



NORTHAMPTON TOWN COUNCIL

Planning Committee – 28th June 2021

To: Members of the Planning Committee

You are summoned to attend the meeting of Planning Committee of Northampton Town Council to be held via Zoom Video Conferencing platform on 28th June 2021 at 18.00

The meeting will be streamed live via the Town Council's YouTube channel

**Stuart Carter
Interim Town Clerk
23rd June 2021**

**Guildhall
Northampton
NN1 1DE**

A G E N D A

- 1. Apologies for Absence**
- 2. Declarations of Interest**
- 3. Planning Applications – To consider Planning Applications for the Parish of Northampton as notified by West Northants Council (the Planning Authority)**
Interim Town Clerk's report attached (p 3 – 7)

Committee Members: Councillors Brown (Chair), Russell (Deputy Chair), Alwahabi, Choudary, Connolly, Haque, Ismail, Lane, Meredith, Purser, Stevens, Vacancy

Distributed electronically to all other councillors for information

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Northampton Town Council

Planning Committee – 28th June 2021

PLANNING APPLICATIONS

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

Recommended: (a) That the committee consider each application and make comments accordingly

(b) That the committee comment and note the initial proposal regarding the delegation of certain applications with a view to this being formalised at the next meeting.

Background

The Town Council is a statutory consultee on all planning applications within its boundary. The Planning Authority (West Northants Council) is responsible for the process and makes the final decision but considers the comments of all statutory consultees when making this decision.

The majority of applications will have a 21-day consultation period to allow the Planning Authority to meet the decision deadlines which are set by the government. The majority of decisions will be delegated to a planning officer to decide on, though some will go to a planning Committee at WNC. It is also usual that councillors on WNC can 'call in' an application for consideration by the WNC planning committee should they want to. It should be noted that it is highly likely that further applications will be tabled at the meeting in order to meet the WNC deadlines on planning consultations.

Members are invited to make comments on each application and are encouraged to view the applications online before coming to the meeting. The committee can put a comment forward to WNC should they want to, including whether they support or oppose the proposal. The committee can also choose to make no comment. Any comments should be based on planning issues. Planning training is being arranged to assist members in formulating responses to applications. Unfortunately, this could not be arranged prior to this meeting.

To assist committee members, issues that can be raised in the form of an objection include the following:

- Overlooking/loss of privacy;
- Loss of light or overshadowing;
- Parking;
- Highway safety;
- Traffic;
- Noise;
- Effect on listed building and conservation area;
- Layout and density of building;
- Design, appearance and materials;
- Government policy;
- Disabled persons' access;

- Proposals in the Development Plan;
- Previous planning decisions (including appeal decisions);
- Nature conservation.

Issues that are usually not valid objections include:

- Building regulations issues.
- Private issues such as boundary disputes.
- Reduction in the value of properties affected by the proposed development.
- Impacts resulting from the construction of the development.
- The possibility of the proposed development causing problems in the future.
- The personal or business circumstances of the applicant
- Problems with notification of the application.
- Competition with existing companies.

Scheme of Delegation

Going forward, given the area that NTC covers, there are likely to be many applications to consider. The Committee may wish to consider a scheme of delegation to reduce the workload of the committee. The Chair has suggested a matrix/criteria that categorises each application and directs whether it goes on the formal agenda. In addition, the Chair has suggested a call in process for all committee members on any application. Any councillor on the committee could 'call in' an application to have it formally considered. They could also do this on behalf of any other councillor not on the committee. Those not considered by committee would either not be commented on and/or could be delegated to the Chair & Vice Chair to comment on behalf of the Council.

An example of applications based on criteria set down by the Clerk that could always be considered by the committee include:

- HMO applications,
- Retrospective applications,
- Listed building consent,
- 2 or above storey extensions,
- Brand new developments regardless of size
- Demolition and replacement applications
- Change of use
- Telecoms masts/infrastructure
- Exterior signage (shops)

Examples of those that could be delegated include:

- Single story extensions,
- Conservatories/orangeries and small outbuildings
- fencing/walls
- Loft conversions
- Minor alterations to industrial units/business premises
- Minor variations of conditions
- General Permitted Development

If this type of scheme were adopted the applications delegated from this meeting would be (b), (c), (d), (g), (h), (j), (n), (p), (q), (r), and (s).

Applications

The applications have been set out below. Click on the link within the address line to take you to the page for that application.

Applications:

- (a) [11 Moore Street, Northampton, NN2 7HU](#) – **WNN/2021/0055** – Kingsley Ward
Variation of Condition 2 of Planning Permission N/2020/1551 (Change of Use from Dwelling house (Use Class C3) to a 5-bedroom (for 5 occupants) House in Multiple Occupation (Use Class C4)) to replace WC with store cupboard, amend internal layout, amend position of entrance door, replace existing garage door with glazed side screen, changes to window types and pebble dash render to be painted light grey

Clerk's Note:

C3 – Houses, Flats, Apartments

Class C3 is use as a dwelling house (whether or not as a sole or main residence)

** by a single person or by people living together as a family, or*

** by not more than 6 residents living together as a single household (including a household where care is provided for residents).*

C4 – HMO (Houses in Multiple Occupation)

Class C4 is use as for small shared dwelling houses occupied by between 3-6 unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

- (b) [1 Strelley Avenue, Northampton, NN3 9UH](#) – **WNN/2021/0200** – Riverside Ward
Relocation of timber boundary fence, approx 2400mm closer to footpath
- (c) [96 Louise Road, Northampton, NN1 3RR](#) – **N/2021/0362** – Castle Ward
Variation of Conditions 2 and 3 of Planning Permission N/2019/1114 (Ground floor rear extension with internal alterations, alterations to existing first floor window to french doors and new rooflights to rear elevation) to amend the design, including changing pitched roof to flat roof with rooflights and change in materials
- (d) [3 Thistleholme Close, Northampton, NN2 7LH](#) – **WNN/2021/0198** – Kingsley Ward
Single storey front porch and single storey rear extension
- (e) [12 Staines Close, Northampton, Northamptonshire, NN5 5AT](#) – **WNN/2021/0181** – St James Ward
Demolition of existing rear conservatory and construction of new single storey flat roof rear extension

- (f) [6 Snooker Club and Premises Harlestone Road, Northampton, NN5 7AE](#) – **WNN/2021/0171**
– St James Ward
Variation of Condition 4 of Planning Permission N/2020/1552 (Regularisation of fence and seating layout of smoking terrace on roof, and erection of smoking shelter) to allow for a sound system to provide background music to patrons whilst minimising noise impact to residents and avoiding noise nuisance
- (g) [1 Favell Way, Northampton, NN3 3BZ](#) – **WNN/2021/0175** – Park Ward
Single storey front extension
- (h) [Ground Floor Suite A & B, 61 69 Charles House Derngate, Northampton, NN1 1UE](#) – **N/2021/0400** – Castle Ward
Replacement of existing entrance doors and surround.
- (i) [Communication Mast, Rothersthorpe Lane, Northampton,](#) – **WNN/2021/0153** – Briar Hill Ward
Prior Notification of installation of Telecommunications equipment, to include existing 8m high monopole and equipment cabinet to be removed and replaced by 20m high Phase 5 pole with shrouded antennas, 2no 300mm microwave dishes, 3no equipment cabinets and associated ancillary development thereto
- (j) [25 Edgemont Road, Northampton, NN3 3DF](#) – **WNN/2021/0137** – Park Ward
Erection of balustrade to front elevation to match existing
- (k) [509 Kettering Road, Northampton, NN3 6QW](#) – **WNN/2021/0166** – Parklands Ward
Two storey side extension and new pitched roof porch
- (l) [74 Stanley Road, Northampton, NN5 5EH](#) – **WNN/2021/0161** – St James Ward
Front garden boundary fence (Retrospective)
- (m) [43 Somerset Street, Northampton, NN1 3LW](#) – **N/2021/0083** – Castle Ward
Retention of rear extension and conversion of single dwelling into 2 no residential units, with internal alterations
- (n) [The Print Factory, South Portway Close, Northampton, NN3 8RH](#) – **WNN/2021/0088** – Talavera Ward
Replacement roof sheeting to pitched roof and replacement fascias, soffits and gutters throughout
- (o) [349 Rathgar Care Home Kettering Road, Northampton, NN3 6QT](#) – **WNN/2021/0159** – Parklands Ward
Demolition of existing dwelling at no 351 Kettering Road and replacement with part single, part two and part three storey extension to Rathgar Care Home together with parking and access alterations and associated works including alterations to boundary treatments

- (p) [22 Holmfield Way, Northampton, NN3 3BJ](#) – **WNN/2021/0145** – Park Ward
Removal of existing single garage and construction of new single storey rear and side extensions and side extension with balcony over to serve existing bedroom
- (q) [135 Whitworth Road, Northampton, NN1 4HQ](#) – **WNN/2021/0139** – Abington Ward
Demolition of existing single storey lean-to, construction of new single storey side extension and loft conversion
- (r) [3 Hood Street, Northampton, NN1 3QT](#) – **WNN/2021/0143** – Castle Ward
Loft conversion with rear dormer and velux at front
- (s) [327A Wellingborough Road, Northampton, NN1 4EW](#) - **WNN/2021/0356** – Abington Ward
Prior Notification of Change of Use of Upper Floors from Offices (Use Class E) to 1no Self Contained Apartment (Use Class C3)
General permitted Development: This is not an application for planning permission. It is an application for development permitted under the terms of Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by Article 6(2) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. More information on this can be found at the Planning Portal website (<http://www.planningportal.co.uk>)
- Your comments as appropriate are sought in respect of only:
- (i) Transport and highways impacts of the development.
 - (ii) Contamination risks on the site.
 - (iii) Flooding risks on the site.
 - (iv) Impacts of noise from commercial premises on the intended occupiers of the development.
- (t) [Telecom Base Station Billing Road East, Northampton](#) - **WNN/2021/0368** – Park Ward
Prior Notification for installation of 18.0m Phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works