

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.
5. WNN/2023/0049	Flat 2, The Gallery Market Square, -, Northampton, Northamptonshire, NN1 2DL Replacement of existing rotten first floor wooden sash window and existing wooden	Northampton Town Council made no comment on this application.

	bay window to be removed and replaced with a visually identical wooden double glazed bay window	
6. WNN/2023/0025	23 Oundle Drive, -, Northampton, Northamptonshire, NN3 7DB Single storey side extension	Northampton Town Council made no comment on this application.
7. WNN/2022/0618 (Planning Inspectorate Appeal)	20 Sazerac Restaurant Charmark House Castilian Street, -, Northampton, Northamptonshire, NN1 1JX Construction of additional storey to create 2no flats	Northampton Town Council made no comment on this application.
8. WNN/2023/0057 WNN/2023/0105 (LB)	20 26 St Michaels Road, -, Northampton, Northamptonshire, NN1 3JU Replacement of all external doors and windows to aluminium and finish in matt black	Northampton Town Council made no comment on this application.
9. WNN/2021/0777 (Planning Inspectorate Appeal)	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	Northampton Town Council made no comment on this application.
10. WNN/2023/0058	113 Adnitt Road, -, Northampton, Northamptonshire, NN1 4NQ Reduce size of Takeaway and form 1no Bedroom Flat and retain existing Flat	Northampton Town Council made no comment on this application.
11. N/2021/0482 (Planning Inspectorate Appeal)	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	Northampton Town Council made no comment on this application.
12. WNN/2023/0065	44 Brockton Street, -, Northampton, Northamptonshire, NN2 6EQ Garage conversion and internal alterations	Northampton Town Council made no comment on this application.
13. WNN/2023/0066	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 Phase 7 Monopole complete with Wraparound Cabinet to be installed on root foundation and associated ancillary works	Northampton Town Council made no comment on this application.
14. WNN/2022/1278	17 Favell Way, -, Northampton, Northamptonshire, NN3 3BZ	Northampton Town Council made no comment on this application.

	Ground floor rear and side extension with first floor extension above existing front, with exterior to be cladded and rendered	
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 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	Northampton Town Council made no comment on this application.
25. WNN/2022/1247	48 The Bold Dragoon Public House High Street, Weston Favell, Northampton, Northamptonshire, NN3 3JW	Northampton Town Council made no comment on this application.

	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	
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 occupants and 1no One Bed Ground Floor Flat (Use Class C3) with single storey flat roof rear extension, bin storage and alterations to fenestration	Northampton Town Council made no comment on this application.
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	Northampton Town Council made no comment on this application.

	Use of part of the church grounds for gravel car-parking for up to 30 cars.	
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 Two bedroom single house with car park	The Committee commented that the proposed drawings were difficult to review 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 Dairymeadow 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 refuge 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

A Councillor requested that a discussion be held on the use of Voi E-Scooters within the Town to understand the work behind their implantation, app functionality and any safety features due to be implemented moreover, it was posed that a representative from Voi be invited.

MEETING CONCLUDED: 7:05PM