



## **NORTHAMPTON TOWN COUNCIL**

### **Planning Committee – 17<sup>th</sup> January 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 Monday 17<sup>th</sup> January 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  
11<sup>th</sup> January 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 16<sup>th</sup> December 2021**  
Attached (p 3 – 16)
- 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 17 – 19)

## 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

**Minutes of the meeting held on 16<sup>th</sup> December 2021 in the Godwin Room, The Guildhall at 18.00**

**PRESENT:** Cllrs Haque, Connolly, Fuchshuber, Ismail, Meredith, Miah and Purser.

Also present was Cllr Birch

Officers: Stuart Carter (Town Clerk) and Julie Thorneycroft (Assistant Town Clerk)

Prior to the commencement of the meeting in the absence of the Chair and the Vice-Chair Cllr Meredith proposed that Cllr Haque act a Chair for the meeting, this was seconded by Cllr Fuchshuber. There were no other nominations. **RESOLVED:** That Cllr Haque act as Chair for this meeting.

### 18. Apologies for Absence

Apologies were submitted by Cllrs Brown (Chair), Cllr Russell (Vice-Chair), Choudary, Lane and Stevens

### 19. Declarations of Interest

There were no declarations of interest.

### 20. To authorise the Chair to sign the Minutes of the last meeting held 15<sup>th</sup> November 2021

It was **RESOLVED** to authorise the Chair to sign the minutes of the last meeting as a true and accurate record.

### 21. Planning Applications

**RESOLVED:** due to the amount of planning applications received at NTC it was agreed that members would inform officers if they wish to make reference to an application(s) prior to the meeting so the officer could have the plans ready.

Requests to speak at the planning committee were made on the following applications which were discussed in detail:

Applications 1, 2, 7, 49, 68/69,70, and 72 - **Cllr Bob Purser**

Application 7 – **Cllr Jane Birch**

Application 57 – **Cllr Meredith** (request made at the meeting)

Application No	Site Address and Proposal	Ward	
(1) WNN/2021/0035	<a href="#">73 91 Former Top Of The Town Nightclub Great Russell Street, -, Northampton, Northamptonshire, NN1 3BU</a>	Castle	The Planning Committee agreed to support this application in

	Development of 19no apartments		principle but raised some concerns that the scale of the proposed building is not in keeping with the surrounding area and parking/access could become more of an issue in an area that already has vehicle problems
(2) WNN/2021/1058	<a href="#">48 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PA</a> Conversion of duplex apartment into 2no apartments, together with single storey rear extension (Retrospective)	Abington	NTC <b>objected</b> that the proposal is considered as an overdevelopment in this area, room sizes indicated are too small.
(3) WNN/2021/1077	<a href="#">Midsummer House Riverside Way, -, Northampton, Northamptonshire, NN1 5NX</a> Change of Use to incorporate Car Sales Use (Sui Generis) within the existing building used for Storage and Distribution purposes (Use Class B8) with internal and external alterations	Rushmills	NTC made no comment on this application.
(4) WNN/2021/1081	<a href="#">100 Westone Avenue, -, Northampton, Northamptonshire, NN3 3JQ</a> Two storey rear extension together with new hardstanding and dropped kerb to front	Westone	NTC made no comment on this application.
(5) WNN/2021/1068	<a href="#">51 Briton Road, -, Northampton, Northamptonshire, NN3 2BS</a> New garden room	Headlands	NTC made no comment on this application.
(6) WNN/2021/0751	<a href="#">86 Colwyn Road, -, Northampton, Northamptonshire, NN1 3PX</a> Proposed replacement of timber frame windows and doors to UPVC to Flats 86, 86a, 86b, 88 and 90 Colwyn Road	Castle	NTC made no comment on this application.
(7) WNN/2021/0867	<a href="#">3 Langham Place, -, Northampton, Northamptonshire, NN2 6AA</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple	Trinity	NTC raised a concern regarding this application and object. The

	Occupation (Sui Generis) for 12 occupants, including modifications to front lightwells		committee considers the adjustments outlined in the proposal to accommodate 13 people being reduced to 12 people is insufficient, the proposal does not overcome the previous reasons given for refusal. Transient occupation by the proposed number of occupiers would be unlikely to preserve or enhance the character or appearance of the conservation area and would result in the loss of a potential family home. The committee agreed that this is overdevelopment, inappropriate for the type of house and the area and is likely to exacerbate existing parking and refuse issues.
<b>(8) WNN/2021/1085</b>	<p><a href="#">24 East Park Parade, -, Northampton, Northamptonshire, NN1 4LB</a></p> <p>Demolition of single storey outbuildings and construction of new single storey extension to provide 2no new surgeries, with minor internal alterations, creation of new enlarged opening in rear boundary wall for access to new parking space and installation of</p>	Trinity	NTC made no comment on this application.

	metal roller shutter door to opening for security		
<b>(9) WNN/2021/0941</b>	<a href="#">22 Gold Street, -, Northampton, Northamptonshire, NN1 1RS</a> Installation of front door shutters (Retrospective)	Castle	NTC made no comment on this application.
<b>(10) WNN/2021/0884</b>	<a href="#">2 Gray Street, -, Northampton, Northamptonshire, NN1 3QQ</a> Conversion of Ground and Basement Floors only of Existing House in Multiple Occupation (Use Class C4) into 2no Self-contained Flats	Castle	NTC made no comment on this application.
<b>(11) WNN/2021/1097</b>	<a href="#">61 Roselee Watersmeet, -, Northampton, Northamptonshire, NN1 5SQ</a> Garage conversion and internal alterations	Rushmills	NTC made no comment on this application.
<b>(12) WNN/2021/1089</b>	<a href="#">Lodge Farm Community Centre Crestwood Road, -, Northampton, Northamptonshire, NN3 8JJ</a> Replacement and addition of new boundary fencing and gates to site	Talavera	NTC made no comment on this application.
<b>(13) WNN/2021/1092</b>	<a href="#">59 61 Abington Street, -, Northampton, Northamptonshire, NN1 2AW</a> Erection / installation of galvanised steel roller shutter to shop front	Castle	NTC made no comment on this application.
<b>(14) WNN/2021/1100</b>	<a href="#">32 Gold Street, -, Northampton, Northamptonshire, NN1 1RS</a> Placement of tables and chairs outside on pavement with retractable awning	Castle	NTC made no comment on this application.
<b>(15) WNN/2021/1099</b>	<a href="#">22 Huntsmead, -, Northampton, Northamptonshire, NN3 5HT</a> Garage conversion with extension above garage and associated internal works	Rectory Farm	NTC made no comment on this application.
<b>(16) WNN/2021/1093</b>	<a href="#">65 Abington Street, -, Northampton, Northamptonshire, NN1 2BH</a> Mixed used development with commercial space at ground floor and residential flats above with the retention of the original front facade, bicycle storage and refuse storage provision	Castle	NTC made no comment on this application.
<b>(17) WNN/2021/0937</b>	<a href="#">4 Belvedere Close, -, Northampton, Northamptonshire, NN5 7DW</a>	Spencer	NTC made no comment on this application.

	Two storey side extension. Works to provide disabled access to rear and front of property, widening of internal doors and a new ground floor disabled bedroom and bathroom		application.
<b>(18) WNN/2021/1106</b>	<a href="#">1 Uppingham Street, -, Northampton, Northamptonshire, NN1 2PG</a> Conversion of single dwelling to create 3no self-contained flats, including single storey side extension	Semilong	NTC made no comment on this application.
<b>(19) WNN/2021/1107</b>	<a href="#">14 Primrose Hill, -, Northampton, Northamptonshire, NN2 6ER</a> Front elevation replacement windows	Semilong	NTC made no comment on this application.
<b>(20) WNN/2021/1104</b>	<a href="#">75 79 Conway House Colwyn Road, -, Northampton, Northamptonshire, NN1 3PU</a> Replacement windows and doors to Flats 1-16	Castle	NTC made no comment on this application.
<b>(21) WNN/2021/1112</b>	<a href="#">5 Coaching Walk, -, Northampton, Northamptonshire, NN3 3EU</a> Single storey rear extension and two storey side extension	Westone	NTC made no comment on this application.
<b>(22) N/2021/0444</b>	<a href="#">25 35 L &amp; H Polymers Ltd Crow Lane, -, Northampton, Northamptonshire, NN3 9BZ</a> Erection of industrial/distribution units (Use Class B2/B8) including ancillary offices and associated access, car parking and landscaping	Riverside	NTC made no comment on this application.
<b>(23) WNN/2021/1115</b>	<a href="#">Francis Crick Overflow Car Park Summerhouse Road, -, Northampton, Northamptonshire</a> Variation of Conditions 2, 14, 18 and 21 of Planning Permission WNN/2021/0006 (Variation of Conditions 2, 10, 12, 14, 18, 20, 21, 23 and 24 of planning permission N/2020/1063 (Erection of buildings for light industrial, general industrial and storage/distribution uses with ancillary offices, together with means of access, servicing, car parking, landscaping and associated works) to allow for minor material amendments, including	Parklands	NTC made no comment on this application.

	reorientation of Unit C and changes to car parking areas) for glazed entrance, introduction of canopy and external shutter and relocation of level access doors at Unit 4; reduce glazing on northern and eastern elevations, minor changes to location of access doors and removal of window on southern elevation on Unit 9; reduce area of first floor mezzanine area on Unit 9; introduction of new substation in Unit 9 Servicing Yard; amendments to site entrance gate and changes to colour of perimeter fencing and access gates		
<b>(24) WNN/2021/1116</b>	<a href="#">11 Huntsmead, -, Northampton, Northamptonshire, NN3 5HT</a> Creation of new bedroom by raising roof on existing garage and joining to main dwelling	Rectory Farm	NTC made no comment on this application.
<b>(25) WNN/2021/1117</b>	<a href="#">667 Wellingborough Road, -, Northampton, Northamptonshire, NN3 3JE</a> New dwelling with parking to rear	Westone	NTC made no comment on this application.
<b>(26) WNN/2021/1122</b>	<a href="#">72 Maidencastle, -, Northampton, Northamptonshire, NN3 8EJ</a> Conversion of single dwelling to 3no flats	Brookside	NTC made no comment on this application.
<b>(27) WNN/2021/1114</b>	<a href="#">68 Laburnum Crescent, -, Northampton, Northamptonshire, NN3 2LF</a> Single storey rear extension and loft conversion	Eastfield	NTC made no comment on this application.
<b>(28) WNN/2021/1130</b>	<a href="#">41 Beaumont Drive, -, Northampton, Northamptonshire, NN3 8PS</a> Two storey side extension	Rectory Farm	NTC made no comment on this application.
<b>(29) WNN/2021/0346</b>	<a href="#">Land at Montague Crescent Northampton Northamptonshire</a> Construction of 16no residential units (comprising 15 bungalows and 1 flat) and new community hall facility together with associated car parking and pedestrian pavement access	Kings Heath	NTC made no comment on this application.
<b>(30) WNN/2021/0511</b> <b>(31) <a href="#">WNN/2021/0512</a> (LB)</b>	<a href="#">1 Abington Street, -, Northampton, Northamptonshire, NN1 2AN</a> Change of Use from Retail (Use	Castle	NTC made no comment on this application.



	Class E) to Games Based Bar/Restaurant (Sui Generis), including full refurbishment of ground and first floors, removal of existing signage, alterations to shop front and installation of planter to corner porch.  Listed Building Consent		
<b>(32) WNN/2021/0577</b>	<a href="#">4 Harlestone Road, -, Northampton, Northamptonshire, NN5 7AE</a> Change of Use of Ground Floor from Retail (Use Class E) to Takeaway (Sui Generis)	St James	NTC made no comment on this application.
<b>(33) WNN/2021/0925</b>	<a href="#">524 Wellingborough Road, -, Northampton, Northamptonshire, NN3 3HY</a> Demolition of existing dwelling and construction of 2no new dwellings and alterations to existing access	Park	NTC made no comment on this application.
<b>(34) WNN/2021/0936</b>	<a href="#">Telecommunications Mast Opp Coppice Drive Kettering Road, -, Northampton, Northamptonshire</a> Removal of 12.5m pole to be replaced with 20m pole to support 7no new antennas along with ancillary equipment thereto including 1no GPS module and 6no RRHs	Parklands	NTC made no comment on this application.
<b>(35) WNN/2021/1000</b>	<a href="#">126 Charnwood Avenue, -, Northampton, Northamptonshire, NN3 3DY</a> Single storey rear extension with new roof and internal alterations	Westone	NTC made no comment on this application.
<b>(36) WNN/2021/1020</b>	<a href="#">27 Carlton Road, -, Northampton, Northamptonshire, NN2 7DQ</a> Single storey rear extension	Kingsley	NTC made no comment on this application.
<b>(37) WNN/2021/1022</b> <b>(38) <a href="#">WNN/2021/1023</a> (LB)</b>	<a href="#">82 Derngate, -, Northampton, Northamptonshire</a> Extension to existing 78 Derngate Trust's Visitor Centre	Castle	NTC made no comment on this application.
<b>(39) WNN/2021/1026</b>	<a href="#">24 Berrydale, -, Northampton, Northamptonshire, NN3 5EQ</a> Single storey flat foot front porch	Rectory Farm	NTC made no comment on this application.
<b>(40) WNN/2021/1027</b>	<a href="#">91 Sidney House Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JQ</a>	Abington	NTC made no comment on this application.

	Installation of mechanical units on elevation and refrigeration fans for commercial unit		
<b>(41) WNN/2021/1031</b>	<a href="#">44 Watkin Terrace, -, Northampton, Northamptonshire, NN1 3ER</a> Subdivision of unit to create 1no two-bedroom basement flat and 1no four- bedroom dwelling	Trinity/ Castle	NTC made no comment on this application.
<b>(42) WNN/2021/1032</b>	<a href="#">126 128 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DR</a> First floor rear extension to 126 Wellingborough Road	Castle/ Abington	NTC made no comment on this application.
<b>(43) WNN/2021/1033</b>	<a href="#">29 Osborne House St Georges Avenue, -, Northampton, Northamptonshire, NN2 6JA</a> Variation of Condition 1 of Planning Permission N/2014/0092 (Variation of condition 5 of planning permission N/2010/0251 to increase the provision of childcare from 59 to 80 children) to increase the provision of childcare from 80 to 110 children between the hours of 7.00am and 7.00pm	Trinity	NTC made no comment on this application.
<b>(44) WNN/2021/1034</b>	<a href="#">30 32 Orient House Kettering Road, -, Northampton, Northamptonshire, NN1 4AH</a> Variation of Condition 2 of Planning Permission N/2020/1213 (Retention of existing Retail (split into 2no Units) and 4no Flats; demolition of existing structures to rear of site; and provision of 5no new cluster flats to provide a total of 28no bedrooms with shared facilities for student accommodation) to amend fenestration to building for cost purposes and lead in times	Castle	NTC made no comment on this application.
<b>(45) WNN/2021/1035</b>	<a href="#">103 Ardington Road, -, Northampton, Northamptonshire, NN1 5LS</a> Single storey rear extension, replacement of pitch roof and flat roof over garage and provision of new flat roof over area with new Victorian lantern	Abington	NTC made no comment on this application.

<b>(46) WNN/2021/1036</b>	<a href="#">16 Hillcrest Avenue, -, Northampton, Northamptonshire, NN3 2AB</a> Two storey side extension and loft conversion with rear dormer	Eastfield	NTC made no comment on this application.
<b>(47) WNN/2021/1041</b>	<a href="#">Barker Buildings Countess Road, -, Northampton, Northamptonshire, NN5 7EA</a> Variation of Condition 10 of Planning Permission N/2020/0221 (Variation of Condition 7 of Planning Permission N/2019/1437 (Variation of condition 10 of planning permission N/2019/0563 (part demolition and conversion of the existing factory building to 54no apartments and the erection of a new 3-storey building to provide 14no apartments, together with bin and cycle storage and parking) to amend proposal to provide additional pv panels to new build block roof plan and minor changes to the setting out of the windows on the rear elevation) to amend size of bin store) to take account of 2no additional Juliet balconies to the New Build Block	Spencer	NTC made no comment on this application.
<b>(48) WNN/2021/1046</b>	<a href="#">31 Upton House Billing Road, -, Northampton, Northamptonshire, NN1 5DQ</a> Roof addition to extend second floor area by 9 sqm internally, with roof light to provide natural light and ventilation	Castle	NTC made no comment on this application.
<b>(49) WNN/2021/1048</b>	<a href="#">Lock Up Garages Upper Thrift Street, -, Northampton, Northamptonshire</a> Demolition of 22no garages and construction of 2no dwellings	Abington	NTC support this application on the condition that there is minimal disruption to the existing residents at all times and the narrow access road isn't impacted by building deliveries etc.
<b>(50) WNN/2021/1051</b>	<a href="#">7 Park Avenue South, -, Northampton, Northamptonshire,</a>	Abington	NTC made no comment on this

	<a href="#">NN3 3AA</a> Conversion of existing loft space and single storey rear extension across full width with full height central rear extension		application.
<b>(51) WNN/2021/1052</b>	<a href="#">55 Aldi Stores Ltd Kensington Close, -, Northampton, Northamptonshire, NN2 6NP</a> Variation of Condition 23 of Planning Permission N/2014/0629 (Erection of 54 dwellings; a new foodstore of 1,534 sqm gross internal area and 1,140 sqm net sales floorspace with ancillary office accommodation; 90 customer car parking spaces including 7 disabled spaces associated with the new foodstore; A new signalled highways access junction on Kingsthorpe Road and full landscaping scheme (as amended by revised and additional information received 13/08/2014 and 08/09/14)) to allow extended delivery hours	Semilong	NTC made no comment on this application.
<b>(52) WNN/2021/1054</b>	<a href="#">62 64 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DN</a> Demolition of part of two storey rear side extension and construction of new basement and rear side single and two storey extension, change of use of ground floor to retail (Use Class E) and conversion of upper floor to 3no residential units (Use Class C3)	Castle	NTC made no comment on this application.
<b>(53) WNN/2021/1057</b>	<a href="#">42 Dunster Street, -, Northampton, Northamptonshire, NN1 3JY</a> Change of Use from Industrial Unit (Use Class E(g)) to Residential (Use Class C3) to create 4no one-bedroom apartments, including changes to front/rear elevation and replacement roofing	Castle	NTC made no comment on this application.
<b>(54) WNN/2021/1059</b>	<a href="#">56 Derwent Drive, -, Northampton, Northamptonshire, NN5 7LA</a> Two storey side extension	Kings Heath	NTC made no comment on this application.
<b>(55) WNN/2021/1060</b>	<a href="#">5 St Georges Place, -, Northampton, Northamptonshire,</a>	Trinity	NTC made no comment on this

	<a href="#">NN2 6EP</a> Replacement of existing upper floor brown windows with white sliding sash UPVC windows		application.
(56) WNN/2021/1061	<a href="#">66 Loyd Road, -, Northampton, Northamptonshire, NN1 5JE</a> Single storey rear extension, demolition of existing garage and construction of new garage to rear boundary	Abington	NTC made no comment on this application.
(57) WNN/2021/1065	<a href="#">17 Great Gull Crescent, -, Northampton, Northamptonshire, NN3 5AZ</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants	Talavera	NTC raised a concern regarding this application and <b>object</b> on the grounds that this is overdevelopment, inappropriate for the type of space and the area and is likely to exacerbate existing parking and refuse issues.
(58) WNN/2021/1114	<a href="#">68 Laburnum Crescent, -, Northampton, Northamptonshire, NN3 2LF</a> Single storey rear extension and loft conversion	Eastfield	NTC made no comment on this application.
(59) WNN/2021/1133	<a href="#">56 Sheep Street, -, Northampton, Northamptonshire, NN1 2LZ</a> Replacement of existing front and rear dormers with new lead dormers with painted timber windows	Castle	NTC made no comment on this application.
(60) WNN/2021/1135	<a href="#">56 Sheep Street, -, Northampton, Northamptonshire, NN1 2LZ</a> First floor rear extension and additional dormer at second floor	Castle	NTC made no comment on this application.
(61) WNN/2021/0857	<a href="#">1 Hervey Street, -, Northampton, Northamptonshire, NN1 3QL</a> Prior Notification of Change of Use from Shop (Use Class E) / Dwellinghouse (Use Class C3) to 3no Apartments (Use Class C3)	Castle	NTC made no comment on this application.
(62) WNN/2021/0975	<a href="#">A T S Ltd Kingsthorpe Road, -, Northampton, Northamptonshire, NN2 6LW</a> Addition of car valeting service, including installation of container, canopy and car wash signage	Semilong/ Trinity	NTC made no comment on this application.

<b>(63) WNN/2021/1121</b>	<a href="#">16 Westfield Booth Lane South, -, Northampton, Northamptonshire, NN3 3EP</a> Two storey rear extension, removal of dormer roof and construction of new first floor	Westone	NTC made no comment on this application.
<b>(64) WNN/2021/1069</b> <b>(65) <a href="#">WNN/2021/1070</a> (LB)</b>	<a href="#">Territorial Army Centre And Drill Hall Clare Street, -, Northampton, Northamptonshire, NN1 3JQ</a> Replacement of existing galvanised steel roller shutter doors with new, insulated, sectional vehicle doors and new, insulated roller shutter vehicle doors	Castle	NTC made no comment on this application.
<b>(66) WNN/2021/1143</b>	<a href="#">24 Portland Greenfinch Drive, -, Northampton, Northamptonshire, NN3 7HX</a> Demolition of existing conservatory and construction of single storey side and rear extension	Boothville	NTC made no comment on this application.
<b>(67) WNN/2021/1144</b>	<a href="#">9 11 College Street, -, Northampton, Northamptonshire, NN1 2QP</a> Four storey upper floor extension to provide 4no two-bed flats with associated internal alterations to existing ground floor takeaway	Castle	NTC made no comment on this application.
<b>(68) WNN/2021/1145</b> <b>(69) <a href="#">WNN/2021/1146</a> (LB)</b>	<a href="#">13 17 Bridge Street, -, Northampton, Northamptonshire, NN1 1NH</a> Conversion of upper floors of existing buildings to 4no apartments and 7no bed House in Multiple Occupation (Sui Generis)	Castle	NTC object on the grounds that this is overdevelopment and not in keeping with the area. The committee agreed that this proposal is inappropriate for the type of space the building will be too high and out of scale compared to other buildings in the road, this is not acceptable In a conservation area.
<b>(70) WNN/2021/1153</b>	<a href="#">Cheviot Place Broad Street, -, Northampton, Northamptonshire, NN1 2FQ</a> New residential development of	Castle	NTC raised a concern regarding this application and object on the

	22no apartments (Revised scheme following Planning Permission N/2020/1565)		grounds that this is overdevelopment, inappropriate for the type of space and the area and is likely to exacerbate existing parking and refuse issues.
<b>(71) WNN/2021/1147</b>	<a href="#">13 Fraser Road, -, Northampton, Northamptonshire, NN3 8YL</a> Removal of existing single storey rear extension and construction of new single storey rear and side extension	Talavera	NTC made no comment on this application.
<b>(72) WNN/2021/1155</b>	<a href="#">105 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PB</a> 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)	Abington	
<b>(73) WNN/2021/1129</b>	<a href="#">71 Denmark Road, -, Northampton, Northamptonshire, NN1 5QS</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants	Castle	NTC made no comment on this application.
<b>(74) WNN/2021/1156</b>	<a href="#">69 Holly Road, -, Northampton, Northamptonshire, NN1 4QN</a> New dwelling and parking (Amendment to Planning Permission N/2020/0685), to allow for 2no additional rooms in basement	Abington	NTC made no comment on this application.

## 22. Semilong and Trinity Neighbourhood Plan Re-designation

Cllr Birch presented the previously designated Neighbourhood Plan for Semilong and Trinity wards. It was explained that with the formation of the Town Council, the designation would need to be passed to NTC. Cllr Birch explained that the group managing the process would continue to do so, but it would be re-designated in the name of NTC rather than the neighbourhood forum.

Cllr Purser proposed Northampton Town Council become the designated body to enable the plan to be taken forward to completion. The proposal was seconded by Cllr Fuchshuber and unanimously agreed by the committee members.

**RESOLVED:** That Northampton Town Council agree to the re-designation of the Neighbourhood Plan for Semilong and Trinity.

**23. Budget Principles 2022/23 – Planning Committee element**

A discussion took place around the budget for planning issues in 2021/22 this amount was set at £10,000. The Committee was asked what amount it would like for 22/23, this request would go to the Policy and Finance Committee as part of the budget setting process.

The Committee members agreed the importance of Neighbourhood Plans and the positive difference an agreed plan can make to an area. Looking at the previously considered plan for Semilong and Trinity they stated that they would like to consider looking at this for many areas of Northampton and having a budget to do this would be essential.

It was explained that the budget could also be used to look at planning issues, for example getting professional advice on a certain application or general issues should the committee want to.

It was proposed and seconded that the budget allocation for the Planning Committee be increased from £10,000 to £20,000 to enable the committee members to look into Neighbourhood Plans for all areas of Northampton. **RESOLVED:** That the Policy and Finance Committee be asked to increase the budget for the planning committee to £20,000

At the request of the committee it was stated that a presentation from the Neighbourhood Planning Officer at WNC would be arranged as soon as possible.

With no further business to be transacted the meeting concluded at 19.45.

Signed.....Chair



## Northampton Town Council

### Planning Committee – 17<sup>th</sup> January 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/2021/1157	<a href="#">20 Dallington Road, -, Northampton, Northamptonshire, NN5 7BG</a> Two storey rear extension	Spencer
(2) WNN/2021/1148	<a href="#">jaguar House Kettering Road, -, Northampton, Northamptonshire, NN1 4AJ</a> Change of Use from Car Dealership (Sui Generis) to Gym (Use Class E), with associated plant, demolition of outbuilding and amendments to site and elevations	Castle
(3) WNN/2021/1173	<a href="#">4 Linden Road, -, Northampton, Northamptonshire, NN3 2JJ</a> Raising of existing ridge height by 360mm in order to create habitable area in loft space, with addition of 3no velux windows to front elevation and full length rear dormer to rear	Phippsville
(4) WNN/2021/1171	<a href="#">23 Elmhurst Avenue, -, Northampton, Northamptonshire, NN3 2LD</a> Removal of existing garage and construction of new single storey side and rear extension	Eastfield
(5) WNN/2021/1175	<a href="#">9 Colwyn Road, -, Northampton, Northamptonshire, NN1 3PZ</a> Basement refurbishment, to include widening of existing rear window, addition of glass canopy above rear door, and enlargement of existing lightwell.	Trinity/ Castle
(6) WNN/2021/1176	<a href="#">13 Edinburgh Road, -, Northampton, Northamptonshire, NN2 6PH</a> Single storey rear extension and addition of the Juliet balcony to the first floor window	Trinity
(7) WNN/2021/1178	<a href="#">Car Showroom, Riverside Prime Carousel Way, -, Northampton, Northamptonshire, NN3 9HG</a> Paved surfacing and kerbing of existing car storage area and installation of suds drainage scheme	Riverside
(8) WNN/2021/1145	<a href="#">13 17 Bridge Street, -, Northampton, Northamptonshire, NN1 1NH</a> Conversion to 4no Apartments (Use Class C3) and 7no bedroom House in Multiple Occupation (Sui Generis), including demolition to rear to create associated amenity area and wider associated alterations	Castle
(9) N/2021/0458	<a href="#">1A Clare Street, -, Northampton, Northamptonshire, NN1 3JG</a> Change of Use from Offices (Use Class E) to	Castle

	residential (Use Class C3) with external alterations	
<b>(10) WNN/2021/0973</b>	<a href="#">2 Marriott Street, -, Northampton, Northamptonshire, NN2 6AW</a> Conversion of existing 7 bed house in multiple occupation into 4no flats	Semilong
<b>(11) WNN/2021/1185</b>	<a href="#">216 The Headlands, -, Northampton, Northamptonshire, NN3 2NX</a> Ground floor rear extension and loft conversion	Headlands
<b>(12) WNN/2021/1191</b>	<a href="#">32 Beech Grove, -, Northampton, Northamptonshire, NN3 6JY</a> Erection of 1.5 storey side extension, ground floor rear extension and loft conversion, to include additional bedroom	Boothville
<b>(13) WNN/2021/1197</b>	<a href="#">70 Byron Street, -, Northampton, Northamptonshire, NN2 7JD</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Kingsley
<b>(14) WNN/2021/1199</b>	<a href="#">160 Bants Lane, -, Northampton, Northamptonshire, NN5 6AH</a> Two storey side/rear extension	St James
<b>(15) N/2021/0318</b>	<a href="#">The Hawkins Building Overstone Road, -, Northampton, Northamptonshire</a> Conversion and alterations of factory premises to form 46no apartments	Castle
<b>(16) WNN/2021/1069</b> <b>(17) <a href="#">WNN/2021/1070 (LB)</a></b>	<a href="#">Territorial Army Centre And Drill Hall Clare Street, -, Northampton, Northamptonshire, NN1 3JQ</a> Replacement of existing galvanised steel roller shutter doors with new, insulated, sectional vehicle doors and new, insulated roller shutter vehicle doors	Castle
<b>(18) WNN/2021/0991</b>	<a href="#">235 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EH</a> Lawful Development Certificate for proposed conversion of First and Second Floors to 2no Apartments	Abington
<b>(19) WNN/2021/1165</b>	<a href="#">5 Randall Road, -, Northampton, Northamptonshire, NN2 7DG</a> New front porch	Kingsley
<b>(20) WNN/2021/1189</b>	<a href="#">92 Lower Thrift Street, -, Northampton, Northamptonshire, NN1 5HP</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants	Abington
<b>(21) WNN/2022/0003</b>	<a href="#">1 Westfield Road, St James, Northampton, Northamptonshire, NN5 5BY</a> Single storey rear and side extension	St James
<b>(22) WNN/2021/1184</b>	<a href="#">11 Dallington Road, -, Northampton, Northamptonshire, NN5 7BG</a> Conversion of existing three bedroom dwelling to 2no apartments	Spencer
<b>(23) WNN/2022/0005</b>	<a href="#">133 Lindsay Avenue, -, Northampton, Northamptonshire, NN3 2JS</a> Erection of single storey rear extension	Eastfield
<b>(24) WNN/2022/0006</b>	<a href="#">4 Tonmead Road, -, Northampton, Northamptonshire, NN3 8HU</a> Change of Use from Dwellinghouse (Use Class C3) to	Westone

	House in Multiple Occupation (Use Class C4) for up to 5 occupants	
<b>(25) WNN/2021/1177</b>	<a href="#">Dallington Fields Bakery Gladstone Road, -, Northampton, Northamptonshire, NN5 7QA</a> Erection of trade counter in a portable building, to include office space, toilet and kitchen and erection of warehouse	Spencer
<b>(26) WNN/2022/0012</b>	<a href="#">35 Lowlands Close, -, Northampton, Northamptonshire, NN3 5EP</a> Two storey side extension and single storey front extension	Rectory Farm
<b>(27) WNN/2022/0014</b>	<a href="#">174 Kettering Road, -, Northampton, Northamptonshire, NN1 4BE</a> Change of Use from Retail (Use Class E) to Restaurant/Takeaway (Sui Generis), together with new extraction ductwork to rear	Castle
<b>(28) WNN/2022/0009</b>	<a href="#">Vodafone Mast Elmhurst Avenue, -, Northampton, Northamptonshire</a> Upgrade of existing base station, consisting of replacement of 15.0m monopole with 20m monopole, supporting 6 no antenna, internal works to existing cabinets with ancillary development thereto	Eastfield
<b>(29) WNN/2022/0015</b>	<a href="#">111 Booth Lane South, -, Northampton, Northamptonshire, NN3 3EY</a> Single storey flat roof extension, porch extension, loft conversion including rear dormer, existing windows to be replaced and property to be rendered	Westone
<b>(30) WNN/2022/0016</b> <b>(31) <a href="#">WNN/2022/0017 (LB)</a></b>	<a href="#">5 Albion Place, -, Northampton, Northamptonshire, NN1 1UD</a> New first floor extension to existing bathroom to match lower ground footprint, new insulated floor slab to kitchen and replacement kitchen windows, removal of damp plasterwork to basement and new damp proof treatment (as appropriate by a specialist), new kitchenette/utility and bathroom to basement, new central heating and hot water storage with Solar pv mounted on rear flat roof and new ensuite bathroom to bedroom 3 to include wc shower and basin	Castle