



Northampton TOWN COUNCIL

Tel No. 01604 349310

PLANNING COMMITTEE – 18th JANUARY 2023 – 18:00

To: Members of the Planning Committee:

Councillors Connolly (Chair), Russell (Deputy Chair), Choudary, Brown, Fuchshuber, Haque, Ismail, Lane, Meredith, Miah, Purser, Stevens

Cc'd to all councillors electronically for information

You are hereby summoned to attend the meeting of the Planning Committee of Northampton Town Council to be held in the Town Council Committee Room at Northampton Guildhall on Wednesday 18th January 2023 at 18.00

This meeting is open to the public and press to attend and those attending the meeting shall be informed that they may be recorded. Public participation is in accordance with the Town Council's public participation policy.

Stuart Carter
Town Clerk
12th January 2023

Guildhall
Northampton
NN1 1DE

A G E N D A

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST
3. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 5th DECEMBER 2022

Pages (3 - 8)

4. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY)

Pages (11-16)

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5. NEIGHBOURHOOD PLANS – TO CONSIDER WHETHER THE COMMITTEE SHOULD LOOK AT THE DEVELOPMENT OF NEIGHBOURHOOD PLANS – CLLR PURSER’S REPORT ATTACHED

Pages (17-19)

6. ITEMS FOR CONSIDERATION AT A FUTURE MEETING

**THE MINUTES OF THE PLANNING COMMITTEE HELD ON 7TH DECEMBER 2022 AT 6PM
IN THE TOWN COUNCIL'S COMMITTEE ROOM IN THE GUILDHALL NORTHAMPTON**

PRESENT: Councillors Connolly (Chair), Fuchshuber, Miah and Stevens.

OFFICERS PRESENT: Mrs J Thorneycroft (Assistant Town Clerk) and Miss F Barford (Democratic Services Officer).

37. APOLOGIES FOR ABSENCE

Apologies were submitted by Mr S Carter (Town Clerk) and Councillors Russell (Deputy Chair), Ismail, Lane, Meredith and Purser.

38. DECLARATIONS OF INTEREST

No declarations of interest were submitted.

39. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 11TH NOVEMBER 2022

The Chair was authorised to sign the minutes of the previous Planning Committee meeting held on 11th November 2022 as a true and accurate record.

40. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY)

Due to the large volume of applications received the Committee Members call in application of interest during the meeting therefore, comments were made accordingly on the following applications.

Application No	Site Address and Proposal	Comments
1. WNN/2022/1185	7 Oaklands Drive, -, Northampton, Northamptonshire, NN3 3JN Two storey side extension and ground floor rear extension	Northampton Town Council made no comment on this application.
2. WNN/2022/1206	Land Rear Of 82 Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HJ Residential development of 4no terraced dwellings	Northampton Town Council made no comment on this application.
3. WNN/2022/0897	104 The Vicarage Semilong Road, -, Northampton, Northamptonshire, NN2 6EX Demolition of existing single and two storey building and construction of new two storey building to consist of 10no	Northampton Town Council made no comment on this application.

	Residential Units (3no one bed and 7no two bed) with car park access, refuse store and car park	
4. WNN/2022/1200	Land Adj To, 24 Church Lane, Little Billing, Northampton, Northamptonshire Construction of new two bedroom dwelling	Northampton Town Council made no comment on this application.
5. WNN/2022/1231	37 Park Avenue North, -, Northampton, Northamptonshire, NN3 2HT Ground floor rear extension	Northampton Town Council made no comment on this application.
6. WNN/2022/1207	59 Cloutsham Street, -, Northampton, Northamptonshire, NN1 3LL External Wall Insulation. EPS (part retrospective)	Northampton Town Council made no comment on this application.
7. WNN/2022/1159	20 Dairy Meadow Court, -, Northampton, Northamptonshire, NN3 8UP Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	The Committee commented that the proposed development was within an area that has inadequate infrastructure for a property of 5 residents, specifically highway issues due to a lack of parking in the area and waste and refuse issues at present. Furthermore, it was commented that the development would result in a loss of a family home within the area in addition, the development does not provide ensuite facilities that Northampton Town Council believe should be the standard in HMOs across the Town.
8. WNN/2022/1161	126 Bush Hill, -, Northampton, Northamptonshire, NN3 2PG Bathroom extension on rear of property	Northampton Town Council made no comment on this application.
9. WNN/2022/1217	Land At Lings Reservoir Lings Way, -, Northampton, Northamptonshire Installation of Arqiva Smart Metering 1no Omni at 13.83m, mean mounted on 12m streetworks pole Installation of Arqiva Smart Metering 1no GPS antenna at 12.4m, mean mounted on streetworks pole Installation of Arqiva Smart Metering 1no 3G Omni antenna at 3.8m, mean mounted on streetworks pole Installation of Arqiva Smart Metering equipment enclosure, to be installed on a root foundation	Northampton Town Council made no comment on this application.
10. WNN/2022/1182 N/2019/0212	Cnt Land Crow Lane, -, Northampton, Northamptonshire Variation of Conditions 2 and 25 and Removal of Condition 3 of Planning Permission N/2019/0212 (Construction of steel assembly facility including new	Northampton Town Council made no comment on this application.

	highways junction) to amend site access and layout, and to allow use of units which fall under B2 and B8 for steel assembly facility	
11. WNN/2022/1228	Land Rear Of 73 Highlands Avenue, -, Northampton, Northamptonshire New single storey dwelling with off road parking	Northampton Town Council made no comment on this application.
12. WNN/2022/1244	130 Broadway East, -, Northampton, Northamptonshire, NN3 2PR Two storey and single storey rear extension	Northampton Town Council made no comment on this application.
13. WNN/2022/1232	15 Bushland Road, -, Northampton, Northamptonshire, NN3 2NS Single storey side and rear extensions, including garage conversion	Northampton Town Council made no comment on this application.
14. WNN/2022/1245	10 Booth Rise, -, Northampton, Northamptonshire, NN3 6HR Garage extension, first-floor bedroom extension and new outbuilding	Northampton Town Council made no comment on this application.
15. WNN/2022/1247	48 The Bold Dragoon Public House High Street, Weston Favell, Northampton, Northamptonshire, NN3 3JW Single storey rear extension and car park re-arrangement, to provide additional restaurant and kitchen space, to include the demolition of existing conservatory and part of existing kitchen to facilitate the extension	Northampton Town Council made no comment on this application.
16. WNN/2022/1164	13 Vernon Terrace, -, Northampton, Northamptonshire, NN1 5HE Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for three occupants	Northampton Town Council made no comment on this application.
17. WNN/2022/1259	Land Adjacent To 3 Donovan Court, -, Northampton, Northamptonshire Two bedroom dormer bungalow	Northampton Town Council made no comment on this application.
18. WNN/2022/1260	35A Holly Road, -, Northampton, Northamptonshire, NN1 4QR Change of Use from Light Industrial Use (Use Class B2) to 4no one bedroom Flats (Use Class C3)	Northampton Town Council made no comment on this application.
19. WNN/2022/1261	Castle Primary School St Georges Street, -, Northampton, Northamptonshire, NN1 3RF Construction of new one classroom modular building to replace a previous building removed in Summer 2022	Northampton Town Council made no comment on this application.
20. WNN/2022/1255	Police Station Campbell Square, -, Northampton, Northamptonshire, NN1 3EL Replacement of some windows to the Police Station/Magistrates Court building	Northampton Town Council made no comment on this application.

	perimeter and demolition of outbuilding currently used for storage	
21. WNN/2022/1267	36 Wheatfield Road, -, Northampton, Northamptonshire, NN3 2NE Single and two storey rear extension and single storey front extension	Northampton Town Council made no comment on this application.
22. WNN/2022/1210	28 Westcott Way, -, Northampton, Northamptonshire, NN3 3BE Single storey rear extension, garage conversion and installation of additional double glazed window opening to left side of property	Northampton Town Council made no comment on this application.
23. WNN/2022/1222	34 Spring Gardens, -, Northampton, Northamptonshire, NN1 1LX Change of Use from House in Multiple Occupation (Use Class C4) to Young Adult and Adult Learning Disability Assessment Centre (Use Class C2)	Northampton Town Council made no comment on this application.
24. WNN/2021/0723	39 York Road, -, Northampton, Northamptonshire, NN1 5QJ Ground floor extension to existing Studio Flat	Northampton Town Council made no comment on this application.
25. WNN/2022/1273	14 Melbury Lane, -, Northampton, Northamptonshire, NN3 8RT Single storey rear extension with balcony access and internal alterations	Northampton Town Council made no comment on this application.
26. WNN/2022/1278	17 Favell Way, -, Northampton, Northamptonshire, NN3 3BZ Ground floor rear and side extension with first floor extension above existing front, with exterior to be cladded and rendered	Northampton Town Council made no comment on this application.
27. WNN/2022/1241	417 Kettering Road, -, Northampton, Northamptonshire, NN3 6QR Single storey pitched roof rear extension	Northampton Town Council made no comment on this application.
28. WNN/2022/1243	58 Churchill Avenue, -, Northampton, Northamptonshire, NN3 6PF Two storey and single storey rear extension	Northampton Town Council made no comment on this application.
29. WNN/2022/1272 WNN/2022/1271	Factory - Crockett And Jones Ltd Perry Street, -, Northampton, Northamptonshire, NN1 4HN Listed Building Consent Application for installation of photovoltaic panels	Northampton Town Council made no comment on this application.
30. WNN/2022/1284	17 Corran Close, -, Northampton, Northamptonshire, NN5 7AL Ground floor rear extension and first floor side and front extension with associated external works	Northampton Town Council made no comment on this application.
31. WNN/2022/1253 WNN/2022/1252	Coach House, 114 Harlestone Road, -, Northampton, Northamptonshire, NN5 6AB	Northampton Town Council made no comment on this application.

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	Listed Building Consent Application for single storey rear extension, substitution of single-glazed windows with double-glazed type, internal alterations and removal of modern rear log-store	
32. WNN/2022/1280	6 Notre Dame Mews, -, Northampton, Northamptonshire, NN1 2BG Prior Notification of Change of Use from Offices (Use Class E) to 8no Apartments (Use Class C3)	Northampton Town Council made no comment on this application.
33. WNN/2022/1233	25 Northwood Road, -, Northampton, Northamptonshire, NN3 2LR Single storey side extension	Northampton Town Council made no comment on this application.
34. WNN/2022/1283	22 Olden Road, -, Northampton, Northamptonshire, NN3 5DD Change of Use from Dwellinghouse (Use Class C3) to Children's Care Home (Use Class C2) for one child aged between 8 and 16	Northampton Town Council made no comment on this application.
35. WNN/2022/1142	1 3 Dayspring House Hester Street, -, Northampton, Northamptonshire, NN2 6AP Conversion of dwellinghouse into 10no one bedroom flats	Northampton Town Council made no comment on this application.
36. WNN/2022/0765	123 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DL Demolition of existing single-storey building and rebuilding of new two-storey building with basement and loft floor, to comprise 10no new residential flats (8x1 bed, 2x2 bed), 8no rear side roof windows and 8no front dormers	Northampton Town Council made no comment on this application.
37. WNN/2021/0450	2B The Drive, -, Northampton, Northamptonshire, NN1 4RY Change of Use from Dwellinghouse (Use Class C3) to Visitor Suite and Isolation Rooms (Use Class C2) (Retrospective) - Amended proposal, existing vehicular access to be closed off.	Northampton Town Council made no comment on this application.
38. WNN/2022/1292 WNN/2022/1293	4 Albion Place, -, Northampton, Northamptonshire, NN1 1UD Change of Use from Office (Use Class E) to House in Multiple Occupation for 10 occupants (Sui Generis)	Northampton Town Council made no comment on this application.
39. WNN/2022/1304	63 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT Single storey rear extension and two storey side extension	Northampton Town Council made no comment on this application.
40. WNN/2022/1305	12 Watermeadow Drive, -, Northampton, Northamptonshire, NN3 8PL Front brick retaining wall and drive	Northampton Town Council made no comment on this application.

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41. WNN/2022/1270	31 Auctioneers Way, -, Northampton, Northamptonshire, NN1 1HF Change of Use from House in Multiple Occupation (Use Class C4) into 3no. one bedroom flats (Use Class C3)	Northampton Town Council made no comment on this application.
42. WNN/2022/1274	84 86 Abington Street, -, Northampton, Northamptonshire, NN1 2AP Insertion of windows in side elevation	Northampton Town Council made no comment on this application.
43. WNN/2022/1256	4 Lumbertubs Lane, -, Northampton, Northamptonshire, NN3 6AH New metal fabrication workshop	Northampton Town Council made no comment on this application.
44. WNN/2022/0827	Land Off Notre Dame Mews, -, Northampton, Northamptonshire 6no apartments (including 3no 2 bedroom apartments and 3no 1 bedroom apartments) with amenity space and cycle storage	Northampton Town Council made no comment on this application.
45. WNN/2022/1302	61 Farmhill Road, -, Northampton, Northamptonshire, NN3 5LH Single storey side extension	Northampton Town Council made no comment on this application.
46. WNN/2022/1301	40 Fairway, -, Northampton, Northamptonshire, NN2 7JZ Single storey front extension	Northampton Town Council made no comment on this application.

41. NEIGHBOURHOOD PLANS: TO CONSIDER WHETHER THE COMMITTEE SHOULD LOOK AT THE DEVELOPMENT OF NEIGHBOURHOOD PLANS

A Councillor stated that Neighbourhood Plans were complex and lengthy to implement and required knowledge and expertise. It was suggested by a Councillor that rough quotations be sourced for a Neighbourhood Plan consultant that could provide advice on Neighbourhood Plans, if this was something the Planning Committee recommended and the Council itself adopted.

It was suggested by a Councillor that the item be deferred due to the apology submitted by Councillor Purser as he may wish to provide some further context to his report.

It was agreed amongst members that this agenda item be deferred until Councillor Purser was present.

DEFERRED

42. BUDGET PRINCIPLES – TO CONSIDER THE PLANNING COMMITTEE’S ELEMENT FOR THE 2023/24 BUDGET

A Councillor raised whether any increase would be required for the next financial year. The Assistant Town Clerk explained that no cost had been incurred in the previous financial year. A Councillor raised that if the Town Council agreed to adopt some of the principles outlined in Councillor Purser report, it could be sufficient to provide expert advice.

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It was also noted that the committee may look to take expert advice on the planning issues, such as HMOs in order that the town council can present a more professional and robust case.

RECOMMENDED: That the committee ask that the amount of funding, namely £20,000 be retained for planning matters.

43. ITEMS FOR CONSIDERATION AT A FUTURE MEETING

It was raised by a Councillor that attendance to Planning Committee meetings had been dwindling recently and suggested that agenda emails provide a brief context to what would be discussed. A Councillor also suggested that a meeting be held specifically to discuss Neighbourhood Plans with Planning Committee members and could be open to other Council members. The Assistant Town Clerk explained she would discuss the matter raised with the Town Clerk upon his return.

MEETING CONCLUDED: 7:20PM

4. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY)

Listed on the following pages are the planning consultations received from WNC who are the planning authority. Due to the volume, it is requested that councillors flag any applications they wish to discuss at the meeting with the officers prior to the meeting in order that they can be prepared.

Application No	Site Address and Proposal
1. WNN/2022/1320	Mayleigh House Kettering Road North, -, Northampton, Northamptonshire, NN3 6HF Variation of Condition 2 of Planning Permission N/2020/1421 (Demolition of existing buildings and erection of a discount foodstore (Use Class E), with associated car parking, access, landscaping and associated engineering works) to amend height and size of the proposed building, revise canopy design and reduce number of parking spaces
2. WNN/2022/1281	Amd Motors, 92 100 Earl Street, -, Northampton, Northamptonshire, NN1 3AX NEW DETACHED COMMERCIAL UNIT TO BE USED FOR VEHICLE REPAIRS
3. WNN/2022/1206	34 Broadway, -, Northampton, Northamptonshire, NN1 4SF Single storey rear extension
4. WNN/2022/1310	Thoroughfare Frances Jetty, -, Northampton, Northamptonshire Installation of metal gates at each end of Francis Jetty to prevent access
5. WNN/2022/1322	Land At Chipsey Avenue, -, Northampton, Northamptonshire Prior Notification of installation of 1no 20m telecommunications streetworks pole, 1no equipment cabinet, 1no meter cabinet and associated ancillary development
6. WNN/2022/1323	23 Tyes Court, -, Northampton, Northamptonshire, NN3 8LW Installation of PVC window into flat wall by creating an aperture where one does not currently exist
7. WNN/2022/1315	8 Churchill Avenue, -, Northampton, Northamptonshire, NN3 6NY Single storey side extension
8. WNN/2022/1336	3 Unit 2 Kingsfield Close, -, Northampton, Northamptonshire, NN5 7QS Two storey side extension and new windows to rear elevation along with internal alterations
9. WNN/2022/1337	14 Portland Place, -, Northampton, Northamptonshire, NN1 4DH Single storey front and rear extension
10. WNN/2022/1303	162 Weedon Road, -, Northampton, Northamptonshire, NN5 5DA Demolition of existing garage to create new garage with gym
11. WNN/2022/1338	Basement, 232 234 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EJ Change of Use from Basement Drinking Establishment (Use Class E) to Tattoo Studio (Sui Generis)
12. WNN/2022/1200	Land Adj To, 24 Church Lane, Little Billing, Northampton, Northamptonshire Construction of new two bedroom dwelling
13. WNN/2022/1335	57 Fulford Drive, -, Northampton, Northamptonshire, NN2 7NU Variation of Condition 3 of Planning Permission WNN/2022/1051 (Ground floor rear extension, conversion of existing garage into new

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	living space and introduction of new window to front elevation of existing dwelling) to change external finishes of alteration to front elevation and existing garage and new extension to rendered blockwork painted white to match rendering to front elevation
14. WNN/2022/1333	Land At Bedford Road, -, Northampton, Northamptonshire Prior Notification of Telecommunications Installation, to include proposed 20m high 'slim line' phase 8 monopole c/w wraparound cabinet at base, 3no additional ancillary equipment cabinets and associated ancillary works
15. WNN/2022/1329	4 Sheep Street, -, Northampton, Northamptonshire, NN1 2LU Change of Use from Retail Shop (Use Class E) to Hot Food Takeaway (sui generis) and to reinstate shop front to same style as existing and removal of shutter box
16. WNN/2022/1206	Land Rear Of 82 Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HJ Residential development of 4no terraced dwellings
17. WNN/2022/1326	99 Kingsley Road, -, Northampton, Northamptonshire, NN2 7BT Installation of dropped kerb at front to enable access for parking at the front of property
18. WNN/2022/1341	Land At Lindsay Avenue, -, Northampton, Northamptonshire Prior Notification of 5G Telecoms Installation, to include H3G 15m street pole and additional equipment cabinets
19. WNN/2022/1286	12 13 Tyres Northampton Ltd Tyne Road, -, Northampton, Northamptonshire, NN5 5AF Single storey extension and replacement and raising of existing roof
20. WNN/2022/1349 21. WNN/2022/1348	Unit 1, 17 City Buildings Fish Street, -, Northampton, Northamptonshire, NN1 2AA Listed Building Consent Application for Change of Use from Restaurant (Use Class E(b)) to Bar (Sui Generis)
22. WNN/2022/1357 23. WNN/2022/1229	4 St Giles Terrace, -, Northampton, Northamptonshire, NN1 2BN Listed Building Consent Application for Change of Use from Office (Use Class E) to 1no Basement Flat (Use Class C3) and 3no Studio Flats for two occupants each within a House in Multiple Occupation (Use Class C4)
24. WNN/2022/1342	Land At Charnwood Avenue, -, Northampton, Northamptonshire Prior Notification of 5G Telecoms Installation, to include H3G 15m street pole and additional equipment cabinets
25. WNN/2022/1346	Third Floor, 56 Sheep Street, -, Northampton, Northamptonshire, NN1 2LZ Prior Notification of Change of Use from Offices (Use Class E) to 1no one bedroom Flat (Use Class C3)
26. WNN/2022/1352	4A The Drive, -, Northampton, Northamptonshire, NN1 4RY Erection of fencing and electric gates
27. WNN/2022/1350	16 Humber Close, -, Northampton, Northamptonshire, NN5 7PA Outdoor covered area attached to dwelling at the rear and side
28. WNN/2022/1345	7 Wessex Way, -, Northampton, Northamptonshire, NN3 2SS Two storey side extension, adding two additional bedrooms to the property
29. WNN/2022/1359	19 York Road, -, Northampton, Northamptonshire, NN1 5QG Replacement of existing front entrance door

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30. WNN/2022/1370	24 Guildhall Road, -, Northampton, Northamptonshire, NN1 1DN Change of window colour and windows to be refurbished
31. WNN/2022/1366	Cynthia Spencer House, Manfield Health Campus Kettering Road, -, Northampton, Northamptonshire, NN3 6NP New Therapy Room
32. WNN/2022/1368	Parsonsons, 195 201 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4ED Change of Use from Existing First Floor Retail Unit (Use Class E) to 8no Flats (Use Class C3)
33. WNN/2022/1375	Lock Up Garages Upper Thrift Street, -, Northampton, Northamptonshire Variation of Condition 2 and 4 and Removal of Condition 9 of Planning Permission WNN/2021/1048 (Proposed demolition of 22 garages and the construction of 2no dwellings) to add 2no parking spaces, amend boundary treatments and remove requirement for obscured glass to bathroom rooflights as the bottom of rooflight is 2.1m above floor level
34. WNN/2022/1374	457 Kettering Road, -, Northampton, Northamptonshire, NN3 6QU Demolition of existing garage and store to rear and construction of new single storey rear extension together with internal alterations to create 2no flats
35. WNN/2022/1380	Allen Ford Riverside Way, -, Northampton, Northamptonshire, NN1 5NX External alterations including change from 2no shutter doors to 1no larger shutter door
36. WNN/2022/1362	184 Birchfield Road East, -, Northampton, Northamptonshire, NN3 2HG Demolish existing derelict buildings/stores/garage to the rear of 182 and 184 Birchfield Road East and construction of new office / retail space
37. WNN/2022/1264	19 Hawksmoor Way, -, Northampton, Northamptonshire, NN5 7RF Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) maximum 4 occupants
38. WNN/2022/1355	119 Fullingdale Road, -, Northampton, Northamptonshire, NN3 2QF Proposed single storey rear extension and double storey side extension. Proposed front porch.
39. WNN/2022/1372	Land At Montague Crescent, -, Northampton, Northamptonshire Residential development of 8no dwellings, comprising 3no two bedroom bungalows, 3no three bedroom dwellings and 2no four bedroom dwellings, with associated parking
40. WNN/2022/1387	Orange Nhs 0087 Mast Edgemoor Close, -, Northampton, Northamptonshire Prior Notification of removal of 2no telecommunication base stations on 2no masts (1no 15m and 1no 20m in height) and the consolidation of equipment on to 1no 30m lattice tower. The new tower will include the relocation of 12no antenna on to 2no new ring frames which will be attached to 1no proposed 30m tower. In addition, to the erection of the perimeter fence and ancillary development thereto
41. WNN/2022/1379	51 Sandringham Road, -, Northampton, Northamptonshire, NN1 5NA

	Loft conversion to bedroom and ensuite and new staircase from first floor to loft space
42. WNN/2022/1381	55 Five Acres Fold, -, Northampton, Northamptonshire, NN4 8TQ Extension of existing front porch
43. Wnn/2022/1384	377 Billing Road East, Single storey rear extension and front porch
44. Wnn/2022/0407	21B Gold Street, -, Northampton, Northamptonshire, NN1 1RA Change of Use from 4 bed flat (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants
45. WNN/2022/1305	12 Watermeadow Drive, -, Northampton, Northamptonshire, NN3 8PL Front brick retaining wall and drive
46. WNN/2022/1376	Land Adj To Car Park, Oriental Paradise Restaurant The Causeway, -, Northampton, Northamptonshire Erection of 1no Commercial Unit for all of the Class E building types/uses
47. WNN/2022/1388	12 Welland Way, -, Northampton, Northamptonshire, NN5 7NB Side extension and conversion of existing outbuilding
48. WNN/2022/0410	Market Walk Shopping Centre Market Square, -, Northampton, Northamptonshire Change of Uses previously granted under planning to incorporate Flexible Retail Use on Level One, a Pod Hotel on Level 2 and new Residential Uses on Levels 2 and 3 with additional new built Levels 4 and 5 to provide solely Residential Accommodation
49. WNN/2022/1390 50. WNN/2022/1389	2A Old Vicarage House Dallington Green, -, Northampton, Northamptonshire, NN5 7HW Listed Building Consent Application for single storey side extension to extend an existing kitchen space using similar materials and style as existing dwelling
51. WNN/2023/0003	270 The Headlands, -, Northampton, Northamptonshire, NN3 2NT Single storey rear extension
52. WNN/2023/0008	7 Neale Close, -, Northampton, Northamptonshire, NN3 3DB First floor extension and ground floor extensions with partial change of external finish to render and new external door and window openings
53. WNN/2022/0004	35 The Headlands, -, Northampton, Northamptonshire, NN3 2PB Hip to gable loft conversion with dormer to rear elevation
54. WNN/2023/0007	25 Parracombe Way, -, Northampton, Northamptonshire, NN3 3ND Extension to existing rear dormer
55. WNN/2023/0006	72 Maidencastle, -, Northampton, Northamptonshire, NN3 8EJ Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants
56. WNN/2023/0010	65 Weedon Road, -, Northampton, Northamptonshire, NN5 5BG Prior Notification of Change of Use from Physiotherapy/Office (Use Class E) to Dwellinghouse (Use Class C3)
57. WNN/2023/0011	47 Spinney Hill Crescent, -, Northampton, Northamptonshire, NN3 6DL Single storey extension over existing adjoined garage
58. WNN/2022/1391	Dallington Grange Mill Lane, Kingsthorpe, Northampton, Northamptonshire, NN5 7PZ Approval of Reserved Matters pursuant to Outline Planning Permission N/2014/1429 for 264 no dwellings on Phase 1B (part of) Dallington

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	Grange and approval of conditions 11, 12, 14, 19, 20, 24, 29, 30, 39, 40 and 41 of N/2014/1429
59. WNN/2023/0005	9 Woodland Avenue, -, Northampton, Northamptonshire, NN3 2BY Change of use to Dwellinghouse (Use Class C3), including retrospective permission for Prayer Room and construction of ground floor rear extension
60. WNN/2023/0018	1 3 Dayspring House Hester Street, -, Northampton, Northamptonshire, NN2 6AP New four bedroom end of terrace house
61. WNN/2023/0012	255 Kettering Road, -, Northampton, Northamptonshire, NN2 7DU Single storey front extension and first floor side extension
62. WNN/2023/0039	13 Greville Avenue, -, Northampton, Northamptonshire, NN3 6BY Erection of railing barrier on existing rear flat roof extension
63. WNN/2023/0036	65 Lindsay Avenue, -, Northampton, Northamptonshire, NN3 2LY Two storey side and single storey rear/front extension
64. WNN/2022/1332	3 George Row, -, Northampton, Northamptonshire, NN1 1DF Change of Use from Cafe (Use Class E) to Take Away Food Sales (Sui Generis) and frontage alteration
65. WNN/2023/0035	83 Baker Street, -, Northampton, Northamptonshire, NN2 6DH Change of Use from Dwelling House (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants Details
66. WNN/2022/1334	Kings Heath Baptist Church Welland Way, -, Northampton, Northamptonshire, NN5 7NB Adaptation of grass verge area into permeable car park - access from Derwent Drive

Northampton Town Council

Planning Committee – 5th December 2022

Neighbourhood Plans - Report of Cllr Bob Purser

Purpose of report: To advise the committee about the Neighbourhood Plans and seek their views on whether to move forward

Recommended: The committee's recommendation is sought

Deferred from the last meeting

Introduction

Neighbourhood planning was introduced in the [Localism Act 2011](#). It is a tool that gives communities statutory powers to shape how their communities develop.

A neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications
- It is written by the local community, the people who know and love the area, and not the Local Planning Authority.
- It is informed by a vision for the area and local opinion, but must be backed up by evidence and is an opportunity to shape and influence development, but can only deal with land-use planning matters.
- It can be a powerful tool to ensure the community gets the right types of development, in the right place

Neighbourhood Plans in West Northamptonshire

There are 53 Neighbourhood Areas designated within the WNC area, with 28 Made (including Great Houghton), 1 under Review – Brixworth, and one under Examination (proceeding to referendum – Pitsford. Two are in the Northampton Town Council area.

Northampton Town Council Area

In the Northampton Town Council area there are approved Neighbourhood Plans for the Spring Boroughs area of Castle Ward, and Talavera Ward with the plan for Semilong ready to move to the consultation phase prior to approval.

The Case for Neighbourhood Plans in Northampton

A neighbourhood plan enables local communities to build a plan from the bottom upwards involving their local community.

Neighbourhood plan can ensure that the Planning Committee take into account local factors when considering planning applications. It can identify areas and issues for action.

It can ensure that the best features of our town including heritage history and culture are taken into account.

It is a way of building pride and ownership in local communities and our town.

Neighbourhood plans will need to take into account the Town Council's Community Needs Analysis.

However, they involve substantial commitment of time and effort both for members of the local community and their elected representatives. Grants are available to support the development of neighbourhood plans, but it will need the Town Council also to invest some Officer time and additional budget in supporting their development.

The way forward

The first step is for the Town Council to agree to promote Neighbourhood Plans in its area.

It must then decide whether to promote a single plan for the whole of the Town Council area, or to support the development of local neighbourhood plans.

Creating a single Town Plan would be a complex process, would risk confusion with the WNCs Northampton Area Plan and lose the advantages of a bottom-up approach. It is proposed that the town is divided into local communities for the purpose of developing local plans. These do not necessarily need to follow Ward boundaries.

Various approaches have been taken to determining the geographical area for the existing Neighbourhood plans.

If it is agreed to support the development of neighbourhood plan, it is proposed that the first step would be identify the appropriate geographical areas, from these expressions of interest can be sought from local communities, and a priority order determined by NTC.

It is proposed that a locally based consultant with expertise in the development of neighbourhood plans be engaged. The first task will be to assist the Town Council is identifying neighbourhood areas, prioritising neighbourhood for developing plans – it is suggested that the Town Council develop the capacity to develop two plans - and then identify those neighbourhoods with the need and interest of their local communities to develop a plan.

West Northamptonshire Council will need to be informed of the decision to develop Neighbourhood Plans and be fully consulted in their development.

The Town Council has an identified budget. It also has to be recognised that there will be demands on the Town Council Officers time – suggested at approximately one day per week to support the development of Neighbourhood plans.

Suggested Process:

1. Develop local Neighbourhood Plans across the Town Council area
2. Engages a Planning Consultant to work with the Council to identify the appropriate geographical areas for neighbourhood plans
3. Prioritises the neighbourhoods identified for plans and identifies those with the interest to develop a plan
4. Informs West Northamptonshire Council on the decision to develop neighbourhood plans and continues to liaise with it.
5. Allocates an appropriate budget and Officer time

Resource Documents

Chetwyn, D. Neighbourhood Plans – Road Map Guide. Locality. 2018

Semilong and Trinity Neighbourhood Forum, NN2 SIX Draft Plan Version. March 2022

Spring Boroughs Neighbourhood Forum Spring Boroughs Neighbourhood Plan Made Version April 2016

West Northamptonshire Council. Northampton Area Plan Part 2. 2022

23rd November 2022

Clerk's notes:

The Town Council does not have the current resource or expertise to pursue a Neighbourhood Plan at present without the assistance of professionals. Councillors and communities would have to be heavily involved in their development if they are to be pursued.

In the Clerk's opinion, a town wide plan would be almost impossible to undertake unless perhaps it focused on a single issue. Neighbourhood plans based on wards, or communities (however that may be defined), or an individual are such as an area of greenspace would seem a better option.