



Northampton TOWN COUNCIL

Planning Committee – 25th July 2022

Minutes of the Planning Committee meeting held on 25th July 2022 at 6pm in the Northampton Town Council's Committee Room located in the Guildhall, Northampton.

PRESENT: Councillors Russell (Deputy Chair), Fuchshuber, Haque, Ismail, Miah, Lane, Purser and Stevens.

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

7. APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillor Connolly (Chair), Brown and Meredith.

8. DECLARATIONS OF INTEREST

No declaration of interests was submitted.

9. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 29TH JUNE 2022.

The Chair was authorised to sign the minutes from the previous meeting held on 29th June 2022 however, an amendment was made that Councillor Haque submitted his apologies.

10. 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:

APPLICATIONS:

Application No	Site Address and Proposal	Comments
1. WNN/2022/0689	16 Draycott Close, -, Northampton, Northamptonshire, NN3 3BD Single storey side extension	Northampton Town Council made no comment on this application.
2. WNN/2022/0691	Unit 9 To 10 Bells Yard Norman-D-Gate, -, Northampton, Northamptonshire Erection of new MOT building and demolition of Units 9, 10, and 11 to create new area for parking	Northampton Town Council made no comment on this application.



Northampton TOWN COUNCIL

3. WNN/2022/0682	22 Elmhurst Avenue, -, Northampton, Northamptonshire, NN3 2LD Single storey rear extension, garage conversion and removal of bay window	Northampton Town Council made no comment on this application.
4. WNN/2022/0690	Harvey's Warehouses Ltd Hill Close, -, Northampton, Northamptonshire, NN5 7UN Variation of Condition 2 of Planning Permission N/2020/1623 (Demolition of existing buildings and erection of Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works) to allow minor material amendments to approved development proposal (new concept store)	Northampton Town Council made no comment on this application.
5. N/2020/1421	Mayleigh House Kettering Road North, -, Northampton, Northamptonshire, NN3 6HF Demolition of existing buildings and erection of Discount Foodstore (Use Class E), with associated car parking, access, landscaping and associated engineering works	Northampton Town Council made no comment on this application.
6. WNN/2022/0760	Land At Lindsay Avenue, -, Northampton, Northamptonshire Prior Notification of installation of 5G equipment, including installation of a 15 metre H3G street pole and additional equipment cabinets	Northampton Town Council made no comment on this application.



Northampton TOWN COUNCIL

7. WNN/2022/0761	Land At Charnwood Avenue, -, Northampton, Northamptonshire Prior Notification of installation of 5G equipment, including installation of a 15 metre H3G street pole and additional equipment cabinets	Northampton Town Council made no comment on this application.
8. WNN/2022/0771	Land At Barley Hill Road, -, Northampton, Northamptonshire Prior Notification of installation of 5G equipment, including installation of a 15 metre H3G street pole and additional equipment cabinets	Northampton Town Council made no comment on this application.
9. WNN/2022/0698	25 Booth Lane South, -, Northampton, Northamptonshire, NN3 3ER Demolition of non-compliant single storey front, rear extension and dormer window and construction of new single storey front, rear and side single storey extensions, new dormer to front extension, first floor extension to the rear elevation and regularisation of hip to gable loft conversion	Northampton Town Council made no comment on this application.
10. WNN/2022/0072	Land To Rear Of, 55 Kettering Road, -, Northampton, Northamptonshire Construction of new three storey building with loft to be used for 12no student accommodation units for single persons	Northampton Town Council welcomed this application however, concerns were raised about the proposed height of the development. Moreover, the proposed development could exacerbate highway issues further.
11. WNN/2022/0699	61 Cottingham Drive, -, Northampton, Northamptonshire, NN3 7LD	Northampton Town Council made no comment on this application.



Northampton TOWN COUNCIL

	Conversion of garage to study and replacement of garage door with new window	
12. WNN/2022/0127	57 Allen Road, -, Northampton, Northamptonshire, NN1 4NB Single storey rear extension	Northampton Town Council made no comment on this application.
13. WNN/2022/0700	30 St Pauls Road, -, Northampton, Northamptonshire, NN2 6ES Alterations to front and rear roof/dormer extensions	Northampton Town Council made no comment on this application.
14. WNN/2022/0703	Northamptonshire County Cricket Club Wantage Road, -, Northampton, Northamptonshire, NN1 4TJ Single storey side extension to the Lynn Wilson Centre to provide a new entrance lobby, additional toilets and a Changing Places facility	Northampton Town Council made no comment on this application.
15. WNN/2022/0707	68 Bostock Avenue, -, Northampton, Northamptonshire, NN1 4LN Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Concerns were raised regarding the highway issues due to the close proximity to a school, the Wellingborough Road and insufficient parking already in the vicinity. This creation of an HMO will have a considerable impact on parking in the vicinity and will also lead to the loss of a family house. Northampton Town Council believe that all rooms within proposed HMOs should have their own toilet and shower room as standard, which this does not.
16. WNN/2022/0649	66 Cyril Street, -, Northampton, Northamptonshire, NN1 5EJ Two single storey rear extensions	Northampton Town Council made no comment on this application.
17. WNN/2022/0286	15 17 Fever And Boutique Drapery, -, Northampton, Northamptonshire, NN1 2ET	Northampton Town Council made no comment on this application.



Northampton TOWN COUNCIL

	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	
18. WNN/2022/0709	6 Lime Avenue, -, Northampton, Northamptonshire, NN3 2HB Single storey rear extension, loft conversion and internal alterations	Northampton Town Council made no comment on this application.
19. WNN/2022/0712	70A Edith Street, -, Northampton, Northamptonshire, NN1 5EW Change of Use from Garage (Use Class C3) to Coffee Shop (Use Class E)	Northampton Town Council made no comment on this application.
20. WNN/2022/0713	31 Abington Square, -, Northampton, Northamptonshire, NN1 4AE 14no apartments with associated bin and cycle stores (Part Retrospective following Prior Notification Approval PN/2015/0010)	Northampton Town Council made no comment on this application.
21. WNN/2022/0716	28 Collingdale Road, -, Northampton, Northamptonshire, NN3 2TS Single storey rear extension	Northampton Town Council made no comment on this application.
22. WNN/2022/0718 23. WNN/2022/0717	18 Langham Place, -, Northampton, Northamptonshire, NN2 6AA Listed Building Consent Application for erection of rear extension and associated alterations (Retrospective)	Northampton Town Council made no comment on this application.
24. WNN/2022/0651	1 East Street, -, Northampton, Northamptonshire, NN1 5JZ Change of Use of 1 and 1C East Street from General Care in the	Northampton Town Council made no comment on this application.



Northampton TOWN COUNCIL

	Community Accommodation/Bedsits (Use Class C2) to 3no two bedroom Flats (Use Class C3)	
25. WNN/2022/0721	31 Norman Road, -, Northampton, Northamptonshire, NN3 2SG Wrap around single storey extension to add family room	Northampton Town Council made no comment on this application.
26. WNN/2022/0723	69 Rickyard Road, -, Northampton, Northamptonshire, NN3 3RS Two storey side extension and single storey front porch	Northampton Town Council made no comment on this application.
27. WNN/2022/0725	223 Kettering Road, -, Northampton, Northamptonshire, NN2 7DU Single storey rear extension	Northampton Town Council made no comment on this application.
28. WNN/2022/0722	Castle Primary School St Georges Street, -, Northampton, Northamptonshire, NN1 3RF Construction of new classroom building on grounds of existing modular building	Northampton Town Council made no comment on this application.
29. WNN/2022/0826	Clarke Telecom Wisteria Way, -, Northampton, Northamptonshire Retention of 20m high telecommunications column with associated antennas and replacement of 1no meter cabinet and ancillary works (amendment to scheme approved under planning permission WNN/2021/0687)	Northampton Town Council made no comment on this application.
30. WNN/2022/0503	83 Cafe Marseille Sheep Street, -, Northampton, Northamptonshire, NN1 2NE Change of use from pavement to outdoor seating with Balustrade fence and placement of 4no tables and 20no chairs outside.	Northampton Town Council's Planning Committee welcomed this application however, concerns were raised regarding public and highway safety of customers due to the close proximity to a busy road



Northampton TOWN COUNCIL

		and potential anti-social behaviour when the establishment is closed.
31. WNN/2022/0728	6, Ecton Lane Park Lower Ecton Lane, -, Northampton, Northamptonshire, NN3 5HQ Single storey extension to shower block	Northampton Town Council made no comment on this application.
32. WNN/2022/0683	18 Lowick Court, -, Northampton, Northamptonshire, NN3 7TZ First floor side extension and single storey front and rear extensions	Northampton Town Council made no comment on this application.
33. WNN/2022/0711	23 Ferndale Road, -, Northampton, Northamptonshire, NN3 2NR Creation of driveway to front of property for 2no cars and accessed via dropped kerb	Northampton Town Council made no comment on this application.
34. WNN/2022/0608	2 Peverels Way, -, Northampton, Northamptonshire, NN5 5DD Garden office building	Northampton Town Council made no comment on this application.
35. WNN/2022/0001	99 Colwyn Road, -, Northampton, Northamptonshire, NN1 3PU Change of Use from Religious Commune for 21 people (Sui Generis) to Serviced Apartments/Hotel (Use Class C1, comprising of 12no guest suites, kitchen, dining room and cinema room	Northampton Town Council's Planning Committee raised concerns of the ambiguity in the use of the proposed development therefore, it was highlighted that the license be continually scrutinised if approved. It was raised that the development is incompatible for vulnerable persons for example, minors under the age of 18.
36. WNN/2022/0526	71 73 Kingsthorpe Road, -, Northampton, Northamptonshire, NN2 6HE New build block of apartments consisting of 9 no. apartments	Northampton Town Council made no comment on this application.
37. WNN/2022/0737	Flat 2, The Gallery Market Square, -, Northampton, Northamptonshire, NN1 2DL	Northampton Town Council made no comment on this application.



Northampton TOWN COUNCIL

	Replacement of existing wooden rotten first floor wooden sash window and existing wooden bay window	
38. WNN/2022/0532	251 Abington Avenue, -, Northampton, Northamptonshire, NN3 2BU New front door and platform measuring 1.2m x 1.5m	Northampton Town Council made no comment on this application.

ADDENDUM OF FURTHER APPLICATION WAS TABLED

Applications:

- a) [WNN/2022/0740](#) - 1 Montfort Close, -, Northampton, Northamptonshire, NN5 5AN
Single storey side extension
Northampton Town Council made no comment on this application.
- b) [WNN/2022/0743](#) - 103 Park Avenue North, -, Northampton, Northamptonshire, NN3 2HX
Demolition and replacement with small infill extension of existing rear single storey extension and demolition of existing garage and construction of new larger garage
Northampton Town Council made no comment on this application.
- c) [WNN/2022/0744](#) - 35 Parracombe Way, -, Northampton, Northamptonshire, NN3 3ND
Second storey side extension and single storey rear extension
Northampton Town Council made no comment on this application.
- d) [WNN/2022/0746](#) - 2 Mercers Row, -, Northampton, Northamptonshire, NN1 2QL
Change of Use of Upper Floor from House in Multiple Occupation (Use Class C4) into Residential Flat (Use Class C3)
Northampton Town Council made no comment on this application.
- e) [WNN/2021/0134](#) - Workshop Rear Of, 28 Lorne Road, -, Northampton, Northamptonshire
Construction of terrace of 3no two bedroom dwellings, including demolition of existing buildings and associated works



Northampton TOWN COUNCIL

Northampton Town Council made no comment on this application.

11. ITEMS FOR CONSIDERATION FOR THE NEXT AGENDA

It was raised by Councillors they would like to discuss West Northamptonshire Council's (WNC) Housing and HMO strategy and how previous reports from the former Northampton Borough Council had been implemented after the Unitary changes to Northampton's Local Authorities. The Town Clerk explained he would attempt to invite representatives from WNC's Planning and Housing Departments to provide a briefing to the Planning Committee.

NOTED

MEETING CONCLUDED 6:47PM