

PLANNING COMMITTEE

MINUTES OF THE PLANNING COMMITTEE HELD ON 1ST MARCH 2023 AT 6PM IN THE COMMITTEE ROOM OF THE TOWN COUNCIL'S OFFICES IN THE GUILDHAL, NORTHAMPTON

PRESENT: Councillors Connolly (Chair), Fuchshuber, Haque, Miah and Lane

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

51. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Purser, Russell, Ismail, Stevens and Meredith

52. DECLARATIONS OF INTEREST

No declarations of interest were submitted.

53. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 6TH FEBRUARY 2023

RESOLVED: The Chair was authorised to sign the minutes of the previous meeting held on 6th February 2023 as a true and accurate record.

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

Town Clerk's note: The applications listed below are the planning consultations received from West Northamptonshire Council the planning authority. Due to the volume, it was requested the Councillors call-in applications they wish to discuss.

Application No	Site Address and Proposal	Comments
1. WNN/2023/0101	1 Mulberry Close, -, Northampton, Northamptonshire, NN5 7AW Single storey rear extension	Northampton Town Council made no comment on this application
2. WNN/2022/1180	29 Victoria Road, -, Northampton, Northamptonshire, NN1 5ED Conversion, part-demolition and extension to factory building to provide 10No. residential flats	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
4. WNN/2023/0108	36 38 Abington Square, -, Northampton, Northamptonshire, NN1 4AA Single storey rear extension	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application

	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	Northampton Town Council made no comment on this application
7. WNN/2023/0107	99 Colwyn Road, -, Northampton, Northamptonshire, NN1 3PU Subdivision of property to create 2no dwellings	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
11. WNN/2023/0120	50 Spinney Hill Road, -, Northampton, Northamptonshire, NN3 6DJ Ground floor rear extension and first floor side extension	Northampton Town Council made no comment on this application
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)	Northampton Town Council made no comment on this application
13. WNN/2023/0131	7 Old Quarry Court, -, Northampton, Northamptonshire, NN3 8HN Single storey rear extension	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
16. WNN/2023/0124	10 Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HG	Northampton Town Council made no comment on this application

	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)	Northampton Town Council made no comment on this application
18. WNN/2023/0148	3 Coaching Walk, -, Northampton, Northamptonshire, NN3 3EU Single storey rear extension with roof lantern over	Northampton Town Council made no comment on this application
19. WNN/2023/0139	Land Off Notre Dame Mews, -, Northampton, Northamptonshire 6no apartments with amenity space and cycle storage	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
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+	The Committee OBJECTED to this application as the development was not in keeping within this area of heritage and considered this as over development and concerns on the concentration of HMOs within this area. Furthermore, this development is sizeable and has no en-suite facilities which the Town Council believe should be standard within these developments.
22. WNN/2023/0159	29 Homestead Way, -, Northampton, Northamptonshire, NN2 6JG Single storey rear extension	Northampton Town Council made no comment on this application
23. WNN/2023/0149	131 Spinney Hill Road, -, Northampton, Northamptonshire, NN3 6DQ Single storey side extension - attached garage	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application

	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	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
30. WNN/2023/0170	398 Kettering Road, -, Northampton, Northamptonshire, NN3 6QH Garden wall and fence to front of property	Northampton Town Council made no comment on this application
31. WNN/2023/0163	4 Emmanuel Gardens, -, Northampton, Northamptonshire, NN3 8NY Two storey side extension	Northampton Town Council made no comment on this application
32. WNN/2023/0174	39 Kendal Close, -, Northampton, Northamptonshire, NN3 6WJ Two storey side extension	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
35. WNN/2023/0172	1, Rose Gardens Booth Lane South, -, Northampton, Northamptonshire, NN3 3EW Installation of conservatory to rear of property	Northampton Town Council made no comment on this application

<p>36. WNN/2023/0186</p>	<p>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</p>	<p>Northampton Town Council made no comment on this application</p>
<p>37. WNN/2023/0185 WNN/2023/0187</p>	<p>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</p>	<p>Northampton Town Council made no comment on this application</p>
<p>38. WNN/2022/0172</p>	<p>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</p>	<p>Northampton Town Council made no comment on this application</p>
<p>39. WNN/2022/1095</p>	<p>6 Meadway, -, Northampton, Northamptonshire, NN3 3BP Two storey side extension in front of and above existing garage</p>	<p>Northampton Town Council made no comment on this application</p>
<p>40. WNN/2023/0175</p>	<p>7 9 Langham Place, -, Northampton, Northamptonshire, NN2 6AA Replace windows and doors on the building due to unsafe and deteriorating condition</p>	<p>Northampton Town Council made no comment on this application</p>