



Northampton TOWN COUNCIL

PLANNING COMMITTEE – 12th APRIL 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 12th April 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
4th April 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 1st MARCH 2023 (not attached, sent out with Council agenda for 20th March 2023)
4. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY) (p 3 – p 7)

5. PLANNING APPEALS – NOTICE OF PLANNING APPEALS AND CONSIDERATION OF WHETHER THE TOWN COUNCIL WANTS TO MAKE REPRESENTATIONS

- a. 16 Homestead Way – Two storey Rear Extension and single storey side and rear extension with front porch – appeal against refusal
- b. 59 Cloutsham Street – External Wall Insulation – WNN/2022/1207 – appeal against refusal

6. WNC Planning Department Update from NCALC

Report attached

(p 9 – p 10)

7. Notice of changes to WNC’s Planning Committee

Cllr Purser to give a verbal update

8. Items for future agendas

Application No	Site Address and Proposal
1. WNN/2023/0194	25, Mapperley Drive, -, Northampton, Northamptonshire, NN3 9UF New porch to front elevation
2. WNN/2023/0189	25, Gold Street, -, Northampton, Northamptonshire, NN1 1RA Development works to an existing commercial property including third floor mansard type roof extension with dormer projections and a 3 storey flat roof rear extension creating 6no office units
3. WNN/2022/1031 & 4. WNN/2022/1034 (LB Consent)	3, Kingswell Street, -, Northampton, Northamptonshire, NN1 1PP Two storey side extension to original main building and associated internal alterations to existing building to suit extension and new arrangement
5. WNN/2023/0153	Kings Park Road, -, Northampton, Northamptonshire Prior Notification of installation of solar PV system of approximately 100,000Kwatts per annum. The panels are proposed to be mounted on the roofs of Caxton and Babbage House blocks in the Science Park
6. WNN/2023/0070	4, Billing Road, -, Northampton, Northamptonshire, NN1 5AN Change of Use from Professional Services (Use Class E(c)) to mixed use of Professional Services and Medical Services (Use Class Sui Generis)
7. WNN/2023/0151	29, Park Avenue North, -, Northampton, Northamptonshire, NN3 2HT Extension to detached garage
8. WNN/2023/0197	Talavera Way, -, Northampton, Northamptonshire Extend existing garage
9. WNN/2023/0198	64, Lumbertubs Lane, -, Northampton, Northamptonshire, NN3 6AH Two storey rear extension and side extension with new front porch and erection of two storey detached garage
10. WNN/2023/0190	110, Adams Avenue, -, Northampton, Northamptonshire, NN1 4LJ Conversion of Dwellinghouse to 5no Flats with a two storey rear extension
11. WNN/2023/0192	2, Langham Place, -, Northampton, Northamptonshire, NN2 6AA Conversion of one flat to 2no flats
12. WNN/2023/0207	74, St Giles Street, -, Northampton, Northamptonshire, NN1 1JW Listed Building Consent Application for replacement of rear timber fascias, soffits and dormer cladding and replacement of gutters and downpipes
13. WNN/2023/0206	9, Church Way, -, Northampton, Northamptonshire, NN3 3BT Removal of existing single storey rear projection, installation of new roof which includes raising the ridge height, construction of new two storey rear extension, porch extension, change of materials and outbuilding
14. WNN/2023/0182	33, Winnington Close, -, Northampton, Northamptonshire, NN3 5JN Replacement and enlargement of existing porch
15. WNN/2023/0214	54, Park Avenue North, -, Northampton, Northamptonshire, NN3 2JE Single storey side extension and internal alterations
16. WNN/2023/0203 17. WNN/2023/0202 (LB)	12, York Road, -, Northampton, Northamptonshire, NN1 5QG Internal amendments, replacement of non-original windows with windows to match, creation of two new windows and general repair to facade and roof to match existing
18. WNN/2023/0098	104, Kenmuir Avenue, -, Northampton, Northamptonshire, NN2 7EJ Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants
19. WNN/2023/0127	70, Kingsley Road, -, Northampton, Northamptonshire, NN2 7BL Conversion of existing garage to form a one bedroom flat

20. WNN/2022/0410	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
21. WNN/2023/0218	Barrack Road, -, Northampton, Northamptonshire, NN1 3RL Listed Building Consent Application to replace like for like windows and doors on the building in line with heritage requirements
22. WNN/2023/0154	140, Abington Avenue, -, Northampton, Northamptonshire, NN1 4PD Prior Notification of Change of Use from Takeaway (Sui Generis) to 4no Studio Flats (Use Class C3) on the ground floor
23. WNN/2023/0220	140, Bridge Street, -, Northampton, Northamptonshire, NN1 1PZ New balance tank to be used for the storage of effluent prior to being discharged into the public sewer
24. WNN/2023/0127	70, Kingsley Road, -, Northampton, Northamptonshire, NN2 7BL Conversion of existing garage to form a one bedroom flat
25. WNN/2023/0229	6, Meadway, -, Northampton, Northamptonshire, NN3 3BP Loft conversion with installation of rear loft dormer
26. WNN/2023/0230	25, Booth Lane South, -, Northampton, Northamptonshire, NN3 3ER Demolition of the non-compliant single storey front, rear extension and dormer window and construction of new single storey front, rear and side extensions, new porch, new dormer to the front and rear extension, regularisation of a hip to gable loft conversion
27. WNN/2023/0221	7, Bradshaw Street, -, Northampton, Northamptonshire, NN1 2HL Change of Use from Insurance Office (Use Class E) to Unisex Hair Salon (Use Class E) and Unisex Beauty Salon (Sui Generis)
28. WNN/2023/0215	54, Brookfield Road, -, Northampton, Northamptonshire, NN2 7LP Demolition of existing conservatory and single garage and construction of new extension to existing dwelling to the rear and new double garage
29. WNN/2023/0235	40, Dunster Street, -, Northampton, Northamptonshire, NN1 3JY Change of Use from Industrial Unit (Use Class E(g)), to Residential (Use Class C3) to create 4no 1-bedroom apartments, with changes to front/rear elevation and replacement roofing
30. WNN/2023/0237	48, Christchurch Road, -, Northampton, Northamptonshire, NN1 5LN Creation of one dwelling
31. WNN/2023/0236	Pondwood Close, -, Northampton, Northamptonshire, NN3 6RT 2no Biomass Boilers in shipping containers
32. WNN/2023/0183	4, Raynsford Road, -, Northampton, Northamptonshire, NN5 7HP Listed Building Consent Application for replacement of five upstairs windows
33. WNN/2023/0122	72, St Giles Street, -, Northampton, Northamptonshire, NN1 1JW Change of Use from office and retail (Use Class E) to doggy day care including dog grooming service (Use Class Sui Generis)
34. WNN/2022/0293	25, Drapery, -, Northampton, Northamptonshire, NN1 2ET Conversion of First and Second Floor Office Space (Use Class E) and conversion of Loft Space to 6no Flats (Use Class C3)
35. WNN/2022/0973	21, Drapery, -, Northampton, Northamptonshire, NN1 2ET Conversion of rear of 21-23 Drapery into 4no residential units
36. WNN/2023/0245 & 37. WNN/2023/0246 (LB Consent)	32, Market Square, -, Northampton, Northamptonshire, NN1 2DQ Change of Use from Offices (Use Class E) to House in Multiple Occupancy for 20no persons (Sui Generis) to include internal alterations as shown on submitted drawings

38. WNN/2023/0224	37, Bridge Street, -, Northampton, Northamptonshire, NN1 1NS Retention of Restaurant (Use Class E) and Takeaway (Sui Generis) use and new fascia sign
39. WNN/2023/0239	9, Royal Terrace, -, Northampton, Northamptonshire, NN1 3RF Change of Use from House in Multiple Occupation for 6 occupants (Use Class C4) to House in Multiple Occupation for 8 occupants (Sui Generis), with three storey rear extension, bin and bike storage
40. WNN/2023/0247	1, Old Quarry Court, -, Northampton, Northamptonshire, NN3 8HN Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants
41. WNN/2023/0248	45, Argyle Street, -, Northampton, Northamptonshire, NN5 5LJ Change of Use from Dwellinghouse (Use Class C3) to 2no six bedroom Houses in Multiple Occupation (Use Class C4) for 6 occupants in each (Amendment from WNN/2022/0472)
42. WNN/2023/0253	21, Welland Way, -, Northampton, Northamptonshire, NN5 7NS Variation of Conditions 10 and 12 of Planning Permission N/2018/0476 (Erection of 14no 3 bedroom dwellings with parking) to amend the Pre Occupation conditions to be Post occupation conditions with an agreed time limit of Three (3) Months to complete the car parking works after their properties are occupied and groundworks
43. WNN/2023/0249	25, Pytchley Street, -, Northampton, Northamptonshire, NN1 5QY Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants
44. WNN/2023/0258	17, Harding Terrace, -, Northampton, Northamptonshire, NN1 2PF Erection of new two and half storey Residential Building containing 6no two-bed apartments (Use Class C3), with rear amenity space, covered cycle storage area, refuse store and associated works
45. WNN/2023/0260	14, Trinity Avenue, -, Northampton, Northamptonshire, NN2 6JJ Single storey development for indoor pool
46. WNN/2023/0262	100, Earl Street, -, Northampton, Northamptonshire New Commercial Unit for Vehicle Repairs
47. WNN/2023/0232	25, Woodland Avenue, -, Northampton, Northamptonshire, NN3 2BY Single storey wrap around and loft conversion with rear and front dormer
48. WNN/2023/0267	Spinney Hill Road, -, Northampton, Northamptonshire Prior Notification of installation of 15m pole inc. antennas, ground based apparatus and ancillary development
49. WNN/2023/0274 & 50. WNN/2023/0275 (LB Consent)	24, Bridge Street, -, Northampton, Northamptonshire, NN1 1NW Change of Use from Office (Use Class E) to Restaurant (Use Class E), including installation of extraction unit to the rear of the site and alterations to the rear of the site
51. WNN/2023/0265	1, Witham Green, -, Northampton, Northamptonshire, NN5 7JQ Erection of single storey side extension, double garage and front porch
52. WNN/2023/0276	63, Roe Road, -, Northampton, Northamptonshire, NN1 4PH Refurbishment and extension comprising two storey front extension and part first floor extension to provide additional floor space for day care facilities for young adults with learning difficulties
53. WNN/2023/0270	50, Grange Road, -, Northampton, Northamptonshire, NN3 2AZ Single storey rear extension and alterations to front porch
54. WNN/2023/0284	47, East Park Parade, -, Northampton, Northamptonshire, NN1 4LA Demolition of existing single storey element, located on the rear of a three storey building and construction of a single storey rear extension in its place
55. WNN/2023/0268	113, Stimpson Avenue, -, Northampton, Northamptonshire, NN1 4JW

	Change of Use from Shop with Outbuildings (Use Class E) to 1no Flat (Use Class C3), including single storey extension
56. WNN/2023/0279	Stanley Road, -, Northampton, Northamptonshire Demolition of 9no prefabricated garages and construction of 3no terrace houses with associated car parking
57. WNN/2023/0286	9, Pritchard Close, -, Northampton, Northamptonshire, NN3 5BW Alterations to upper wall external finishing material Details
58. WNN/2023/0241	Deer Park Road, -, Northampton, Northamptonshire Prior Notification of Installation of 18m pole, including antennas, ground based apparatus and ancillary development.
59. WNN/2022/1292	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
60. WNN/2023/0272	77, The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT New playground canopy feature
61. WNN/2022/1200	24, Church Lane, Little Billing, Northampton, Northamptonshire Construction of new two bedroom dwelling
62. WNN/2023/0291	92, Lower Adelaide Street, -, Northampton, Northamptonshire, NN2 6BB Conversion of storage units to rear into 4no. flats
63. WNN/2023/0252 & 64. WNN/2023/0307 (LB Consent)	32, Bridge Street, -, Northampton, Northamptonshire, NN1 1NW Internal restoration of current residential areas and conversion into student accommodation, including rear extension of three floors to provide in total 20no student rooms including en-suites and shared kitchen and laundry facilities
65. WNN/2023/0293	Edgemead Close, -, Northampton, Northamptonshire, NN3 8RG Prior Notification of installation of Solar PV system totalling ~500kWp on the roof of AGC Automotive Europe building
66. WNN/2023/0299	18, Stirling Street, -, Northampton, Northamptonshire, NN5 5BX Two storey rear extension
67. WNN/2023/0294	16, Hillcrest Avenue, -, Northampton, Northamptonshire, NN3 2AB Variation of Condition 3 of Planning Permission WNN/2022/0113 (Two storey side/rear extension and loft conversion) to allow part render finish instead of brick
68. WNN/2023/0305	33, West Leys Court, -, Northampton, Northamptonshire, NN3 7UB First floor side extension over existing garage, single storey rear extension and extended dropped kerb
69. WNN/2023/0311	Westwood Way, -, Northampton, Northamptonshire, NN3 3HH Extensions to the Club House at first floor levels
70. WNN/2023/0283	Berkeley House, Horsemarket, -, Northampton, Northamptonshire, NN1 2RG New development of 102no. two-bedroom apartments rising to a maximum of seven storeys with 42no car parking spaces and associated works
71. WNN/2023/0245	Beethoven House, 32, Market Square, -, Northampton, Northamptonshire, NN1 2DQ Change of Use from Offices (Use Class E) to House in Multiple Occupancy for 20no persons (Sui Generis) to include internal alterations as shown on submitted drawings
72. WNN/2023/0319	Northampton General Hospital, Billing Road, -, Northampton, Northamptonshire, NN1 5BD Installation of new air sourced heat pump (ASHP) and new salt tank, the compound which will house the new ASHP unit and the ancillary machinery
73. WNN/2023/0320	590, Wellingborough Road, -, Northampton, Northamptonshire Replacement of existing plant machinery to west elevation of store with new plant machinery to south-west corner of store

<p>74. WNN/2023/0324</p>	<p>123- 135, Bridge Street, -, Northampton, Northamptonshire, NN1 1QF Outline Planning Application for the construction of up to a 6 storey building providing 104no 1, 2 & 3 bedroom Flats and Apartments (Use Class C3), Commercial Development (Use Class E (a,b,c,d,e,f,g(i))), and associated ancillary infrastructure</p>
<p>75. WNN/2023/0316</p>	<p>Land rear of Norman Road, -, Northampton, Northamptonshire Variation of Condition 6 of Planning Permission WNN/2022/0071 (Erection of Detached Dwelling with Associated Landscaping, Amenity space, Parking & Ancillary works) to add window to the bathroom</p>

Planning Committee

WNC Planning Update courtesy of NCALC

Report by the Town Clerk

Purpose of report: To inform the committee of an update from NCALC regarding WNC planning department

Recommended: That the committee note the update

Northants CALC have provided the below update regarding WNC Planning Department woch will be of interest to committee members.

Section 106/CIL

WNC has previously recognised that the management, administration, and monitoring of S106 and CIL developer contributions has not been satisfactory. Stephanie's predecessor, Colin Walker, was confident that WNC would have "*a robust provision of a S106/CIL service by the end of 2022/23*". However, the Department for Levelling Up, Housing and Communities (DLUHC) has funded a six-week "deep dive" into the issue, which will be led by Inner Circle Consulting and the Planning Advisory Service (PAS), an independent consultancy arm of the Local Government Association. The project has already commenced and will report its findings in early May. A public report and proposed action plan will go to WNC's Cabinet for consideration (I will look out for this at the appropriate Cabinet meeting). Whilst it appears then that having a "robust provision of a S106/CIL service" is still some way off, Stephanie was keen to stress that the Monitoring team is well staffed and all the information and data related to S106/CIL is there, it is simply the retrieval of it that needs attention, so if any individual council wants to enquire about a S106 agreement or a CIL allocation they can do so immediately.

PAS Review

Prior to being commissioned to dig into S106 and CIL, the Planning Advisory Service (PAS) had carried out a holistic peer review of WNC's planning department. The PAS report has been received by WNC and contains several recommendations for improvements. The report is going to the WNC Cabinet meeting to be held on 11 April 2023, so will be included in the papers for the meeting, which should be available this week at

<https://westnorthants.moderngov.co.uk/ieListDocuments.aspx?CId=143&MIId=696&Ver=4>.

Planning Department

The planning department is going through a restructuring process that is due to conclude in June/July 2023. There are multiple vacancies to fill, and many positions that are currently held by interims and consultants, to which permanent staff will be recruited. The planning department will be headquartered at The Forum in Towcester. Stephanie said that restructuring and recruitment was her No.1 focus currently. No.2 is building a "single WNC service" with the service's systems, approach, and culture.

New Technology

Part of the “single system” approach is based on a new IT system for planning (based on <https://www.def.co.uk/software/planning-software>). The systems used previously by South Northants Council and Daventry District Council are being amalgamated currently and the new system is planned to go live on 3 April 2023. The system used previously by Northampton Borough Council will be amalgamated subsequently (target June 2023). Having one system should significantly improve workflows and processes.

Planning Policy

Based on a recommendation by PAS, all planning policy for West Northamptonshire will be in one document – the West Northamptonshire Local Plan. The plan will replace the plans based on the old local government districts and will merge the Part 1 (strategic) and Part 2 (local) elements. The West Northamptonshire Local Plan will be developed in accordance with a timetable (the Local Development Scheme) that will be published “soon” (it was due to go to a meeting of the WNC Planning Policy Committee scheduled for 28 March 2023, but the meeting has been cancelled. The next one is scheduled for 25 April 2023). There will be opportunities for parish and town councils to input into the development of the West Northamptonshire Local Plan.

Future Working with Parishes

WNC are keen to work with parish and town councils and to build a good relationship. We explored several ideas for how that can be achieved. Stephanie said that she wanted WNC’s planning department to move to a consistently satisfactory service, then good, then excellent, and she recognised parish and town councils as key stakeholders in achieving that.