



PLANNING COMMITTEE – 1st MARCH 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 1st March 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
25th February 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 6th FEBRUARY 2023**
- 4. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY)**

PLANNING COMMITTEE – 6TH FEBRUARY 2023

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6PM IN THE COMMITTEE ROOM OF THE TOWN COUNCIL OFFICES IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Purser (Substitute Chair), Fuchshuber, Lane, Miah, Meredith and Stevens

OFFICERS PRESENT: Mr S Carter (Town Clerk) and Miss F Barford (Democratic Services Officer)

46. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Connolly (Chair), Russell (Deputy Chair), Ismail and Choudary.

47. ELECTION OF A CHAIR

Due to both the Chair and Deputy Chair submitting apologies of absences an election a chair was held.

AGREED: It was proposed and agreed by members that Councillor Purser chairs this planning meeting in the absences of Chair and Deputy Chair.

48. DECLARATIONS OF INTEREST

Councillor Miah declared a pecuniary interest in Item 51 as the consultation related to his occupation.

49. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 18TH JANUARY 2023

AGREED: That the Substitute Chair was authorised to sign the minutes of the last meeting held on 18th January as a true and accurate record.

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

Application No	Site Address and Proposal	Comments
1. WNN/2023/0038	38 Northwood Road, -, Northampton, Northamptonshire, NN3 2LR Two storey rear extension	Northampton Town Council made no comment on this application.
2. WNN/2022/1392	18 Gray Street, -, Northampton, Northamptonshire, NN1 3QQ Ground floor internal alterations to include single storey rear extensions	Northampton Town Council made no comment on this application.
3. WNN/2023/0040	128 Broadway East, -, Northampton, Northamptonshire, NN3 2PR Single storey addition	Northampton Town Council made no comment on this application.
4. WNN/2023/0045	11 Fullingdale Road, -, Northampton, Northamptonshire, NN3 2PZ Two storey rear extension and first floor side extension	Northampton Town Council made no comment on this application.

<p>5. WNN/2023/0049</p>	<p>Flat 2, The Gallery Market Square, -, Northampton, Northamptonshire, NN1 2DL Replacement of existing rotten first floor wooden sash window and existing wooden bay window to be removed and replaced with a visually identical wooden double glazed bay window</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>6. WNN/2023/0025</p>	<p>23 Oundle Drive, -, Northampton, Northamptonshire, NN3 7DB Single storey side extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>7. WNN/2022/0618 (Planning Inspectorate Appeal)</p>	<p>20 Sazerac Restaurant Charmark House Castilian Street, -, Northampton, Northamptonshire, NN1 1JX Construction of additional storey to create 2no flats</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>8. WNN/2023/0057 WNN/2023/0105 (LB)</p>	<p>20 26 St Michaels Road, -, Northampton, Northamptonshire, NN1 3JU Replacement of all external doors and windows to aluminium and finish in matt black</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>9. WNN/2021/0777 (Planning Inspectorate Appeal)</p>	<p>206 Kingsley Road, -, Northampton, Northamptonshire, NN2 7BU Development of 2no one-bedroom apartments within roof space of previously approved building for 7no one-bedroom apartments to provide 9 apartments in total</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>10. WNN/2023/0058</p>	<p>113 Adnitt Road, -, Northampton, Northamptonshire, NN1 4NQ Reduce size of Takeaway and form 1no Bedroom Flat and retain existing Flat</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>11. N/2021/0482 (Planning Inspectorate Appeal)</p>	<p>Plough Hotel Bridge Street, -, Northampton, Northamptonshire, NN1 1PF Variation of Condition 7 of Planning Permission N/2018/0351 (Outline planning application for the demolition of part of existing Plough Hotel and erection of a 35no serviced apartment building (Use Class C1) with landscaping reserved for future consideration) to allow for archaeological works to be undertaken safely once demolition has been completed</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>12. WNN/2023/0065</p>	<p>44 Brockton Street, -, Northampton, Northamptonshire, NN2 6EQ Garage conversion and internal alterations</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>13. WNN/2023/0066</p>	<p>Land At Blackthorn Road, -, Northampton, Northamptonshire Prior Notification of proposed upgrade to the existing 11.79m High L30 Lamppost Pole. It is proposed to install 18.0m High</p>	<p>Northampton Town Council made no comment on this application.</p>

	Phase 7 Monopole complete with Wrapround Cabinet to be installed on root foundation and associated ancillary works	
14. 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.
15. WNN/2023/0052	30 Auctioneers Way, -, Northampton, Northamptonshire, NN1 1HF Change of Use from Dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants	Northampton Town Council made no comment on this application.
16. WNN/2022/0638 (Planning Inspectorate Appeal)	31 Hamsterly Park, -, Northampton, Northamptonshire, NN3 5DA Single storey rear extension	Northampton Town Council made no comment on this application.
17. WNN/2023/0067	34 38 Vulcan Works Guildhall Road, -, Northampton, Northamptonshire, NN1 1EW Listed Building Consent Application for scheme to install internal and external signage to Vulcan Works	Northampton Town Council made no comment on this application.
18. WNN/2023/0069	25 Fir Tree Walk, -, Northampton, Northamptonshire, NN3 3DS Single storey rear and side extension	Northampton Town Council made no comment on this application.
19. WNN/2023/0009	58 Booth Rise, -, Northampton, Northamptonshire, NN3 6HR Demolition of 58 Booth Rise and erection of 15no Dwellings (Net increase of 14no Dwellings).	Northampton Town Council made no comment on this application.
20. WNN/2023/0077	58 Churchill Avenue, -, Northampton, Northamptonshire, NN3 6PF Single storey rear extension	Northampton Town Council made no comment on this application.
21. WNN/2023/0076	19 Trevor Close, -, Northampton, Northamptonshire, NN5 5PQ Hip to gable loft conversion with front and rear dormers	Northampton Town Council made no comment on this application.
22. WNN/2023/0061	Toys R Us, St James Retail Park Towcester Road, -, Northampton, Northamptonshire, NN1 1EE Shop front entrance relocated to front of retail unit, new plant zone, delivery platform and ramp to the rear and positions for new trolley bays	Northampton Town Council made no comment on this application.
23. WNN/2022/0566 (Planning Inspectorate Appeal)	21 Portland Place, -, Northampton, Northamptonshire, NN1 4DH Garden shed/outbuilding for storage purpose and installation of back gate	Northampton Town Council made no comment on this application.
24. WNN/2023/0014	242 Hazeldene Road, -, Northampton, Northamptonshire, NN2 7NP	Northampton Town Council made no comment on this application.

	New dwelling on land adjacent No 242 Hazeldene Road, to include modifications to existing vehicular access to rear and new vehicular crossover to front, providing off road parking for both new and existing dwellings	
25. 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.
26. WNN/2023/0083	Car Park, Railway Station Black Lion Hill, -, Northampton, Northamptonshire Outline Planning Application for the Redevelopment of Land at Northampton Station. Phase 1 – Approval sought for details of all Reserved Matters for the construction of a Multi-Storey Car Park and public realm works including access road, footway, cycle ways, covered walkway, covered parking hub, motorcycle parking, accessible parking spaces, taxi waiting areas, turning areas, street furniture, vehicular set down/ pick-up point and bin storage. Phase 2 – Approval sought for details of means of access, scale and layout for the construction of a six storey residential block to accommodate a maximum of 280 units and approval details for means of access, scale and layout for the construction of a five storey hotel comprising a maximum of 100 rooms, associated ancillary accommodation, restaurant and associated parking and turning areas. Details of landscaping and appearance of Phase 2 buildings reserved for subsequent approval	Northampton Town Council made no comment on this application.
27. WNN/2023/0089	14 Wantage Road, -, Northampton, Northamptonshire, NN1 4TH Change of Use of first floor from Ancillary Residential (Use Class C3) to Dental Use (Use Class E) in association with the existing ground floor Dental Practice	Northampton Town Council made no comment on this application.
28. WNN/2022/0181 (Planning Inspectorate Appeal)	141 Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JJ Conversion of Dwellinghouse to House in Multiple Occupation (Sui Generis) for 7	Northampton Town Council made no comment on this application.

	occupants and 1no One Bed Ground Floor Flat (Use Class C3) with single storey flat roof rear extension, bin storage and alterations to fenestration	
29. WNN/2023/0084	5 Wieland Nemco Pennard Close, -, Northampton, Northamptonshire, NN4 7BE Prior Notification of installation of roof mounted 152W solar PV system comprising of 400 x Canadian Solar 380w modules	Northampton Town Council made no comment on this application.
30. WNN/2022/1334	Kings Heath Baptist Church Welland Way, -, Northampton, Northamptonshire, NN5 7NB Use of part of the church grounds for gravel car-parking for up to 30 cars.	Northampton Town Council made no comment on this application.
31. WNN/2022/0360 (Planning Inspectorate Appeal)	83 Abington Street, -, Northampton, Northamptonshire, NN1 2BH Creation of 1no additional student accommodation room within existing building	Northampton Town Council made no comment on this application.
32. WNN/2023/0086	48 Clare Street, -, Northampton, Northamptonshire, NN1 3JF Change of Use from Office (Use Class E) to 2 Bedroom Dwelling (Use Class C3) and associated external alterations including basement light well	Northampton Town Council made no comment on this application.
33. WNN/2022/0560 (Planning Inspectorate Appeal)	306 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EP Change of Use from Offices (Use Class E) to 4no Flats/Maisonettes (Use Class C3), including single storey rear extension and second floor rear extension over outrigger/ associated alterations	Northampton Town Council made no comment on this application.
34. WNN/2023/0080	28A Clare Street, -, Northampton, Northamptonshire, NN1 3JF Change of Use of the Commercial part of the site (Use Class E(g)) to Residential Use (Use Class C3), including partial demolition and new building work to provide 3no Self-Contained Dwellings	The Committee commented that after reviewing the plans for the proposed development on 28A Clare Street concerns were raised about covered walk way and whether this would be adequate in the event of a fire therefore, the planning committee requested that the relevant planning officer request a report from Northants Fire regarding this proposed development.
35. WNN/2021/0727 (Planning Inspectorate Appeal)	Land Adj To 55 Church Way, -, Northampton, Northamptonshire New single storey dwelling with off road parking to front on land adjacent No 55 Church Way	Northampton Town Council made no comment on this application.
36. WNN/2022/1306	88 Bush Hill, -, Northampton, Northamptonshire, NN3 2PG	The Committee commented that the proposed drawings were difficult to review

	Two bedroom single house with car park	and objected due to concerns on the highway implications of the car park due to the development being located on a busy junction therefore, they requested that the relevant planning officer request a report from Northamptonshire Highways on any implications.
37. WNN/2023/0088	6 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	Northampton Town Council's planning committee OBJECT to this application due to the loss of a family home, inadequate waste and refuse facilities and that the proposed development would exacerbate highway issues in the area. The committee added that there is already a high volume of HMOs within this area.
38. WNN/2023/0033	162 Birchfield Road, -, Northampton, Northamptonshire, NN1 4RH Alterations to raise roof height, removal of chimney and internal amendments to proposed dwelling (Planning Permission Ref: N/2020/0555)	Northampton Town Council made no comment on this application.

51. DEMOCRATIC SERVICES OFFICER'S REPORT ON WEST NORTHAMPTONSHIRE COUNCIL'S DRAFT HACKNEY CARRIAGE AND PRIVATE HIRE POLICY - CONSULTATION

Councillor Miah left the meeting due to having a pecuniary interest in the matter.

Miss F Barford provided a verbal summary of the report she had compiled as outlined within the agenda. Councillors discussed whether individual members interested should respond to the consultation or whether a response on behalf of the Town Council be made.

AGREED: It was agreed that members who wished to provide their views on the Draft Hackney Carriage and Private Hire Policy submit them via the West Northamptonshire Council website.

52. ITEMS FOR CONSIDERATION AT A FUTURE MEETING

There was no discussion under this agenda item.

MEETING CONCLUDED: 7:05PM

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

Application No	Site Address and Proposal
1. WNN/2023/0101	1 Mulberry Close, -, Northampton, Northamptonshire, NN5 7AW Single storey rear extension
2. WNN/2022/1180	29 Victoria Road, -, Northampton, Northamptonshire, NN1 5ED Conversion, part-demolition and extension to factory building to provide 10No. residential flats
3. WNN/2023/0029	4 Bowden Road, -, Northampton, Northamptonshire, NN5 5LT Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants
4. WNN/2023/0108	36 38 Abington Square, -, Northampton, Northamptonshire, NN1 4AA Single storey rear extension
5. WNN/2023/0114	42 Strillyer House St Georges Avenue, -, Northampton, Northamptonshire, NN2 6JA Extension of existing fences to front and rear of property to increase their height from circa 1.8m to 2.4m at the rear and from circa 1m to 1.3m at the front
6. WNN/2023/0110	30 Moorfield Square, -, Northampton, Northamptonshire, NN3 5BD Canopy for parking to front of dwellinghouse
7. WNN/2023/0107	99 Colwyn Road, -, Northampton, Northamptonshire, NN1 3PU Subdivision of property to create 2no dwellings
8. WNN/2023/0091	38 Lingswood Park, -, Northampton, Northamptonshire, NN3 8TB Two storey rear extension, single storey rear extension, porch in-fill and part garage conversion
9. WNN/2023/0117	74 Dergate, -, Northampton, Northamptonshire, NN1 1UH Listed Building Consent Application for removal of non-original internal partition and erection of new partition and reinstatement of railings to front entrance including repairs to steps
10. WNN/2023/0118	Nbc Public Conveniences Cattle Market Road, -, Northampton, Northamptonshire, NN1 1HL Change of Use from Public Toilets (Sui Generis) to Shop (Use Class E), including building conversion
11. WNN/2023/0120	50 Spinney Hill Road, -, Northampton, Northamptonshire, NN3 6DJ Ground floor rear extension and first floor side extension
12. WNN/2022/1310	Thoroughfare Frances Jetty, -, Northampton, Northamptonshire Installation of metal gates at each end of Francis Jetty thoroughfare to prevent access (Revised location of gate onto Bridge Street)
13. WNN/2023/0131	7 Old Quarry Court, -, Northampton, Northamptonshire, NN3 8HN Single storey rear extension
14. WNN/2023/0028	8 Clock Tower Court, -, Northampton, Northamptonshire, NN3 8YP Listed Building Consent Application to replace front external door with wooden oak door and repositioning of internal structural door from hallway into garage
15. WNN/2021/0093 *Planning Inspectorate Appeal	Billing Arbours House Heather Lane, -, Northampton, Northamptonshire, NN3 7EY Erection of single dwelling and formation of new access

16. WNN/2023/0124	10 Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HG Single storey rear extension to form smoking/shisha shelter
17. WNN/2023/0138	90 Duke Of York Public House Salisbury Street, -, Northampton, Northamptonshire, NN2 6BS Change of Use from Restaurant and Cafe (Use Class E) to Restaurant, Cafe and Takeaway (Sui Generis)
18. WNN/2023/0148	3 Coaching Walk, -, Northampton, Northamptonshire, NN3 3EU Single storey rear extension with roof lantern over
19. WNN/2023/0139	Land Off Notre Dame Mews, -, Northampton, Northamptonshire 6no apartments with amenity space and cycle storage
20. WNN/2023/0140	228 Kettering Road, -, Northampton, Northamptonshire, NN2 7DT Removal of existing garage buildings and outbuildings and construction of 2no two storey dwellings with off road parking on land to rear of no's 228 and 230 Kettering Road, Northampton
21. WNN/2022/1292 (L.B) WNN/2022/1293	4 Albion Place, -, Northampton, Northamptonshire, NN1 1UD Change of Use from Office (Use Class E) to 9 person House in Multiple Occupation (Sui Generis) with bin and cycle storage+
22. WNN/2023/0159	29 Homestead Way, -, Northampton, Northamptonshire, NN2 6JG Single storey rear extension
23. WNN/2023/0149	131 Spinney Hill Road, -, Northampton, Northamptonshire, NN3 6DQ Single storey side extension - attached garage
24. WNN/2023/0146	76 The Central Library Abington Street, -, Northampton, Northamptonshire, NN1 2AP Listed Building Consent Application for repairs to front elevation stonework, windows, glazing and roof, part dismantling and rebuilding of a chimney stack to allow replacement of an existing embedded steel plate which is corroding and internal localised redecoration to areas affected by water ingress with potentially minor localised plaster work repairs to ceilings and walls
25. WNN/2023/0157	155 The Headlands, -, Northampton, Northamptonshire, NN3 2NU Garage conversion
26. WNN/2023/0156	Land At Barley Hill Road, -, Northampton, Northamptonshire Prior Notification of proposed 5G telecoms installation: H3G street pole and additional equipment cabinets
27. WNN/2023/0169	Rectory Farm Farmhouse Olden Road, -, Northampton, Northamptonshire Pitched roof and fenestration to existing enclosed courtyard to create kitchen area and dormers to annexe to create loft room
28. WNN/2023/0046	41 Reedway, -, Northampton, Northamptonshire, NN3 6BT Front, rear box dormer loft conversion, single storey rear extension, rear raised patio / decked area, altering front garden to create paved driveway
29. WNN/2023/0126	17 Corran Close, -, Northampton, Northamptonshire, NN5 7AL Single storey side part rear, roof conversion/extension with associated Internal and external works
30. WNN/2023/0170	398 Kettering Road, -, Northampton, Northamptonshire, NN3 6QH Garden wall and fence to front of property
31. WNN/2023/0163	4 Emmanuel Gardens, -, Northampton, Northamptonshire, NN3 8NY Two storey side extension
32. WNN/2023/0174	39 Kendal Close, -, Northampton, Northamptonshire, NN3 6WJ Two storey side extension
33. WNN/2023/0166	21 The Avenue, Spinney Hill, Northampton, Northamptonshire, NN3 6BA Removal of existing extension/conservatory and erection of single storey rear extension, together with internal changes with the replacement of some existing windows

34. WNN/2023/0167	King Edward Road, -, Northampton, Northamptonshire, NN1 5LU Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants
35. WNN/2023/0172	1, Rose Gardens Booth Lane South, -, Northampton, Northamptonshire, NN3 3EW Installation of conservatory to rear of property
36. WNN/2023/0186	3 Gray Street, -, Northampton, Northamptonshire, NN1 3QQ Listed Building Consent Application for refurbishment works following fire damage, comprising of replacing all modern internal fit-out along with replacing 4no original windows to the basement and 2no modern external doors to the basement, all on a like-for-like replacement
37. WNN/2023/0185 WNN/2023/0187	24 Guildhall Road, -, Northampton, Northamptonshire, NN1 1DN External site alterations at 24 Guildhall Road to provide a new refuse store, a new external level access path and steps, installation of plant on roof level and removal of the existing fire escape stair
38. WNN/2022/0172	42 48 Abington Street, -, Northampton, Northamptonshire, NN1 2AP Conversion of existing Ground Floor Retail Unit (Use Class E) into 3no Retail Units (Use Class E) and part demolition and conversion of First and Second Floors into 30no Residential Units (Use Class C3) with access from front and rear, to include erection of mansard roof at front part of building and extension at rear part of bulding
39. WNN/2022/1095	6 Meadway, -, Northampton, Northamptonshire, NN3 3BP Two storey side extension in front of and above existing garage
40. WNN/2023/0175	7 9 Langham Place, -, Northampton, Northamptonshire, NN2 6AA Replace windows and doors on the building due to unsafe and deteriorating condition