



Northampton TOWN COUNCIL

Tel No. 01604 349310

PLANNING COMMITTEE

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 18th JANUARY 2023 AT 6PM IN THE COMMITTEE ROOM OF THE NORTHAMPTON TOWN COUNCIL'S COMMITTEE ROOM IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Connolly (Chair), Fuchshuber, Haque, Meredith and Purser

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

41. APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillors Choudary, Ismail, Lane and Stevens.

42. DECLARATIONS OF INTEREST

No Declaration of interests were submitted.

43. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 5th DECEMBER 2022

The Chair was authorised to sign the minutes of the last meeting held on 5th December 2022 as a true and accurate record.

44. 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/2022/1320	Mayleigh House Kettering Road North, -, Northampton, Northamptonshire, NN3 6HF Variation of Condition 2 of Planning Permission N/2020/1421 (Demolition of existing buildings and erection of a discount foodstore (Use Class E), with associated car parking, access, landscaping and associated engineering works) to amend height and size of the proposed building, revise canopy design and reduce number of parking spaces	Northampton Town Council made no comment on this application.

<p>2. WNN/2022/1281</p>	<p>Amd Motors, 92 100 Earl Street, -, Northampton, Northamptonshire, NN1 3AX NEW DETACHED COMMERCIAL UNIT TO BE USED FOR VEHICLE REPAIRS</p>	<p>Northampton Town Council's Planning Committee are supportive of this proposal which will enhance what is an untidy area.</p> <p>The Town Council see an opportunity to enhance the area further through landscaping and the planting of suitable trees, shrubs, bushes etc on the curtilage of this proposal. This would enhance the appearance and also improve the environment for both residents and wildlife.</p> <p>The Town Council would ask that some sort of provision for landscaping as stated be part of the planning conditions.</p>
<p>3. WNN/2022/1206</p>	<p>34 Broadway, -, Northampton, Northamptonshire, NN1 4SF Single storey rear extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>4. WNN/2022/1310</p>	<p>Thoroughfare Frances Jetty, -, Northampton, Northamptonshire Installation of metal gates at each end of Francis Jetty to prevent access</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>5. WNN/2022/1322</p>	<p>Land At Chipsey Avenue, -, Northampton, Northamptonshire Prior Notification of installation of 1no 20m telecommunications streetworks pole, 1no equipment cabinet, 1no meter cabinet and associated ancillary development</p>	<p>The Planning Committee commented that the cabinets associated with the monopole be a dark green colour to blend with the street scene.</p>
<p>6. WNN/2022/1323</p>	<p>23 Tyes Court, -, Northampton, Northamptonshire, NN3 8LW Installation of PVC window into flat wall by creating an aperture where one does not currently exist</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>7. WNN/2022/1315</p>	<p>8 Churchill Avenue, -, Northampton, Northamptonshire, NN3 6NY Single storey side extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>8. WNN/2022/1336</p>	<p>3 Unit 2 Kingsfield Close, -, Northampton, Northamptonshire, NN5 7QS Two storey side extension and new windows to rear elevation along with internal alterations</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>9. WNN/2022/1337</p>	<p>14 Portland Place, -, Northampton, Northamptonshire, NN1 4DH Single storey front and rear extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>10. WNN/2022/1303</p>	<p>162 Weedon Road, -, Northampton, Northamptonshire, NN5 5DA Demolition of existing garage to create new garage with gym</p>	<p>Northampton Town Council made no comment on this application.</p>
		<p>Northampton Town Council made no comment on this application.</p>

<p>11. WNN/2022/1338</p>	<p>Basement, 232 234 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EJ Change of Use from Basement Drinking Establishment (Use Class E) to Tattoo Studio (Sui Generis)</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>12. WNN/2022/1200</p>	<p>Land Adj To, 24 Church Lane, Little Billing, Northampton, Northamptonshire Construction of new two bedroom dwelling</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>13. WNN/2022/1335</p>	<p>57 Fulford Drive, -, Northampton, Northamptonshire, NN2 7NU Variation of Condition 3 of Planning Permission WNN/2022/1051 (Ground floor rear extension, conversion of existing garage into new living space and introduction of new window to front elevation of existing dwelling) to change external finishes of alteration to front elevation and existing garage and new extension to rendered blockwork painted white to match rendering to front elevation</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>14. WNN/2022/1333</p>	<p>Land At Bedford Road, -, Northampton, Northamptonshire Prior Notification of Telecommunications Installation, to include proposed 20m high 'slim line' phase 8 monopole c/w wraparound cabinet at base, 3no additional ancillary equipment cabinets and associated ancillary works</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>15. WNN/2022/1329</p>	<p>4 Sheep Street, -, Northampton, Northamptonshire, NN1 2LU Change of Use from Retail Shop (Use Class E) to Hot Food Takeaway (sui generis) and to reinstate shop front to same style as existing and removal of shutter box</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>16. WNN/2022/1206</p>	<p>Land Rear Of 82 Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HJ Residential development of 4no terraced dwellings</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>17. WNN/2022/1326</p>	<p>99 Kingsley Road, -, Northampton, Northamptonshire, NN2 7BT Installation of dropped kerb at front to enable access for parking at the front of property</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>18. WNN/2022/1341</p>	<p>Land At Lindsay Avenue, -, Northampton, Northamptonshire Prior Notification of 5G Telecoms Installation, to include H3G 15m street pole and additional equipment cabinets</p>	<p>The Town Council's Planning Committee to object to the 5G mast at Lindsay Avenue and recommend that this be refused . The committee are of the opinion that this mast would not be in keeping and</p>

		would be overbearing too the neighbouring properties. This area is predominantly residential and this mast would have a detrimental effect on the appearance and character of this area. It is also noted that this mast would be in close proximity to a property.
19. WNN/2022/1286	12 13 Tyres Northampton Ltd Tyne Road, -, Northampton, Northamptonshire, NN5 5AF Single storey extension and replacement and raising of existing roof	Northampton Town Council made no comment on this application.
20. WNN/2022/1349 21. WNN/2022/1348	Unit 1, 17 City Buildings Fish Street, -, Northampton, Northamptonshire, NN1 2AA Listed Building Consent Application for Change of Use from Restaurant (Use Class E(b)) to Bar (Sui Generis)	Northampton Town Council made no comment on this application.
22. WNN/2022/1357 23. WNN/2022/1229	4 St Giles Terrace, -, Northampton, Northamptonshire, NN1 2BN Listed Building Consent Application for Change of Use from Office (Use Class E) to 1no Basement Flat (Use Class C3) and 3no Studio Flats for two occupants each within a House in Multiple Occupation (Use Class C4)	Northampton Town Council made no comment on this application.
24. WNN/2022/1342	Land At Charnwood Avenue, -, Northampton, Northamptonshire Prior Notification of 5G Telecoms Installation, to include H3G 15m street pole and additional equipment cabinets	Northampton Town Council made no comment on this application.
25. WNN/2022/1346	Third Floor, 56 Sheep Street, -, Northampton, Northamptonshire, NN1 2LZ Prior Notification of Change of Use from Offices (Use Class E) to 1no one bedroom Flat (Use Class C3)	Northampton Town Council made no comment on this application.
26. WNN/2022/1352	4A The Drive, -, Northampton, Northamptonshire, NN1 4RY Erection of fencing and electric gates	Northampton Town Council made no comment on this application.
27. WNN/2022/1350	16 Humber Close, -, Northampton, Northamptonshire, NN5 7PA Outdoor covered area attached to dwelling at the rear and side	Northampton Town Council made no comment on this application.
28. WNN/2022/1345	7 Wessex Way, -, Northampton, Northamptonshire, NN3 2SS Two storey side extension, adding two additional bedrooms to the property	Northampton Town Council made no comment on this application.
29. WNN/2022/1359	19 York Road, -, Northampton, Northamptonshire, NN1 5QG Replacement of existing front entrance door	Northampton Town Council made no comment on this application.

30. WNN/2022/1370	24 Guildhall Road, -, Northampton, Northamptonshire, NN1 1DN Change of window colour and windows to be refurbished	Northampton Town Council made no comment on this application.
31. WNN/2022/1366	Cynthia Spencer House, Manfield Health Campus Kettering Road, -, Northampton, Northamptonshire, NN3 6NP New Therapy Room	Northampton Town Council made no comment on this application.
32. WNN/2022/1368	Parsonsons, 195 201 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4ED Change of Use from Existing First Floor Retail Unit (Use Class E) to 8no Flats (Use Class C3)	Northampton Town Council made no comment on this application.
33. WNN/2022/1375	Lock Up Garages Upper Thrift Street, -, Northampton, Northamptonshire Variation of Condition 2 and 4 and Removal of Condition 9 of Planning Permission WNN/2021/1048 (Proposed demolition of 22 garages and the construction of 2no dwellings) to add 2no parking spaces, amend boundary treatments and remove requirement for obscured glass to bathroom rooflights as the bottom of rooflight is 2.1m above floor level	Northampton Town Council made no comment on this application.
34. WNN/2022/1374	457 Kettering Road, -, Northampton, Northamptonshire, NN3 6QU Demolition of existing garage and store to rear and construction of new single storey rear extension together with internal alterations to create 2no flats	Northampton Town Council made no comment on this application.
35. WNN/2022/1380	Allen Ford Riverside Way, -, Northampton, Northamptonshire, NN1 5NX External alterations including change from 2no shutter doors to 1no larger shutter door	Northampton Town Council made no comment on this application.
36. WNN/2022/1362	184 Birchfield Road East, -, Northampton, Northamptonshire, NN3 2HG Demolish existing derelict buildings/stores/garage to the rear of 182 and 184 Birchfield Road East and construction of new office / retail space	Northampton Town Council made no comment on this application.
37. WNN/2022/1264	19 Hawksmoor Way, -, Northampton, Northamptonshire, NN5 7RF Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) maximum 4 occupants	Northampton Town Council made no comment on this application.
38. WNN/2022/1355	119 Fullingdale Road, -, Northampton, Northamptonshire, NN3 2QF	Northampton Town Council made no comment on this application.

	Proposed single storey rear extension and double storey side extension. Proposed front porch.	
39. WNN/2022/1372	Land At Montague Crescent, -, Northampton, Northamptonshire Residential development of 8no dwellings, comprising 3no two bedroom bungalows, 3no three bedroom dwellings and 2no four bedroom dwellings, with associated parking	Northampton Town Council made no comment on this application.
40. WNN/2022/1387	Orange Nhs 0087 Mast Edgemoor Close, -, Northampton, Northamptonshire Prior Notification of removal of 2no telecommunication base stations on 2no masts (1no15m and 1no 20m in height) and the consolidation of equipment on to 1no 30m lattice tower. The new tower will include the relocation of 12no antenna on to 2no new ring frames which will be attached to 1no proposed 30m tower. In addition, to the erection of the perimeter fence and ancillary development thereto	Northampton Town Council made no comment on this application.
41. WNN/2022/1379	51 Sandringham Road, -, Northampton, Northamptonshire, NN1 5NA Loft conversion to bedroom and ensuite and new staircase from first floor to loft space	Northampton Town Council made no comment on this application.
42. WNN/2022/1381	55 Five Acres Fold, -, Northampton, Northamptonshire, NN4 8TQ Extension of existing front porch	Northampton Town Council made no comment on this application.
43. Wnn/2022/1384	377 Billing Road East, Single storey rear extension and front porch	Northampton Town Council made no comment on this application.
44. Wnn/2022/0407	21B Gold Street, -, Northampton, Northamptonshire, NN1 1RA Change of Use from 4 bed flat (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Northampton Town Council made no comment on this application.
45. WNN/2022/1305	12 Watermeadow Drive, -, Northampton, Northamptonshire, NN3 8PL Front brick retaining wall and drive	Northampton Town Council made no comment on this application.
46. WNN/2022/1376	Land Adj To Car Park, Oriental Paradise Restaurant The Causeway, -, Northampton, Northamptonshire Erection of 1no Commercial Unit for all of the Class E building types/uses	Northampton Town Council made no comment on this application.
47. WNN/23022/1388	12 Welland Way, -, Northampton, Northamptonshire, NN5 7NB Side extension and conversion of existing outbuilding	Northampton Town Council made no comment on this application.

<p>48. WNN/2022/0410</p>	<p>Market Walk Shopping Centre 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</p>	<p>The Planning Committee commented that they appreciated the retail spaces included within the proposed development however, concerns were raised over the height of the development and whether this would be in keeping with the street scene.</p>
<p>49. WNN/2022/1390 50. WNN/2022/1389</p>	<p>2A Old Vicarage House Dallington Green, -, Northampton, Northamptonshire, NN5 7HW Listed Building Consent Application for single storey side extension to extend an existing kitchen space using similar materials and style as existing dwelling</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>51. WNN/2023/0003</p>	<p>270 The Headlands, -, Northampton, Northamptonshire, NN3 2NT Single storey rear extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>52. WNN/2023/0008</p>	<p>7 Neale Close, -, Northampton, Northamptonshire, NN3 3DB First floor extension and ground floor extensions with partial change of external finish to render and new external door and window openings</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>53. WNN/2022/0004</p>	<p>35 The Headlands, -, Northampton, Northamptonshire, NN3 2PB Hip to gable loft conversion with dormer to rear elevation</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>54. WNN/2023/0007</p>	<p>25 Parracombe Way, -, Northampton, Northamptonshire, NN3 3ND Extension to existing rear dormer</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>55. WNN/2023/0006</p>	<p>72 Maidencastle, -, Northampton, Northamptonshire, NN3 8EJ Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants</p>	<p>The Planning Committee objected to this proposed development citing it would cause a loss of a family home in a street with 4 HMOs already in-situ. Furthermore, the Committee commented that it would exacerbate highway issues within the area further and the development does not include en-suite facilities that the Town Council believe should be standard within HMOs.</p>
<p>56. WNN/2023/0010</p>	<p>65 Weedon Road, -, Northampton, Northamptonshire, NN5 5BG Prior Notification of Change of Use from Physiotherapy/Office (Use Class E) to Dwellinghouse (Use Class C3)</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>57. WNN/2023/0011</p>	<p>47 Spinney Hill Crescent, -, Northampton, Northamptonshire, NN3 6DL Single storey extension over existing adjoined garage</p>	<p>Northampton Town Council made no comment on this application.</p>

<p>58. WNN/2022/1391</p>	<p>Dallington Grange Mill Lane, Kingsthorpe, Northampton, Northamptonshire, NN5 7PZ Approval of Reserved Matters pursuant to Outline Planning Permission N/2014/1429 for 264 no dwellings on Phase 1B (part of) Dallington Grange and approval of conditions 11, 12, 14, 19, 20, 24, 29, 30, 39, 40 and 41 of N/2014/1429</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>59. WNN/2023/0005</p>	<p>9 Woodland Avenue, -, Northampton, Northamptonshire, NN3 2BY Change of use to Dwellinghouse (Use Class C3), including retrospective permission for Prayer Room and construction of ground floor rear extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>60. WNN/2023/0018</p>	<p>1 3 Dayspring House Hester Street, -, Northampton, Northamptonshire, NN2 6AP New four bedroom end of terrace house</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>61. WNN/2023/0012</p>	<p>255 Kettering Road, -, Northampton, Northamptonshire, NN2 7DU Single storey front extension and first floor side extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>62. WNN/2023/0039</p>	<p>13 Greville Avenue, -, Northampton, Northamptonshire, NN3 6BY Erection of railing barrier on existing rear flat roof extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>63. WNN/2023/0036</p>	<p>65 Lindsay Avenue, -, Northampton, Northamptonshire, NN3 2LY Two storey side and single storey rear/front extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>64. WNN/2022/1332</p>	<p>3 George Row, -, Northampton, Northamptonshire, NN1 1DF Change of Use from Cafe (Use Class E) to Take Away Food Sales (Sui Generis) and frontage alteration</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>65. WNN/2023/0035</p>	<p>83 Baker Street, -, Northampton, Northamptonshire, NN2 6DH Change of Use from Dwelling House (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants Details</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>66. WNN/2022/1334</p>	<p>Kings Heath Baptist Church Welland Way, -, Northampton, Northamptonshire, NN5 7NB Adaptation of grass verge area into permeable car park - access from Derwent Drive</p>	<p>Northampton Town Council made no comment on this application.</p>

45. NEIGHBOURHOOD PLANS – TO CONSIDER WHETHER THE COMMITTEE SHOULD LOOK AT THE DEVELOPMENT OF NEIGHBOURHOOD PLANS – CLLR PURSER’S REPORT

Councillor Purser explained that Neighbourhood Plans were a means of improving an area and ensuring the local communities' views were considered when the principal authority review applications within their area. Councillor Purser continued stating that Spring Borough and Semilong had embarked on formulating a Neighbourhood Plans, therefore if the Town Council agreed to undertake this project it could focus on either a Town Plan excluding area who have one in place or select a specific ward or area.

Councillor Purser highlighted a Town Plan would be an ambitious task and would be more generic to encapsulate a variety of issues whereas, focusing on a specific ward or area would enable more details to be included. Councillor Purser stated that a Planning Consultant would be needed to provide expertise and potentially identify suitable areas.

A Councillor raised that a Neighbourhood Plan was completed within his ward and had enabled green spaces to safeguarded from developments that residents disagreed with. The Town Clerk explained he discovered whilst on trip to Weymouth Town Council they had implemented a Town Plan focused on employment and economic growth. The Town Clerk added, that a potential starting point would be identifying any assets or area of concern within the Northampton Town Council boundaries.

A Councillor posed whether Paul Everard (West Northamptonshire Council, Planning Officer) be consulted on any local planning consultants who could potentially be utilised and provide expertise. It was suggested by a Councillor that a working group be created to focus on Neighbourhood Plan.

AGREED: It was agreed a Neighbourhood Plan Working Group be created with Councillor Purse as Chair and Councillors Connolly and Meredith would attend as representatives of the Planning Committee.

MEETING CONCLUDED 7:03PM