



Northampton TOWN COUNCIL

To: Members of the Planning Committee:

Councillors Connolly (Chair), Russell (Deputy Chair), Choudary, Brown, 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 Town Council Committee Room at Northampton Guildhall on Wednesday 17th August at 18.00

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.

A handwritten signature in black ink, appearing to read 'Stuart Carter'.

**Stuart Carter
Town Clerk
10th August 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 ON 25th JULY 2022**

(Pages 3 - 12)

- 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 (Pages14 - 19)

- 5. ITEMS FOR CONSIDERATION FOR THE NEXT AGENDA**



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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, 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	Northampton Town Council made no comment on this application.



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	Erection of new MOT building and demolition of Units 9, 10, and 11 to create new area for parking	
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	Northampton Town Council made no comment on this application.



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	Prior Notification of installation of 5G equipment, including installation of a 15 metre H3G street pole and additional equipment cabinets	
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.



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<p>10. WNN/2022/0072</p>	<p>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</p>	<p>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.</p>
<p>11. WNN/2022/0699</p>	<p>61 Cottingham Drive, -, Northampton, Northamptonshire, NN3 7LD Conversion of garage to study and replacement of garage door with new window</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>12. WNN/2022/0127</p>	<p>57 Allen Road, -, Northampton, Northamptonshire, NN1 4NB Single storey rear extension</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>13. WNN/2022/0700</p>	<p>30 St Pauls Road, -, Northampton, Northamptonshire, NN2 6ES Alterations to front and rear roof/dormer extensions</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>14. WNN/2022/0703</p>	<p>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</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>15. WNN/2022/0707</p>	<p>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</p>	<p>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</p>



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		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 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	Northampton Town Council made no comment on this application.
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	Northampton Town Council made no comment on this application.



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	(Part Retrospective following Prior Notification Approval PN/2015/0010)	
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 Community Accommodation/Bedsits (Use Class C2) to 3no two bedroom Flats (Use Class C3)	Northampton Town Council made no comment on this application.
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 Town Council made no comment on this application.



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	<p>Northampton, Northamptonshire, NN1 3RF Construction of new classroom building on grounds of existing modular building</p>	
29. WNN/2022/0826	<p>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)</p>	Northampton Town Council made no comment on this application.
30. WNN/2022/0503	<p>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.</p>	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 and potential anti-social behaviour when the establishment is closed.
31. WNN/2022/0728	<p>6, Ecton Lane Park Lower Ecton Lane, -, Northampton, Northamptonshire, NN3 5HQ Single storey extension to shower block</p>	Northampton Town Council made no comment on this application.
32. WNN/2022/0683	<p>18 Lowick Court, -, Northampton, Northamptonshire, NN3 7TZ First floor side extension and single storey front and rear extensions</p>	Northampton Town Council made no comment on this application.



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<p>33. WNN/2022/0711</p>	<p>23 Ferndale Road, -, Northampton, Northamptonshire, NN3 2NR Creation of driveway to front of property for 2no cars and accessed via dropped kerb</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>34. WNN/2022/0608</p>	<p>2 Peverels Way, -, Northampton, Northamptonshire, NN5 5DD Garden office building</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>35. WNN/2022/0001</p>	<p>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</p>	<p>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.</p>
<p>36. WNN/2022/0526</p>	<p>71 73 Kingsthorpe Road, -, Northampton, Northamptonshire, NN2 6HE New build block of apartments consisting of 9 no. apartments</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>37. WNN/2022/0737</p>	<p>Flat 2, The Gallery Market Square, -, Northampton, Northamptonshire, NN1 2DL Replacement of existing wooden rotten first floor wooden sash window and existing wooden bay window</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>38. WNN/2022/0532</p>	<p>251 Abington Avenue, -, Northampton, Northamptonshire, NN3 2BU New front door and platform measuring 1.2m x 1.5m</p>	<p>Northampton Town Council made no comment on this application.</p>



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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 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.



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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



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

Application No	Site Address and Proposal	Ward
1. WNN/2022/0753	15 Edgemoad Close, -, Northampton, Northamptonshire, NN3 8RG Change of Use from General Industrial Unit (Use Class B2) to Haemodialysis Centre (Use Class E), with works to include minor external alterations to host building and parking layout	Talavera
2. WNN/2022/0754	36 Rushmere Avenue, -, Northampton, Northamptonshire, NN1 5SD Ground floor rear extension	Rushmills
3. WNN/2022/0762	322 Wellingborough Road, Northampton, Northamptonshire, NN1 4EP Existing basement landlord storage to be included within Flat 2 as Study/Office	Castle
4. WNN/2022/0738	St Peters Independent School Lingswood Park, -, Northampton, Northamptonshire, NN3 8TA Replacement of existing timber external windows and doors, infilling existing window and door openings, installation of new external window and door openings, application of white render to areas of blockwork, erection of new 2.4m high black security mesh fencing around the site perimeter, formation of new car park with 5no spaces and installation of new dropped kerb providing new point of access to and from Lingswood Park	Brookside
5. WNN/2022/0765	123 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DL Demolition of existing single-storey building and erection of new three-storey building (including basement and loft floor with front and rear dormer windows. Ground floor use as 2no retail shops (Use Class E), and 14no residential flats, 6x1 bed and 8x2 bed (Use Class C3) on upper floors	Castle
6. WNN/2022/0104	46 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PA	Abington



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	Change of use of single dwelling to 4 no. apartments (part retrospective), 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	
7. WNN/2022/0766	468 Billing Road East, -, Northampton, Northamptonshire, NN3 3LF New storm porch on west side, garage addition on north side and study/utility room on east side	Riverside
8. WNN/2022/0767	53 Meshaw Crescent, -, Northampton, Northamptonshire, NN3 3NG Loft conversion with dormer to front and rear	Rushmills
9. WNN/2022/0768	79 Greenview Drive, -, Northampton, Northamptonshire, NN2 7LE Single storey extension to side and rear	Parklands
10. WNN/2022/0769	59 Goodwood Avenue, -, Northampton, Northamptonshire, NN3 6ED Addition of single storey glass room located on rear elevation of property in private garden	Parklands
11. WNN/2022/0756	218 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PR Change of Use from House in Multiple Occupation for 6 occupants (Use Class C4) into House in Multiple Occupation for 7 occupants (Use Class Sui Generis)	Castle
12. WNN/2022/0772	216 Hazeldene Road, -, Northampton, Northamptonshire, NN2 7NH Single storey rear and side extension	Parklands
13. WNN/2022/0778	22 Holmfield Way, -, Northampton, Northamptonshire, NN3 3BJ Two storey rear extension and single storey side extension	Westone
14. WNN/2022/0752	1 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT Two storey side extension	Castle
15. WNN/2022/0706	141 Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JJ	Park



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	Conversion of garage and single storey rear extension to create 1no one bedroom ground floor flat (Use Class C3)	
16. WNN/2022/0786	16 Kingsthorpe Grove, -, Northampton, Northamptonshire, NN2 6NT Garage conversion and rear extension	Kingsley
17. WNN/2022/0773	29 Lorraine Crescent, -, Northampton, Northamptonshire, NN3 6HW Single story rear extension	Parklands
18. WNN/2022/0750	208 Hazeldene Road, -, Northampton, Northamptonshire, NN2 7NH Two storey side extension	Parklands
19. 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
20. WNN/2022/0782	87 St Giles Street, -, Northampton, Northamptonshire, NN1 1JF Change of Use from House in Multiple Occupation (13 Rooms) (Sui Generis) to Residential Care Home (Use Class C2)	Castle
21. WNN/2021/1093	65 Abington Street, -, Northampton, Northamptonshire, NN1 2BH Mixed used development with commercial space at ground floor and 9 residential flats above with the retention of the original front facade (above ground floor), bicycle storage and refuse storage provision	Castle
22. WNN/2022/0787	56 Derwent Drive, -, Northampton, Northamptonshire, NN5 7LA Two storey side addition with alteration of roof material on existing rear extension	Spencer
23. WNN/2022/0794	2 St Giles Terrace, -, Northampton, Northamptonshire, NN1 2BN Change of Use from Office (Use Class E) to Residential (Use Class C3)	Castle
24. WNN/2022/0781	47 Beech Avenue, -, Northampton, Northamptonshire, NN3 2HE New rear conservatory	Phippsville



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<p>25. WNN/2022/0795</p>	<p>Land Rear Of 121 Beech Avenue, -, Northampton, Northamptonshire Detached new dwelling on the land to the rear of 121 Beech Avenue with the access of Beechcroft Gardens and vehicular crossover at Beech Avenue for 121 Beech Avenue</p>	<p>Phippsville</p>
<p>26. WNN/2022/0810</p>	<p>23 Bibury Crescent, -, Northampton, Northamptonshire, NN3 6AG Removal of existing garage and side extension, to be replaced with new two storey and single storey side extension, single storey rear extension, raising of existing roof, front dormer, enlargement of existing front dormer and replacement and enlargement of rear dormer</p>	<p>Talavera</p>
<p>27. WNN/2022/0873</p>	<p>41 Currie Road, -, Northampton, Northamptonshire, NN2 6HG Take down existing single storey outbuildings to rear and side and replace with new single storey rear and side extension, forming larger kitchen, dining and garden room together with utility room and small home office</p>	<p>Kingsley</p>
<p>28. WNN/2022/0883</p>	<p>9 Rennishaw Way, -, Northampton, Northamptonshire, NN2 7NE Single storey rear extension and extension above existing garage</p>	<p>Kingsley</p>
<p>29. WNN/2022/0886</p>	<p>9 South Priors Court, -, Northampton, Northamptonshire, NN3 8LD Demolition of existing attached garage to side of dwelling and replacement with new two storey extension</p>	<p>Brookside</p>
<p>30. WNN/2022/0855</p>	<p>Land At Kettering Road, -, Northampton, Northamptonshire Prior Notification of installation of 17m high slim-line monopole, supporting 6no antennas with 1no wraparound equipment cabinet at the base, 2no equipment cabinets, 1no electric meter cabinet and ancillary development thereto, including the installation of a GPS module</p>	<p>Kingsley</p>
<p>31. WNN/2022/0812</p>	<p>Daisy Group Hunsbury Hill Avenue, -, Northampton, Northamptonshire, NN4 8QS Change of Use from Offices (Use Class E) to Independent School (Use Class F1)</p>	<p>Briar Hill</p>



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32. WNN/2022/0872	Land At Abington Avenue, -, Northampton, Northamptonshire Prior Notification of installation of 20m monopole (Steel Grey RAL 7035), 6no antennas and 2no equipment cabinets (Steel Green RAL 6009)	Abington
33. WNN/2022/0568	7 Ryland Road, -, Northampton, Northamptonshire, NN2 7DL Insulation of external wall, by installation of insulating material and rendering over	Kingsley
34. WNN/2022/0803	57 Spencer Bridge Road, -, Northampton, Northamptonshire, NN5 5HA Ground floor rear extension and loft conversion to gain additional bedroom and bathroom	St James
35. WNN/2022/0797	48 Hazelwood Road, -, Northampton, Northamptonshire, NN1 1LN Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4)	Castle
36. WNN/2022/0502	71 73 Kingsthorpe Road, -, Northampton, Northamptonshire, NN2 6HE Change of Use from Tyre Business and Offices (Sui Generis) to 8 Bedroom House in Multiple Occupation (Sui Generis), with second floor extension to North side of building with pitched roof	Kingsley
37. WNN/2022/0775	18 Dryden Road, -, Northampton, Northamptonshire, NN5 7BH Rear and front extensions	St James
38. WNN/2022/0815	41 Ridgeway, -, Northampton, Northamptonshire, NN3 3AP Proposed garage	Riverside
39. WNN/2022/0776	23 Sandiland Road, -, Northampton, Northamptonshire, NN3 2QB Single storey rear extension	Headlands
40. WNN/2022/0821	173 Birchfield Road East, -, Northampton, Northamptonshire, NN3 2BZ Replacement of existing side return lean-to with a fully insulated single storey side return extension	Phippsvile
41. WNN/2022/0771	Land At Barley Hill Road, -, Northampton, Northamptonshire	Talavera



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	Prior Notification of installation of 5G equipment, including installation of a 18 metre H3G street pole and additional equipment cabinets	
42. WNN/2022/0286	15 17 Fever And Boutique Drapery, -, Northampton, Northamptonshire, NN1 2ET 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	Castle