to be an overdevelopment of the site. The site is very cramped with very little amenity space. As the two parking spaces are shown this would mean reversing out onto a narrow track which is in fact a pedestrian footpath. We do not feel it is appropriate to add further properties which require vehicular access onto a designated footpath. 2. We fully support the comments for the Local Highways Authority regarding the number of properties already using the UK12 footpath, which is clearly not of adopted a Highways standard. If ENC are minded to give permission for this application it should only be on the condition the current track is upgraded to an adoptable Highways standard.
<p>Application Number: 20/00446/FUL Planning Officer: Susie Russell</p> <p>Single storey side extension at 67 Oakpits Way, Rushden, Northamptonshire, NN10 0PP.</p>	<p>No Objection</p>
<p>Application Number: 20/00479/FUL Planning Officer: Ian Baish</p> <p>Change of use from mixed retail and residential use into a single dwelling house at 24 Griffith Street, Rushden, Northamptonshire, NN10 0RL.</p>	<p>No objection but would like a condition that this property cannot be used as a House of multiple occupancy.</p>
<p>Application Number: 20/00483/FUL Planning Officer: Jacqui Colbourne</p> <p>Part Garage conversion at 19 Aintree Drive, Rushden, Northamptonshire, NN10 0YS.</p>	<p>No Objection</p>
<p>Application Number: 20/00485/FUL Planning Officer: Jacqui Colbourne</p> <p>Site boundary retaining wall and associated fencing at Francis Court, Wellingborough Road, Rushden, Northamptonshire, NN10 6AY.</p>	<p>No objection but would request that the fence is constructed of Green V Mesh fencing</p>

<p>Application Number: 20/00489/TCA Planning Officer: Richard Jones</p> <p>To fell a tree growing through garden shed at 22 Griffith Street, Rushden, Northamptonshire, NN10 0RL</p>	<p>No Objection</p>
<p>Application Number: 20/00501/TCA Planning Officer: Brian Ogden</p> <p>T1 Sycamore; Crown lift to a height of 5.0 metres ensuring removal of tertiary branches of limb abrading phone line at 17 Griffith Street, Rushden, Northamptonshire, NN10 0RL.</p>	<p>No Objection</p>
<p>Application Number: 20/00511/TCA Planning Officer: Richard Jones</p> <p>Common Ash (T1) fell Common Ash (T2) fell at 23 High Street South, Rushden, Northamptonshire NN10 0QU.</p>	<p>Rushden Town Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. The planning application is incorrect as the trees are described as Common Ash trees and on inspection it would appear that they are in fact Lime Trees. Therefore the application needs to be resubmitted with the correct information for us to be able to consider it. 2. We have concerns about mature, healthy trees being felled in a conservation area.

409/20 PLANNING DECISIONS

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

Refuse Planning Permission

20/00017/FUL - Proposed new bungalow, double garage and new access at 312A Newton Road, Rushden, Northamptonshire, NN10 0SY.

[RTC No Objection]

Grant Planning Permission

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.

[RTC Objection]

RESOLVED

Members noted the information

410/20WITHDRAWN APPLICATIONS

Members were advised of the withdrawal of the following applications: -

19/01974/FUL - Erection of new rugby club house with four playing pitches and provision of new access road from existing roundabout, including creation of new pedestrian crossing and 3m wide shared footway and cycleway on adjacent highway at Land East of A6 and Roundabout at Bedford Road, Rushden, Northamptonshire.

RESOLVED

Members noted the information

19/01975/OUT - Outline permission for the demolition of existing rugby club and erection of up to 150 dwellings, open space, and associated works, with all matters reserved other than access at Rushden and Higham Rugby Club, Bedford Road, Rushden, Northamptonshire, NN10 0SA.

RESOLVED

Members noted the information

411/20THURLEIGH NEIGHBOURHOOD DEVELOPMENT PLAN

Members to discuss Thurleigh Parish Councils Neighbourhood Plan.

RESOLVED

Members had no objection

Chairman