



NORTHAMPTON TOWN COUNCIL

Planning Committee – 16th February 2022

To: Members of the Planning Committee:

Councillors Brown (Chair), Russell (Deputy Chair), Choudary, Connolly, Fuchshuber, Haque, Ismail, Lane, Meredith, Miah, Purser, Stevens

Cc'd to all councillors electronically for information

You are summoned to attend the meeting of the Planning Committee of Northampton Town Council to be held in the Godwin Room at Northampton Guildhall on Wednesday 16th February 2022 at 18.00

To reduce the potential for spreading coronavirus, Councillors and others attending this meeting are asked to abide with the safety instructions set out at page 2 of these agenda papers.

This meeting is open to the public and press to attend and those attending the meeting shall be informed that they may be recorded. Public participation is in accordance with the Town Council's public participation policy.

**Stuart Carter
Town Clerk
11th February 2022**

**Guildhall
Northampton
NN1 1DE**

A G E N D A

- 1. Apologies for Absence**
- 2. Declarations of Interest**
- 3. To authorise the Chair to sign the Minutes of the last meeting held [17th January 2022](#)**
Not attached, sent out with Council agenda for 24 January 2022
- 4. Planning Applications – To consider Planning Applications for the Parish of Northampton as notified by West Northamptonshire Council (the Planning Authority)**
Town Clerk's report attached (p 3 – 8)

Covid – 19 Protocols

As members will be aware, Covid 19 continues to be a factor in our communities and accordingly we ask that you observe these measures when attending a council meeting or committee meeting at the Guildhall.

1. No person should attend the meeting if they are feeling unwell, have a temperature, or are displaying COVID 19 symptoms
2. Use the shortest and most direct route to the Council Chamber or committee room and limit movement around the building
3. Use hand sanitiser provided and if possible wear a facemask whilst walking round the building
4. Once seated please remain in your seat and try and avoid mingling with others or making contact with other surfaces.
5. The toilets in the Guildhall will be open, but attendees are advised to use the toilet before they leave home, in order to reduce contact points and the chances of coming into close contact with others in a confined space.
6. The windows in the in the room where the meeting is taking place will be open throughout the meeting, in order to allow air to circulate. You therefore should ensure you wear warm clothes.
7. Should any person attending the meeting need to cough or sneeze, they should do so into a tissue which they should then take home. If a tissue is not to hand, the inside of the arm should be used.
8. All persons should take home all litter, papers etc and not leave items which others will have to touch to dispose of.

Northampton Town Council

Planning Committee – 16th February 2022

PLANNING APPLICATIONS TO BE CONSIDERED

Purpose of Report: To inform members of the planning applications received by the office since the last meeting and give some basic context on the planning process.

Recommended: (a) That the committee consider the applications and make comments accordingly
(b) That members inform officers if they wish to make reference to an application(s) prior to the meeting

Applications

Application No	Site Address and Proposal	Ward
(1) WNN/2022/0024	61 Whitworth Road, -, Northampton, Northamptonshire, NN1 4HQ Change of Use of existing House in Multiple Occupation (Use Class C4) to 2no Apartments (Use Class C3), to include single storey rear extension, conversion of roof space, including dormer to rear, and internal alterations Details	Castle
(2) WNN/2022/0027	Unit 11, Riverside Prime Carousel Way, -, Northampton, Northamptonshire, NN3 9HG Extension of extant (Use Class B2) use of existing unit to include Storage and Distribution uses (Use Class B8)	Rushmills
(3) WNN/2022/0032	387 The Firs Billing Road East, -, Northampton, Northamptonshire, NN3 3LL New garage to front	Park
(4) WNN/2022/0036	84 Military Road, -, Northampton, Northamptonshire, NN1 3EU Single storey rear and side extension	Castle
(5) WNN/2022/0038	Standens Barn Community Centre Walledwell Court, -, Northampton, Northamptonshire, NN3 9TJ Extension to the Frank Bruno Foundation boxing gym with a side lean-to extension to expand gym area while accommodating an existing fire escape	Riverside
(6) WNN/2021/1105	69 Oleander Crescent, -, Northampton, Northamptonshire, NN3 8QP Garage extension and conversion to create 2no assisted living bedrooms	Rectory Farm
(7) WNN/2021/1123	8 Grassmere Avenue, -, Northampton, Northamptonshire, NN3 3DP Single storey rear extension	Westone
(8) WNN/2022/0040	19 Chipsey Avenue, -, Northampton, Northamptonshire, NN1 5SE Single storey rear extension	Rushmills
(9) WNN/2021/1160	St Christophers Home Abington Park Crescent, -, Northampton, Northamptonshire, NN3 3AD Removal of existing refuse store screen fencing and concrete bases and construction of new refuse bin store enclosure	Park

(10) WNN/2021/1089	Lodge Farm Community Centre Crestwood Road, -, Northampton, Northamptonshire, NN3 8JJ Replacement and addition of new boundary fencing and gates to site	Talavera
(11) WNN/2021/1167	54 Gold Street, -, Northampton, Northamptonshire, NN1 1RS Installation of new fascia for new business	Castle
(12) WNN/2022/0052	11 Lower Meadow Court, -, Northampton, Northamptonshire, NN3 8AU Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants	Talavera
(13) WNN/2022/0054	14 St Georges Place, -, Northampton, Northamptonshire, NN2 6EP Replacement of existing UPVC windows with UPVC sash windows	Trinity
(14) WNN/2022/0057	19 York Road, -, Northampton, Northamptonshire, NN1 5QG Change of Use from Offices (Use Class E) to House in Multiple Occupation (Use Class C4) on the First and Second Floor Only for 3 occupants	Castle
(15) WNN/2022/0055	132 The Cuckoos Nest Great Russell Street, -, Northampton, Northamptonshire, NN1 3BU New rear dormer on second floor	Castle
(16) WNN/2022/0037	Land Rear Of, 131 133 Lindsay Avenue, -, Northampton, Northamptonshire Construction of 4no Apartments	Eastfield
(17) 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	Castle
(18) WNN/2022/0060	226 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PR Conversion of garage to form part of existing Dentist Practice and Change of Use of first and second floor from Apartment (Use Class C3) to Dentist Practice (Use Class E)	Abington
(19) WNN/2022/0065	35 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT Demolition of existing conservatory and erection of single storey rear extension	Rushmills
(20) WNN/2022/0079	4 Wallace Terrace, -, Northampton, Northamptonshire, NN2 7EG Two storey rear extension and single storey porch extension to front elevation	Kingsley
(21) WNN/2022/0050 (22) WNN/2022/0051(LB consent)	4 St Giles Terrace, -, Northampton, Northamptonshire, NN1 2BN Change of Use from Office Building (Use Class E) to 1 no. One Bedroom Flat (Use Class C3) in basement and House in Multiple Occupation four 4 no. occupants (Use Class C4) on ground and upper floors. Details	Castle
(23) WNN/2022/0043	68 Loyd Road, -, Northampton, Northamptonshire, NN1 5JE	Abington

	Single storey rear/side extension to no. 68 Loyd Road together with single storey side/rear wraparound extension to no. 66 Loyd Road	
(24) WNN/2022/0087	11 Glebeland Walk, -, Northampton, Northamptonshire, NN5 7HD Single storey rear extension	Spencer
(25) WNN/2021/1162	57 Countess Road, -, Northampton, Northamptonshire, NN5 7EA Conversion of single dwelling into 2no self contained one-bedroom flats	Spencer
(26) 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	Castle
(27) WNN/2022/0090	78 82 Derngate, -, Northampton, Northamptonshire, NN1 1UH Change of Use of land to form part of The Charles Rennie Mackintosh House; 78 Derngate Museum (Use Class F1) and erection of new boundary fencing/walls, footpaths, planting areas, the erection of a bin store, and the moving of an existing shed.	Castle
(28) WNN/2022/0092	Duston Mill Duston Mill Lane, -, Northampton, Northamptonshire Change of Use of Storage Barn (Use Class B8) to use for Leisure and Hospitality Events, Activities and Storage (Sui Generis)	St James
(29) WNN/2022/0102	104 Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JH Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Abington
(30) WNN/2022/0108	532 Kettering Road North, -, Northampton, Northamptonshire, NN3 6HN New build three storey residential dwelling with associated garage and off street parking	Parklands
(31) WNN/2022/0110	60 Sandiland Road, -, Northampton, Northamptonshire, NN3 2QD Development of existing garden room/home office to bedroom/annexe	Headlands
(32) WNN/2021/1046	31 Upton House Billing Road, -, Northampton, Northamptonshire, NN1 5DQ Roof addition to extend second floor area by 9 sqm internally, with roof light to provide natural light and ventilation	Castle
(33) WNN/2022/0107	13 Woodland Avenue, -, Northampton, Northamptonshire, NN3 2BY New build garage with recreation space	Phippsville
(34) WNN/2022/0105	49 Broadmead Avenue, -, Northampton, Northamptonshire, NN3 2QX Single storey ground floor rear extension	Eastfield
(35) WNN/2022/0113	16 Hillcrest Avenue, -, Northampton, Northamptonshire, NN3 2AB Two storey side/rear extension and loft conversion with dormer	Parklands

(36) WNN/2022/0116	63 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT Single storey rear extension and two storey side extension	Rushmills
(37) WNN/2022/0103	57 Thorburn Road, -, Northampton, Northamptonshire, NN3 3DA Ground floor side and first floor pitched roof extension and extended porch	Park
(38) WNN/2022/0117	Fairfields School Trinity Avenue, -, Northampton, Northamptonshire, NN2 6JN Replacement of conservatory roof	Trinity
(39) WNN/2022/0104	46 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PA Expansion of existing 4no apartments, 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	Abington
(40) WNN/2022/0091	50 Christchurch Road, -, Northampton, Northamptonshire, NN1 5LN Alterations, extensions and replacement garage	Abington
(41) WNN/2022/0099	125 Park Avenue North, -, Northampton, Northamptonshire, NN3 2HY Single storey rear extension and loft conversion with rear dormer	Phippsville
(42) 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	Phippsville
(43) WNN/2022/0126	4 Manfield Way, -, Northampton, Northamptonshire, NN3 6NA Single storey side extension and internal alterations	Parklands
(44) WNN/2022/0127	57 Allen Road, -, Northampton, Northamptonshire, NN1 4NB Single storey rear extension	Abington
(45) WNN/2022/0130	115 The Headlands, -, Northampton, Northamptonshire, NN3 2NZ Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants	Headlands
(46) WNN/2022/0132	60 Severn Drive, -, Northampton, Northamptonshire, NN5 7LW Single storey rear extension	Kings Heath
(47) WNN/2022/0123	61 Goodwood Avenue, -, Northampton, Northamptonshire, NN3 6ED New rear conservatory	Parklands
(48) WNN/2022/0133	95 Balfour Road, -, Northampton, Northamptonshire, NN2 6JP Change of Use of Ground Floor from Dwellinghouse (Use Class C3) to Retail (Use Class E) with First Floor to remain as Use Class C3, to include single storey rear extension	Trinity
(49) WNN/2022/0129	26 Christchurch Road, -, Northampton, Northamptonshire, NN1 5LN	Abington

	Replacement of 2no existing roof window to front of property	
(50) WNN/2022/0121	37 Rowan Avenue, -, Northampton, Northamptonshire, NN3 6JF Subterranean rear extension outdoor pool and first floor rear extension	Boothville
(51) WNN/2022/0124	85 Bushland Road, -, Northampton, Northamptonshire, NN3 2NP Single storey rear extension and new detached garage	Westone
(52) WNN/2021/1155	105 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PB Change of Use from Flexible Use Dwellinghouse (Use Class C3) / House in Multiple Occupation (Use Class C4) to 7-bed House in Multiple Occupation (Sui Generis) including Dormer loft conversion and rear extensions with associated internal alterations (approved under N/2021/0071).	Abington
(53) WNN/2022/0138	81 Glebeland Road, -, Northampton, Northamptonshire, NN5 7HF Porch to front elevation (exceeding 3m high)	Spencer
(54) WNN/2022/0139	1 Land Rover Ferris Row, -, Northampton, Northamptonshire, NN3 9HX Installation of smart repair booth used for paint repairs/scratches up to A4 in size, to be temporary in nature container unit delivered to site and plugged in	Riverside
(55) WNN/2022/0062	235 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EH Prior Notification of Change of Use of First and Second Floors from Retail (Use Class E) to 2no Apartments (Use Class C3)	Abington
(56) WNN/2021/0427	116 Gladstone Road, -, Northampton, Northamptonshire, NN5 7EL Sub division of existing site and construction of new dwelling at land to the side of 116 Gladstone Road, including one modified and one new vehicle access points.	Spencer
(57) WNN/2022/0145	3 George Row, -, Northampton, Northamptonshire, NN1 1DF Change of Use from Office (Use Class E) to Cafe (Use Class E)	Castle
(58) WNN/2022/0151	34 Spring Gardens, -, Northampton, Northamptonshire, NN1 1LX Variation of Condition 5 of Planning Permission WNN/2021/0462 (Change of Use from House in Multiple Occupation (Use Class C4) to Mother and Baby Assessment Unit (Use Class C2)) to amend the number of members of staff on site at any one time from two to three	Castle
(59) WNN/2022/0144	Old Northamptonians Sports Ground Billing Road, -, Northampton, Northamptonshire, NN1 5RX Replacement of existing concrete single lap roof tiles with PVC single ply insulated roof system, laid to current 12.5% pitch and replacement of temporary flood light with permanent flood light (FL-NOVA narrow beam, low glare flood light)	Abington

(60) WNN/2022/0150	126 128 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DR New outbuilding to rear	Castle
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