



Northampton TOWN COUNCIL

Planning Committee – 29th June 2022

Minutes of the Planning Committee meeting held on 29th May 2022 at 6pm in the Northampton Town Council's Committee Room located in the Guildhall, Northampton.

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

ALSO PRESENT: Councillor Birch

OFFICERS PRESENT: S Carter (Town Clerk)

6. APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Cllrs Russell (Vice Chair), Meredith, Haque, and Purser.

7. DECLARATIONS OF INTEREST

No declarations of interests were submitted.

8. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 30TH MAY 2022

The Chair was authorised to sign the minutes from the previous Planning Committee held on the 30th May 2022 as a true and accurate record.

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

APPLICATIONS:

Application No	Site Address and Proposal	Comments
(1) WNN/2022/0512	Unit 3, 47 Gold Street Mews Gold Street, -, Northampton, Northamptonshire, NN1 1RA Change of Use of Unit 3 from Retail (Use Class E) to Tattoo Studio (Sui Generis)	No comment was made on this application
(2) WNN/2022/0553	22 Ribble Close, -, Northampton, Northamptonshire, NN5 7NZ Alterations to parking near house to enable EV charger and replacement curb	No comment was made on this application
(3) WNN/2022/0520	29 Swale Drive, -, Northampton, Northamptonshire, NN5 7NN Construction of new brick wall outhouse	No comment was made on this application



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(4) 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	No comment was made on this application
(5) WNN/2022/0580	15 Rushmere Road, -, Northampton, Northamptonshire, NN1 5RZ Extension, terrace and alterations	No comment was made on this application
(6) WNN/2022/0576	18A Sheep Street, -, Northampton, Northamptonshire, NN1 2LU Conversion of Upper Floor Offices and First Floor Restaurant Area (Use Class E) to provide 5no Apartments (Use Class C3), with installation of rooflights, fenestration changes and internal alterations	No comment was made on this application
(7) WNN/2022/0579	32 Gold Street, -, Northampton, Northamptonshire, NN1 1RS Placement of tables and chairs outside on pavement with retractable awning	No comment was made on this application
(8) WNN/2022/0581	264 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EJ Change of Use from Retail (Use Class E) to Cafe/Restaurant and Takeaway (Sui Generis), including single storey rear extension	No comment was made on this application
(9) WNN/2022/0251	8 Crediton Close, -, Northampton, Northamptonshire, NN3 3AJ Front porch extension, two storey rear extension, first floor side extension, removal of redundant chimney and garage conversion to habitable accommodation.	No comment was made on this application
(10) WNN/2022/0582	71 The Headlands, -, Northampton, Northamptonshire, NN3 2PB Two storey side and single storey rear extension	No comment was made on this application



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(11)	WNN/2022/0569	27 Oaklands Drive, -, Northampton, Northamptonshire, NN3 3JN Demolition of existing single storey flat roof rear extension and construction of new single storey mono pitched roof rear extension, along with increase in height of existing first floor side flat roof, increase in single storey rear flat roof height, Increase in height of windows and removal of rear side window	No comment was made on this application
(12)	WNN/2022/0578	23 Anglian Water Authority Sewerage Works Crow Lane, -, Northampton, Northamptonshire, NN3 9BX Change of Use of Land to Lorry/Storage Yard including Ancillary Office (Use Class B8)	No comment was made on this application
(13)	WNN/2022/0565	63 Coaching Walk, -, Northampton, Northamptonshire, NN3 3EU Garage conversion	No comment was made on this application
(14)	WNN/2022/0592	10 Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HG Single storey rear extension to form smoking/shisha shelter (Retrospective)	No comment was made on this application
(15) (16)	WNN/2022/0587 WNN/2022/0588	56 Bants Lane, -, Northampton, Northamptonshire, NN5 6AJ Roof conversion with dormer to front, gable to replace hipped roof and first floor rear extension	No comment was made on these applications
(17)	WNN/2022/0596	12 Fengate Close, -, Northampton, Northamptonshire, NN3 5BP First floor extension, single storey rear extension and car port	No comment was made on this application
(18)	WNN/2022/0618	20 Sazerac Restaurant Charmark House Castilian Street, -, Northampton, Northamptonshire, NN1 1JX Construction of additional storey to create 2no flats	No comment was made on this application



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(19)	WNN/2022/0619	Bp Connect, 159 185 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PY Installation of Electric Vehicle (EV) charging bays and associated site works, replacement lighting and associated electrical connections and infrastructure	No comment was made on this application
(20)	WNN/2022/0621	24 Gallery Close, -, Northampton, Northamptonshire, NN3 5NT New front porch	No comment was made on this application
(21)	WNN/2022/0686	Emmaus House Of Prayer St Michaels Church Office Perry Street, -, Northampton, Northamptonshire, NN1 4HL Listed Building Consent Application for boiler flue in gully of vestry roof	No comment was made on these applications
(22)	WNN/2022/0524		
(23)	WNN/2022/0585	26 Kealdale Road, -, Northampton, Northamptonshire, NN3 6BS Two storey rear extension	No comment was made on this application
(24)	WNN/2022/0625	214 216 The Old House At Home Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EE Ground floor single storey rear extension to enlarge toilet area, first floor rear extension to create larger dining area with balcony and amendment to existing rear fire escape stair and side access gates	No comment was made on this application



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<p>(25) WNN/2022/0622</p>	<p>1 Osborne Road, -, Northampton, Northamptonshire, NN2 6NU Change of Use from 5 Bed House in Multiple Occupation (Use Class C4) to 6 Bed House in Multiple Occupation (Use Class C4) for 6 occupants</p>	<p style="text-align: center;">REFUSE</p> <p>It was recommended that this application for a Change of Use 5 bed HMO to a 6 bed HMO be refused.</p> <p>The size of the property is not sufficient to support this increase from 5 to 6 bed HMO and the committee therefore regards it as overdevelopment.</p> <p>The plans do not detail the arrangement for the kitchen, with little illustration of cooking and eating provision, therefore the kitchen layout is deemed not to be suitable for 6 rooms. The loss of the communal area (to become a bedroom under the proposal) is also of concern.</p> <p>The committee is also of the view that rooms in HMOs should come with en-suite shower facilities, which this does not have.</p> <p>There is no provision for bin and bike storage. It would appear that bins and bikes have to be brought through the house from the rear which is not hygienic and does not promote cycle use.</p> <p>Parking in the area is also difficult and to increase the capacity of this building will further exacerbate this.</p> <p>Overall the planning committee of Northampton Town Council believe that this proposal is overdevelopment and offers inadequate facilities to warrant a further bedroom being added at the expense of a communal room, and therefore this proposal should be refused.</p>
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(26)	WNN/2022/0620	68 Broadmead Avenue, -, Northampton, Northamptonshire, NN3 2QY Single storey side/rear extension	No comment was made on this application
(27) (28)	WNN/2022/0630 WNN/2022/0631	68 Deringate, -, Northampton, Northamptonshire, NN1 1UH Minor alterations and internal reinstatements, external boundary fencing and gates	No comment was made on these applications
(29)	WNN/2022/0632	Northamptonshire County Cricket Club Wantage Road, -, Northampton, Northamptonshire, NN1 4TJ New two storey lift extension and first floor refurbishment of Hevey Suite (players facilities and office accommodation)	No comment was made on this application
(30)	WNN/2022/0634	3 Bourbon Fabi Uk Ltd North Portway Close, -, Northampton, Northamptonshire, NN3 8RE Erection of light weight steel frame canopy	No comment was made on this application
(31)	WNN/2022/0641	75B 77 Abington Street, -, Northampton, Northamptonshire, NN1 2BH Change of Use from Bank (Use Class E) to Delicatessen/Cafe (including commercial kitchen) (Use Class E) on Ground Floor and Live Performance Venue (Sui Generis) on First Floor	No comment was made on this application
(32)	WNN/2022/0614	Land At East Oval, -, Northampton, Northamptonshire Prior Notification of installation of 5G equipment, including installation of a 20 metre high monopole supporting 6 no. antennas and 2 no. transmission dishes, 4 no. equipment cabinets and development works ancillary thereto	No comment was made on this application
(33)	WNN/2022/0624	Land At Holmecross Road, -, Northampton, Northamptonshire Prior Notification for 5G Telecoms installation, including H3G Phase 8 high street pole, c/w wrap-around cabinet and 3no further additional equipment cabinets	No comment was made on this application



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<p>(34) WNN/2022/0599</p>	<p>Telecoms Mast Booth Lane North, -, Northampton, Northamptonshire Prior Notification of installation of 5G equipment, including a 15 metre-high monopole supporting 6no antennas, 4no equipment cabinets and development works ancillary thereto</p>	<p>REFUSE</p> <p>The committee recommended that this application be refused. The reasons for refusal are overdevelopment of the site and that the mast and cabinets are not in keeping with the surroundings.</p> <p>The committee have stated that this is a significantly tall structure proposed to be located in a prominent and overlooked location which is also close to a school. They are of the opinion that given its height which is considerable and above the existing treeline, the mast will be overbearing and unsightly for residents. This is not discreetly sited but instead on a prominent green verge adjacent to a road and junction. The associated cabinets are also large and will have an impact visually on the site too.</p> <p>The committee accepts that these masts have to be sited but are of the opinion that the proposed location for this one is not suitable and therefore permission should not be granted</p>
<p>(35) WNN/2022/0598</p>	<p>Land At Billing Brook Road, -, Northampton, Northamptonshire Prior Notification of installation of 5G equipment, including a 16 metre-high monopole supporting 6no antennas, 4no equipment cabinets and development works ancillary thereto</p>	<p>No comment was made on this application</p>
<p>(36) WNN/2022/0392</p>	<p>63 Holly Road, -, Northampton, Northamptonshire, NN1 4QN Change of Use from 6-bedroom House in Multiple Occupation (Use Class C4) to 7-bedroom House in Multiple Occupation (Sui Generis) for 7 occupants</p>	<p>No comment was made on this application</p>



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(37)	WNN/2022/0225	78 Derby Road, -, Northampton, Northamptonshire, NN1 4JS Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	No comment was made on this application
(38)	WNN/2022/0181	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	No comment was made on this application
(39)	WNN/2022/0053	70 Birchfield Road, -, Northampton, Northamptonshire, NN1 4RJ Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	No comment was made on this application
(40)	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	No comment was made on this application
(41)	WNN/2022/0532	251 Abington Avenue, -, Northampton, Northamptonshire, NN3 2BU New front door and platform measuring 1.2m x 1.5m	No comment was made on this application
(42)	WNN/2022/0594	80 Westone Avenue, -, Northampton, Northamptonshire, NN3 3JQ Installation of log cabin at bottom of garden (5.5m x 4m 3.51m high)	No comment was made on this application



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(43)	WNN/2022/0655	Derek Haines Mobile Butchers Byron Street, -, Northampton, Northamptonshire, NN2 7JD Change of Use from Butchers Preparation and Storage (Use Class E) to create 3no one bedroom Flats (Use Class C3) to include addition of new windows and doors to front elevation	No comment was made on this application
(44)	WNN/2022/0659	56 Beaumont Drive, -, Northampton, Northamptonshire, NN3 8PS Single storey rear extension (sunroom) and new front porch	No comment was made on this application
(45)	WNN/2022/0660	9 Pritchard Close, -, Northampton, Northamptonshire, NN3 5BW Alterations to upper wall external finishing material	No comment was made on this application

An addendum of further applications was tabled.

- a) [WNN/2022/0679](#) & [WNN/2022/0680 \(LB consent\) - 2A Old Vicarage House Dallington Green, -, Northampton, Northamptonshire, NN5 7HW](#) – Single storey side extension – **Spencer Ward**

No comment was made on this application

- b) [WNN/2022/0448](#) – 135 Stimpson Avenue, -, Northampton, Northamptonshire, NN1 4JN – Change of Use of existing Retail Unit and associated Offices and Storage Areas (Use Class E) to 5no Apartments (Use Class C3), to include part demolition of existing buildings and internal alterations and modifications to existing external openings together with new external openings – **Abington Ward**

No comment was made on this application

- c) [WNN/2022/0531 – 121 Beech Avenue, -, Northampton, Northamptonshire, NN3 2JW](#) – Addition of first floor rear extension above existing ground floor In-fill – **Phippsville Ward**

No comment was made on this application

- d) [WNN/2022/0116 – 63 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT](#)
Single storey rear extension and two storey side extension – **Rushmills Ward**

No comment was made on this application

- e) [WNN/2022/0668 – 26 28 Harlestone Road, -, Northampton, Northamptonshire, NN5 7AE](#)



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Erection of single storey side and rear extension for storage use – **St James Ward**

No comment was made on this application

f) [WNN/2022/0301 - Car Park College Street, -, Northampton, Northamptonshire](#)

Erection of purpose-built student accommodation, with landscaping and associated works – **Castle Ward**

It was **RECOMMENDED** that this application be approved. The development of this location in the town centre was seen as positive and the increased student accommodation would reduce the requirement for HMO accommodation

g) [WNN/2022/0638 – 31 Hamsterly Park, -, Northampton, Northamptonshire, NN3 5DA](#)

Single storey rear extension – **Talavera Ward**

No comment was made on this application

h) [WNN/2022/0664 – 127 Stanhope Road, -, Northampton, Northamptonshire, NN2 6JU](#)

Change of Use from 3 storey Dwellinghouse with Ground Floor Flat (Use Class C3) and House in Multiple Occupation (Use Class C4) on 1st and 2nd floor to Ground Floor Flat and 2no one bedroom Flats on 1st and 2nd floors – **Trinity Ward**

No comment was made on this application

i) [WNN/2022/0650 – Land Rear Of 84 To 86 Lower Thrift Street, -, Northampton, Northamptonshire](#)

Construction of a pair of semi-detached offices (Use Class E) and associated parking area – **Abington Ward**

No comment was made on this application

j) [WNN/2022/0601 – 18 Junction Road, -, Northampton, Northamptonshire, NN2 7JQ](#)

Conversion into 4no residential units (3x1 bed 1x2 bed) with two storey at rear left side extension, demolition of garage and rebuild two storey side extension and loft conversion with 2no rear dormer and 3no roof windows – **Kingsley Ward**

The Planning Committee looked extensively at this application. The committee asked that the WNC Planning officers be minded of the potential privacy/overlooking that may result with the building of the extension and that this be considered when making a final recommendation.

k) [WNN/2022/0617 – 25 Connaught Street, -, Northampton, Northamptonshire, NN1 3BP](#)

Conversion of upper floors into 3no residential flats (1no two bed and 2no one bed), including loft conversion with rear and rear/side dormer windows and internal and external alterations – **Castle Ward**



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No comment was made on this application

- l) [WNN/2022/0640 – 46 Watersmeet, -, Northampton, Northamptonshire, NN1 5SG](#)
Single storey front extension – **Rushmills Ward**

No comment was made on this application

- m) [WNN/2022/0573 – 7 Cameron Drive, -, Northampton, Northamptonshire, NN5 5NX](#)
Conversion of bungalow to create first floor accommodation, comprising 2no bedrooms and 2no ensuite, with existing roof structure to be removed, new masonry gable end in lieu of hipped roof, new steel frame and new cut roof forming front and rear dormer windows – **St James Ward**

No comment was made on this application

- n) [WNN/2022/0662 – 32 Kendal Close, -, Northampton, Northamptonshire, NN3 6WJ](#)
Single storey rear extension – **Boothville Ward**

No comment was made on this application

- o) [WNN/2022/0639 – Ntl Switch Centre Gladstone Road, -, Northampton, Northamptonshire](#)
Installation of 1no new condenser unit to serve internal Virgin Media digital media equipment – **Spencer Ward**

No comment was made on this application

- p) [WNN/2022/0657 – 60 Booth Rise, -, Northampton, Northamptonshire, NN3 6HR](#)
Single storey rear extension – **Boothville Ward**

No comment was made on this application

10. WEST NORTHANTS COUNCIL REVIEW OF HOUSES OF MULTIPLE OCCUPANCY(HMO)

The planned review of WNC's HMO policy was flagged to the committee. The review was for HMOs in Northampton where there is approximately 1,300 properties. The Clerk explained that it was not known what form the review would take but that he would look to keep the committee informed.

NOTED

11. ITEMS FOR CONSIDERATION FOR THE NEXT AGENDA

No items were raised.

THE MEETING CONCLUDED AT 18:50 HOURS



X

Councillor Catherine Russell
Deputy Chair of the Planning Committee