



Northampton TOWN COUNCIL

PLANNING COMMITTEE – 30TH MAY 2022

Minutes of the Planning Committee held on 30th May 2022 at 6pm in the Northampton Town Council's Committee Room located in the Guildhall, Northampton.

PRESENT: Councillors Connolly (Chair), Russell (Deputy Chair), Brown, Fuchshuber, Lane, Meredith, Miah and Purser.

OFFICERS PRESENT: Mrs J Thorneycroft (Assistant Town Clerk)

OTHERS PRESENT: Mr Paul Everard and Ms Noreen Banks (Representatives from West Northamptonshire Council's Planning Department).

1. APOLOGIES FOR ABSENCE

Apologies were submitted for Councillor Choudary, Haque, Ismail and Stevens.

2. DECLARATIONS OF INTERESTS

No declarations of interest were submitted.

3. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 11TH MAY 2022

RESOLVED: The Chair was authorised to sign the minutes of the previous meeting as a true and accurate record.

4. PAUL EVERARD FROM WEST NORTHAMPTONSHIRE COUNCIL TO PROVIDE A VERBAL REPORT ON NEIGHBOURHOOD PLAN AND HMO STRATEGY

Mr Everard provided an informative presentation on the process from conception to completion of Neighbourhood plans and West Northamptonshire Council's Houses of Multiple Occupants (HMOs) strategy. A Short discussion was held with Councillors and representatives of West Northamptonshire Council's Planning Department representatives, Mr Everard and Ms Banks.

Town Clerk's Note: The presentation slide deck was circulated to all Councillors with the permission of Mr Everard.

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



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RESOLVED: Due to the amount of planning applications received at Northampton Town Council it was agreed that Members would inform officer if they wish to make reference to an application(s) prior to the meeting so the Officer(s) have the plan ready.

Requests to speak at the Planning Committee was made on the following application which was discussed in detail:

APPLICATIONS:

Application No	Site Address and Proposal	Comments
(1) WNN/2022/0546	24 Pembroke Road, -, Northampton, Northamptonshire, NN5 7EN Ground and first floor rear extension	Northampton Town Council did not comment on this application.
(2) WNN/2022/0487	26 28 Harlestone Road, -, Northampton, Northamptonshire, NN5 7AE Erection of single storey front extension to be used as a Takeaway (Sui Generis)	Northampton Town Council did not comment on this application.
(3) WNN/2022/0526	71 73 Kingsthorpe Road, -, Northampton, Northamptonshire, NN2 6HE New build block of apartments consisting of 12no apartments	Northampton Town Council's Planning Committee raised concerns about six occupants cohabitating on each of the three floors within the proposed development, and believe this is too many occupants for the facilities. Furthermore, the proposed site would only offer four car parking spaces and the surrounding streets are double yellow lined therefore this would cause highway issues. The Planning Committee object to this application on the grounds of overdevelopment and highway issues.
(4) WNN/2022/0527	37 Booth Rise, -, Northampton, Northamptonshire, NN3 6HP Removal of existing conservatory and construction of new single storey rear extension and alterations	Northampton Town Council did not comment on this application.
(5) WNN/2022/0571	Bridge Spencer Bridge Road, -, Northampton, Northamptonshire Prior Notification of Network Rail's intention to undertake works to modify the parapets of the bridge	Northampton Town Council did not comment on this application.
(6) WNN/2022/0560	306 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EP	Northampton Town Council did not comment on this application.



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	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	
(7) WNN/2022/0558	15 Holmfield Way, -, Northampton, Northamptonshire, NN3 3BJ Demolition of existing single garage and porch and erection of new two storey front, side and rear extensions and single storey rear extension	Northampton Town Council did not comment on this application.
(8) WNN/2022/0557	16 Booth Lane North, -, Northampton, Northamptonshire, NN3 6JG Demolition of existing ground floor extension and rebuilding thereof with extension to side and extension at first floor level	Northampton Town Council did not comment on this application.
(9) WNN/2022/0506	Whites Yard Horsley Road, -, Northampton, Northamptonshire, NN2 6LJ Extension and provision of welfare facilities	Northampton Town Council did not comment on this application.
(10) WNN/2022/0513	20 Barnstaple Close, -, Northampton, Northamptonshire, NN3 3BH Change of Use of Land from from Highway (Sui Generis) to Garden (Use Class C3)	Northampton Town Council did not comment on this application.
(11) WNN/2022/0535	Lock Up Garages Ambush Street, -, Northampton, Northamptonshire Demolition of 8no garages and construction of single dwelling	Northampton Town Council did not comment on this application.
(12) WNN/2022/0544	7 Limlow Close, -, Northampton, Northamptonshire, NN4 8JY Single storey side and rear extension and garage conversion to create granny annex for an elderly relative	Northampton Town Council did not comment on this application.
(13) WNN/2022/0541	35 Bushland Road, -, Northampton, Northamptonshire, NN3 2NS Single storey rear extension	Northampton Town Council did not comment on this application.
(14) WNN/2022/0548	184 Gladstone Road, -, Northampton, Northamptonshire, NN5 7EL	Northampton Town Council did not comment on this application.



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	Ground floor rear extension	
(15) WNN/2022/0467	67 Northampton Lane South, -, Northampton, Northamptonshire, NN3 7RJ Single storey rear extension	Northampton Town Council did not comment on this application.
(16) WNN/2022/0536	23 Fir Tree Walk, -, Northampton, Northamptonshire, NN3 3DS Detached workshop/hobbies room to rear garden	Northampton Town Council did not comment on this application.
(17) WNN/2022/0528	17 Squires Walk, -, Northampton, Northamptonshire, NN3 6AL Single storey rear extension	Northampton Town Council did not comment on this application.
(18) WNN/2022/0301	Car Park College Street, -, Northampton, Northamptonshire Erection of purpose-built student accommodation, with landscaping and associated works	Northampton Town Council's Planning Committee object to this application on the grounds of, a previously made objection regarding a similar application submitted by the applicants previously.
(19) WNN/2022/0509	10 Albion Place, -, Northampton, Northamptonshire, NN1 1UD Listed Building Consent Application for installation of kitchenette to rear room (former bedroom 4) and built in shelving to front room (former bedroom 3) in basement, removal of existing kitchen and installation of new kitchen to front room and erection of stud walling to rear wing to form WC and study area on ground floor and removal of existing stud walls and erection of new stud walls to create enlarged bedroom space and installation of en-suite bathroom on second floor	Northampton Town Council did not comment on this application.
(20) WNN/2022/0522 WNN/2022/0523	1 Cathedral House Primrose Hill, -, Northampton, Northamptonshire, NN2 6AG Replacement of existing gate and erection of two sections of fencing	Northampton Town Council did not comment on this application.



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(21) WNN/2022/0508	21 Gold Street, -, Northampton, Northamptonshire, NN1 1RA Internal conversion to create 4no one-bedroom residential apartments	Northampton Town Council did not comment on this application.
(22) WNN/2022/0507	92 Lower Adelaide Street, -, Northampton, Northamptonshire, NN2 6BB Conversion of single dwellinghouse to 3no flats	Northampton Town Council did not comment on this application.
(23) WNN/2022/0519	11 Emley Close, -, Northampton, Northamptonshire, NN3 9SH Single storey rear and front extension	Northampton Town Council did not comment on this application.
(24) WNN/2022/0514	15 Birchfield Road, -, Northampton, Northamptonshire, NN1 4RF Basement alterations for the creation of a study and utility room	Northampton Town Council did not comment on this application.
(25) WNN/2022/0502	71 73 Kingsthorpe Road, -, Northampton, Northamptonshire, NN2 6HE Change of Use from Tyre Business and Offices (Sui Generis) to 9 Bedroom House in Multiple Occupation (Sui Generis), with second floor extension to North side of building with pitched roof	Northampton Town Council's Planning Committee object to this application on the grounds of previously made objections regarding a similar application for the same site (ref: WNN/2022/0526). It was noted that the facilities and kitchen in the proposed application were not adequate for a household of 9 occupants.
(26) WNN/2022/0517	23 Lorraine Crescent, -, Northampton, Northamptonshire, NN3 6HW Single storey side and rear extension	Northampton Town Council did not comment on this application.
(27) WNN/2021/1123	8 Grassmere Avenue, -, Northampton, Northamptonshire, NN3 3DP Single storey rear extension	Northampton Town Council did not comment on this application.
(28) WNN/2022/0482	1B East Street, -, Northampton, Northamptonshire, NN1 5JZ Change of Use from Single Parent Bedsits to 1 Bedroom Dwellinghouse (Use Class C3)	Northampton Town Council did not comment on this application.



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(29) WNN/2021/1105	69 Oleander Crescent, -, Northampton, Northamptonshire, NN3 8QP Garage extension and conversion to create 2no assisted living bedrooms	Northampton Town Council did not comment on this application.
(30) WNN/2022/0501	19 Cranmere Avenue, -, Northampton, Northamptonshire, NN1 5SF Two storey rear extension	Northampton Town Council did not comment on this application.
(31) WNN/2022/0498	5 Clumber Drive, -, Northampton, Northamptonshire, NN3 3NX Raise eaves and ridge to existing garage to create room over, two storey side extension, single storey rear extension and porch extension	Northampton Town Council did not comment on this application.
(32) WNN/2022/0500	23 Lumbertubs Rise, -, Northampton, Northamptonshire, NN3 6AJ Outline Planning Application (with some Matters Reserved) for new access and construction of 4no Dwellings	Northampton Town Council did not comment on this application.
(33) WNN/2022/0495	6 Alvis Court, -, Northampton, Northamptonshire, NN3 5JL Two storey rear extension	Northampton Town Council did not comment on this application.
(34) WNN/2022/0494	208 210 Kettering Road, -, Northampton, Northamptonshire, NN1 4BN Conversion and extension of existing first and second floors to 5no self-contained flats, including replacement windows	Northampton Town Council did not comment on this application.
(35) WNN/2022/0490	377 Kettering Road, -, Northampton, Northamptonshire, NN3 6QT Two storey rear extension	Northampton Town Council did not comment on this application.
(36) WNN/2022/0489	16 Fairfield House Billing Road, -, Northampton, Northamptonshire, NN1 5AW Single storey rear extension	Northampton Town Council did not comment on this application.



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(37) WNN/2022/0173	64 72 Roe Road, -, Northampton, Northamptonshire, NN1 4PJ Conversion of existing Factory Building (Use Class B2) to 19no Self-Contained Flats for Supported Living (Use Class C2) and associated works including external alterations, formation of new vehicular access, creation of undercroft parking, stopping up existing access, creation of amenity space and partial demolition	This planning application was welcomed by the Committee and believed it would be a benefit by increasing capacity for those in need of supervised accommodation within Northampton.
(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 building	Northampton Town Council did not comment on this application.
(39) WNN/2022/0472	45 47 Argyle Street, -, Northampton, Northamptonshire, NN5 5LJ Change of Use from Dwellinghouse (Use Class C3) to 2no four bedroom Houses in Multiple Occupation (Use Class C4) for 4 occupants in each	The location for the proposed site already has highway issues at present and this development would further exacerbate this. The rooms proposed are small in size therefore, the committee object to this application on the grounds of overdevelopment and highway issues.
(40) WNN/2022/0485	126 128 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DR New shop front and surround and relocation of extraction flue to rear of 126 Wellingborough Road	Northampton Town Council did not comment on this application.
(41) WNN/2022/0286	15 17 Fever And Boutique Drapery, -, Northampton, Northamptonshire, NN1 2ET Change of Use of Ground Floor and Basement to create 2no Restaurant Units (Use Class E/Sui Generis), including alterations to shopfront and rear of building and other associated works	Northampton Town Council did not comment on this application.



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(42) WNN/2022/0475	46 Trevor Crescent, -, Northampton, Northamptonshire, NN5 5PF Single storey side extensions	Northampton Town Council did not comment on this application.
(43) WNN/2022/0503	83 Cafe Marseille Sheep Street, -, Northampton, Northamptonshire, NN1 2NE Castle Ward - Balustrade fence and placement of 4no tables and 20no chairs outside on pavement	Northampton Town Council did not comment on this application.
(44) WNN/2022/0555	4 Medway Drive, -, Northampton, Northamptonshire, NN5 7PE Two storey rear extension, single storey front porch, build driveway, raised front wall extension and resurfacing of driveway add and reposition windows and removal of chimney stem	Northampton Town Council did not comment on this application.
(45) WNN/2022/0514	15 Birchfield Road, -, Northampton, Northamptonshire, NN1 4RF Basement alterations for the creation of a study and utility room	Northampton Town Council did not comment on this application.
(46) WNN/2022/0564	3 Balfour Road, -, Northampton, Northamptonshire, NN2 6JR Change of Use from Dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants	The Planning Committee commented the bedroom adjacent to the kitchen in the proposed development is small in size and the majority of the bedrooms located on the first floor therefore, this application was rejected due to layout and density of the proposed plans. In addition to the highway issues posed due to being located opposite a school.
(47) WNN/2022/0104	46 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PA Abington Ward - Change of use of single dwelling to 4 no. apartments (part retrospective),	Northampton Town Council's Planning Committee raised concerns on the utilisation of the basement as an additional bedroom therefore, this application was objected on



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	including top floor rear extension, single storey ground floor rear extension and expansion of basement, with new light well to rear and low level windows to front, additional internal alterations and rear external door	unacceptable uses. Furthermore, a previous objection was made on a similar proposal.
(48) WNN/2021/0727	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 did not comment on this application.

MEETING CONCLUDED AT 7:30PM

X

Councillor Connolly
Chair of the Planning Committee