



## Northampton TOWN COUNCIL

### Planning Committee – 17<sup>th</sup> August 2022

Minutes of the Planning Committee meeting held on 17<sup>th</sup> August 2022 at 6pm in the Northampton Town Council's Committee Room located in the Guildhall, Northampton.

PRESENT: Councillors Connolly (Chair), Brown, Fuchshuber, Ismail, Lane, Miah, Purser and Stevens

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

#### 1. APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillor Choudary and Russell.

#### 2. DECLARATIONS OF INTEREST

No declaration of interests was submitted.

#### 3. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 25<sup>th</sup> JULY 2022

An amendment was made to the minutes of the last meeting held on 25<sup>th</sup> July 2022, Councillor Miah's name was added as present. The Chair was authorised to sign the minutes with the amendment.

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

**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:

Application No	Site Address and Proposal	Comments
1. WNN/2022/0753	<a href="#">15 Edgemoor Close, -, Northampton, Northamptonshire, NN3 8RG</a> Change of Use from General Industrial Unit (Use Class B2) to Haemodialysis Centre (Use Class E), with works to include minor external alterations to host building and parking layout	Northampton Town Council made no comment on this application.
2. WNN/2022/0754	<a href="#">36 Rushmere Avenue, -, Northampton, Northamptonshire, NN1 5SD</a> Ground floor rear extension	Northampton Town Council made no comment on this application.



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<b>3. WNN/2022/0762</b>	<a href="#">322 Wellingborough Road, Northampton, Northamptonshire, NN1 4EP</a> Existing basement landlord storage to be included within Flat 2 as Study/Office	Northampton Town Council made no comment on this application.
<b>4. WNN/2022/0738</b>	<a href="#">St Peters Independent School Lingswood Park, -, Northampton, Northamptonshire, NN3 8TA</a> Replacement of existing timber external windows and doors, infilling existing window and door openings, installation of new external window and door openings, application of white render to areas of blockwork, erection of new 2.4m high black security mesh fencing around the site perimeter, formation of new car park with 5no spaces and installation of new dropped kerb providing new point of access to and from Lingswood Park	The Planning Committee welcomed the development of the school as will enable more school places for children with SEN needs. However, it was commented that the colour of the fence should be green as the black fencing was quite harsh and suggested landscaping be included around the perimeter of the fencing.
<b>5. WNN/2022/0765</b>	<a href="#">123 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DL</a> Demolition of existing single-storey building and erection of new three-storey building (including basement and loft floor with front and rear dormer windows. Ground floor use as 2no retail shops (Use Class E), and 14no residential flats, 6x1 bed and 8x2 bed (Use Class C3) on upper floors	Northampton Town Council made no comment on this application.
<b>6. WNN/2022/0104</b>	<a href="#">46 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PA</a> Change of use of single dwelling to 4 no. apartments (part retrospective), 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	Northampton Town Council made no comment on this application.
<b>7. WNN/2022/0766</b>	<a href="#">468 Billing Road East, -, Northampton, Northamptonshire, NN3 3LF</a> New storm porch on west side, garage addition on north side and study/utility room on east side	Northampton Town Council made no comment on this application.



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8. WNN/2022/0767	<a href="#">53 Meshaw Crescent, -, Northampton, Northamptonshire, NN3 3NG</a> Loft conversion with dormer to front and rear	Northampton Town Council made no comment on this application.
9. WNN/2022/0768	<a href="#">79 Greenview Drive, -, Northampton, Northamptonshire, NN2 7LE</a> Single storey extension to side and rear	Northampton Town Council made no comment on this application.
10. WNN/2022/0769	<a href="#">59 Goodwood Avenue, -, Northampton, Northamptonshire, NN3 6ED</a> Addition of single storey glass room located on rear elevation of property in private garden	Northampton Town Council made no comment on this application.
11. WNN/2022/0756	<a href="#">218 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PR</a> Change of Use from House in Multiple Occupation for 6 occupants (Use Class C4) into House in Multiple Occupation for 7 occupants (Use Class Sui Generis)	The Planning Committee commented that the plans do not specify whether the removal of the boiler from bedroom 6 would result in the loss of the third shower room. Moreover, the planning committee expressed concern that there would be insufficient amenities as Northampton Town Council policy on HMOs would prefer to see en-suite facilities for tenants. It was also commented that there was a high ratio of HMOs within a 50-mile radius of this area.
12. WNN/2022/0772	<a href="#">216 Hazeldene Road, -, Northampton, Northamptonshire, NN2 7NH</a> Single storey rear and side extension	Northampton Town Council made no comment on this application.
13. WNN/2022/0778	<a href="#">22 Holmfield Way, -, Northampton, Northamptonshire, NN3 3BJ</a> Two storey rear extension and single storey side extension	Northampton Town Council made no comment on this application.
14. WNN/2022/0752	<a href="#">1 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT</a> Two storey side extension	Northampton Town Council made no comment on this application.
15. WNN/2022/0706	<a href="#">141 Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JJ</a> Conversion of garage and single storey rear extension to create 1no one bedroom ground floor flat (Use Class C3)	The Planning Committee commented the proposed development is not in keeping with the character of the area. Furthermore, the street already experiences highway issues and it



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		would be exacerbated further during the construction period.
16. WNN/2022/0786	<a href="#">16 Kingsthorpe Grove, -, Northampton, Northamptonshire, NN2 6NT</a> Garage conversion and rear extension	Northampton Town Council made no comment on this application.
17. WNN/2022/0773	<a href="#">29 Lorraine Crescent, -, Northampton, Northamptonshire, NN3 6HW</a> Single story rear extension	Northampton Town Council made no comment on this application.
18. WNN/2022/0750	<a href="#">208 Hazeldene Road, -, Northampton, Northamptonshire, NN2 7NH</a> Two storey side extension	Northampton Town Council made no comment on this application.
19. WNN/2022/0072	<a href="#">Land To Rear Of, 55 Kettering Road, -, Northampton, Northamptonshire</a> Construction of new three storey building with loft to be used for 12no student accommodation units for single persons	Northampton Town Council made no comment on this application.
20. WNN/2022/0782	<a href="#">87 St Giles Street, -, Northampton, Northamptonshire, NN1 1JF</a> Change of Use from House in Multiple Occupation (13 Rooms) (Sui Generis) to Residential Care Home (Use Class C2)	Northampton Town Council made no comment on this application.
21. WNN/2021/1093	<a href="#">65 Abington Street, -, Northampton, Northamptonshire, NN1 2BH</a> Mixed used development with commercial space at ground floor and 9 residential flats above with the retention of the original front facade (above ground floor), bicycle storage and refuse storage provision	Northampton Town Council made no comment on this application.
22. WNN/2022/0787	<a href="#">56 Derwent Drive, -, Northampton, Northamptonshire, NN5 7LA</a> Two storey side addition with alteration of roof material on existing rear extension	Northampton Town Council made no comment on this application.
23. WNN/2022/0794	<a href="#">2 St Giles Terrace, -, Northampton, Northamptonshire, NN1 2BN</a> Change of Use from Office (Use Class E) to Residential (Use Class C3)	Northampton Town Council made no comment on this application.
24. WNN/2022/0781	<a href="#">47 Beech Avenue, -, Northampton, Northamptonshire, NN3 2HE</a> New rear conservatory	Northampton Town Council made no comment on this application.
25. WNN/2022/0795	<a href="#">Land Rear Of 121 Beech Avenue, -, Northampton, Northamptonshire</a> Detached new dwelling on the land to the rear of 121 Beech Avenue with the access of	Northampton Town Council made no comment on this application.



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	Beechcroft Gardens and vehicular crossover at Beech Avenue for 121 Beech Avenue	
<b>26. WNN/2022/0810</b>	<a href="#">23 Bibury Crescent, -, Northampton, Northamptonshire, NN3 6AG</a> Removal of existing garage and side extension, to be replaced with new two storey and single storey side extension, single storey rear extension, raising of existing roof, front dormer, enlargement of existing front dormer and replacement and enlargement of rear dormer	Northampton Town Council made no comment on this application.
<b>27. WNN/2022/0873</b>	<a href="#">41 Currie Road, -, Northampton, Northamptonshire, NN2 6HG</a> Take down existing single storey outbuildings to rear and side and replace with new single storey rear and side extension, forming larger kitchen, dining and garden room together with utility room and small home office	Northampton Town Council made no comment on this application.
<b>28. WNN/2022/0883</b>	<a href="#">9 Rennishaw Way, -, Northampton, Northamptonshire, NN2 7NE</a> Single storey rear extension and extension above existing garage	Northampton Town Council made no comment on this application.
<b>29. WNN/2022/0886</b>	<a href="#">9 South Priors Court, -, Northampton, Northamptonshire, NN3 8LD</a> Demolition of existing attached garage to side of dwelling and replacement with new two storey extension	Northampton Town Council made no comment on this application.
<b>30. WNN/2022/0855</b>	<a href="#">Land At Kettering Road, -, Northampton, Northamptonshire</a> Prior Notification of installation of 17m high slim-line monopole, supporting 6no antennas with 1no wraparound equipment cabinet at the base, 2no equipment cabinets, 1no electric meter cabinet and ancillary development thereto, including the installation of a GPS module	Northampton Town Council made no comment on this application.
<b>31. WNN/2022/0812</b>	<a href="#">Daisy Group Hunsbury Hill Avenue, -, Northampton, Northamptonshire, NN4 8QS</a> Change of Use from Offices (Use Class E) to Independent School (Use Class F1)	Northampton Town Council made no comment on this application.
<b>32. WNN/2022/0872</b>	<a href="#">Land At Abington Avenue, -, Northampton, Northamptonshire</a> Prior Notification of installation of 20m monopole (Steel Grey RAL 7035), 6no	The Planning Committee commented the equipment of the proposed installation would encroach on the pedestrian



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	antennas and 2no equipment cabinets (Steel Green RAL 6009)	footpath and would hinder accessibility for those who use wheelchairs. The street already experiences highway issues with a high volume of footfall and use due to the close proximity to the County Cricket ground. It was suggested whether the equipment cabinets be installed within the grounds of the County Cricket ground boundary with the site owner's permission.
33. WNN/2022/0568	<a href="#">7 Ryland Road, -, Northampton, Northamptonshire, NN2 7DL</a> Insulation of external wall, by installation of insulating material and rendering over	Northampton Town Council made no comment on this application.
34. WNN/2022/0803	<a href="#">57 Spencer Bridge Road, -, Northampton, Northamptonshire, NN5 5HA</a> Ground floor rear extension and loft conversion to gain additional bedroom and bathroom	Northampton Town Council made no comment on this application.
35. WNN/2022/0797	<a href="#">48 Hazelwood Road, -, Northampton, Northamptonshire, NN1 1LN</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4)	The Planning Committee commented that the proposed use as a HMO would result in the loss of large single family home that is in close proximity to the Town Centre.
36. WNN/2022/0502	<a href="#">71 73 Kingsthorpe Road, -, Northampton, Northamptonshire, NN2 6HE</a> Change of Use from Tyre Business and Offices (Sui Generis) to 8 Bedroom House in Multiple Occupation (Sui Generis), with second floor extension to North side of building with pitched roof	Northampton Town Council made no comment on this application.
37. WNN/2022/0775	<a href="#">18 Dryden Road, -, Northampton, Northamptonshire, NN5 7BH</a> Rear and front extensions	Northampton Town Council made no comment on this application.
38. WNN/2022/0815	<a href="#">41 Ridgeway, -, Northampton, Northamptonshire, NN3 3AP</a> Proposed garage	Northampton Town Council made no comment on this application.
39. WNN/2022/0776	<a href="#">23 Sandiland Road, -, Northampton, Northamptonshire, NN3 2QB</a> Single storey rear extension	Northampton Town Council made no comment on this application.



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<b>40. WNN/2022/0821</b>	<a href="#">173 Birchfield Road East, -, Northampton, Northamptonshire, NN3 2BZ</a> Replacement of existing side return lean-to with a fully insulated single storey side return extension	Northampton Town Council made no comment on this application.
<b>41. WNN/2022/0771</b>	<a href="#">Land At Barley Hill Road, -, Northampton, Northamptonshire</a> Prior Notification of installation of 5G equipment, including installation of a 18 metre H3G street pole and additional equipment cabinets	Northampton Town Council made no comment on this application.
<b>42. WNN/2022/0286</b>	<a href="#">15 17 Fever And Boutique Drapery, -, Northampton, Northamptonshire, NN1 2ET</a> 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 made no comment on this application.

### 5. ITEMS FOR CONSIDERATION FOR THE NEXT AGENDA

No items were raised or discussed.

**MEETING CONCLUDED 7:15PM**