

NORTHAMPTON TOWN COUNCIL
Planning Committee – 11th May 2022

Minutes of the Planning Committee meeting held on 11th May 2022 at 6pm in the Northampton Town Council's Committee Room located in the Guildhall, Northampton.

PRESENT: Councillors Brown (Chair), Choudary, Fuchshuber, Ismail, Russell, Miah, Purser, Haque and Stevens.

OFFICERS PRESENT: Mrs J Thorneycroft (Assistant Town Clerk) and Miss F Barford (Democratic Services Officer).

39. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Meredith, Connolly and Lane.

40. DECLARATIONS OF INTEREST

Councillor Purser submitted a non-pecuniary interest for the planning application submitted for the Black Lion Public House as the Vice chair and Secretary of the Friends of St Peter's Church Marefair, and also a Member of the Churches Conservation Trust.

41. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD 13TH APRIL 2022

RESOLVED: That the Chair was authorised to sign the minutes from the previous Planning Committee held on Wednesday 13th April 2022 as the true and accurate record.

42. 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	Ward	Comments
1. WNN/2022/0473	592 Kettering Road North, -, Northampton, Northamptonshire, NN3 6HN Proposed new detached single storey dwelling with off road parking to rear of 592 Kettering Road North(Resubmission of Planning Permission N/2019/0010)	Parklands	Northampton Town Council made no comment on this application.
2. WNN/2022/0477	58 Romany Road, -, Northampton, Northamptonshire, NN2 7DB Two storey side extension and loft conversion (under permitted development rights)	Kingsley	Northampton Town Council made no comment on this application.

3. WNN/2022/0404	26A Abington Grove, -, Northampton, Northamptonshire, NN1 4QX Prior Notification of Change of Use of First and Second Floors from Offices (Use Class E) to 2no Flats (Use Class C3)	Abington	Northampton Town Council made no comment on this application.
4. WNN/2022/0465	58 Hoylake Drive, -, Northampton, Northamptonshire, NN2 7NL Demolition of existing side extension and garage and construction of new single storey rear extension, single and two storey side extension, new garage and new front porch	Kingsley	Northampton Town Council made no comment on this application.
5. WNN/2021/0159	349 Rathgar Care Home Kettering Road, -, Northampton, Northamptonshire, NN3 6QT 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	Parklands	Northampton Town Council raised concerns over potential highway issues and this affecting the emergency access to the proposed care home facility. It was understood by Councillors this application was withdrawn and would be resubmitted. Northampton Town Council's Planning Committee will consider the application is resubmitted.
6. WNN/2022/0454	The Market Square Market Square, -, Northampton, Northamptonshire, NN1 2DL Public Realm Regeneration Scheme of the Market Square	Castle	Northampton Town Council did not make an explicit comment on this application, as it will be tabled at the next planning meeting held on 30 th May 2022 and a more in-depth discussion will be held .
7. WNN/2021/0925	524 Wellingborough Road, -, Northampton, Northamptonshire, NN3 3HY Demolition of existing dwelling and construction of 2no new dwellings and alterations to existing access	Park	Northampton Town Council made no comment on this application.
8. WNN/2021/1115	Francis Crick Overflow Car Park Summerhouse Road, -, Northampton, Northamptonshire 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 reorientation of Unit C and changes to car parking areas) for glazed entrance, introduction of external shutter and relocation of level access doors at Unit 4;	Parklands	Northampton Town Council made no comment on this application.

	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 perimeter fencing and access gates, and to allow the entrance from Deer Park Road to be two way.		
9. WNN/2022/0442	31 Upton House Billing Road, -, Northampton, Northamptonshire, NN1 5DQ Residential development of 6no Apartments	Castle	Northampton Town Council made no comment on this application.
10. 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	Northampton Town Council made no comment on this application.
11. WNN/2022/0449	42 Strillyer House St Georges Avenue, -, Northampton, Northamptonshire, NN2 6JA Remove window and door and install new window to side elevation, remove window on rear elevation and replace with new French Doors and construction of new single storey rear extension	Trinity	Northampton Town Council made no comment on this application.
12. 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	Northampton Town Council objected the proposed application due to highway issues. The development is near a busy junction between two of the Town's main roads and a place of worship. The highway issues would be exacerbated due to a lack of parking for the flats proposed.
13. WNN/2022/0447	5A Market Square, -, Northampton, Northamptonshire, NN1 2DL Listed Building Consent Application for external repairs including to the roof and redecoration to windows, brickwork and stonework with materials to match the existing throughout	Castle	Northampton Town Council made no comment on this application.
14. WNN/2022/0446	3 Rixon Close, -, Northampton, Northamptonshire, NN3 3PF Two storey and single storey rear extensions and front porch extension	Park	Northampton Town Council made no comment on this application.

15. WNN/2022/0440	1 3 Old Black Lion Public House Black Lion Hill, -, Northampton, Northamptonshire, NN1 1SW	Castle	Northampton Town Council made no comment on this application.
16. WNN/2022/0439	Listed Building Consent Application for refurbishment and repair works to existing buildings, demolition of selected modern extensions and infills, modifications to existing internal fabric and insertion of new partitioning to facilitate new internal layout; including rearrangement of toilets, provision of function room, landlord apartment and office space, alterations to fenestration details including repairs to and replacement of windows and doors and new entranceway, addition of new stair and lift serving first floor, new rear extension to cottage section within courtyard and extension to existing outbuilding, creation of new rear gate entrance, landscaping of courtyard space and provision of external seating areas, addition of new stepped access and gate to St Peters Church churchyard, new path with lighting and a new trench within St Peters churchyard		
17. WNN/2022/0441	35 Quarry Park Close, -, Northampton, Northamptonshire, NN3 6QB Two storey infill front extension	Talavera	Northampton Town Council made no comment on this application.
18. WNN/2022/0422	8 Churchill Avenue, -, Northampton, Northamptonshire, NN3 6NY Two storey side extension to detached bungalow	Eastfield	Northampton Town Council made no comment on this application.
19. WNN/2022/0434	87 Coppice Drive, -, Northampton, Northamptonshire, NN3 6NH Single storey rear extension	Parklands	Northampton Town Council made no comment on this application.
20. WNN/2022/0427	1B The Garden House Greenway, -, Northampton, Northamptonshire, NN3 3BW Change of use and extension of outbuilding from Use Class E to Use Class C3 ancillary accommodation to main dwelling	Park	Northampton Town Council made no comment on this application.
21. WNN/2022/0436	24 Barry Road, -, Northampton, Northamptonshire, NN1 5JS Single storey rear extension	Abington	Northampton Town Council made no comment on this application.
22. WNN/2022/0381	19 Derby Road, -, Northampton, Northamptonshire, NN1 4JP Conversion of two storey three bedroom terrace house to 3no self-contained flats, including dormer and associated external works	Abington	Northampton Town Council objected on the grounds of overdevelopment in the area however, it was posed two flats would be more sufficient.
23. WNN/2022/0421	9 Cameron Close, -, Northampton, Northamptonshire, NN5 5NY Loft conversion to rear	St. James	Northampton Town Council made no comment on this application.

24. WNN/2022/0429	Toys R Us, St James Retail Park Towcester Road, -, Northampton, Northamptonshire, NN1 1EE Continued use of existing Retail Unit with Use Class E(a), including the sale of non-food and food and drink goods	Far Cotton	Northampton Town Council made no comment on this application.
25. WNN/2022/0425	12 Watermeadow Drive, -, Northampton, Northamptonshire, NN3 8PL Front boundary retaining wall and block paving drive	Talavera	Northampton Town Council made no comment on this application.
26. WNN/2022/0484	Bp Connect, 159 185 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PY Variation of Condition 5 of Planning Permission N/2004/0867 (Amendments to approved scheme for the redevelopment of existing garage and provide new fuel forecourt, LPG storage, sales building, jet wash, ATM, access and parking) to allow the site to operate between the hours of 0600 to 2300 daily	Abington	Northampton Town Council made no comment on this application.

39. WEST NORTHANTS HOUSING STRATEGY CONSULTATION

RESOLVED: It was decided via a motion both Councillors Haque and Stevens would review West Northamptonshire Council’s housing strategy and provided comments on behalf of the Planning Committee however, Members are able to submit their own views.

40. PROPOSED TELECOMMUNICATION INSTALLATIONS AT BOOTH LANE NORTH, EAST OVAL KINGS HEATH AND BILLING BROOK ROAD

It was raised by Councillors that the boxes that encase the associated telecoms infrastructure are very large in size and, can be inconvenient to surrounding properties therefore the placement would need to be respectfully distanced, or buried underground if possible. It was highlighted that the installations would be beneficial by providing improved connectivity to the local area.

RESOLVED: Members decided to contact Councillor T Eales for Kings Heath to provide their feedback on the proposed telecommunications installations as she is not a Member of the Planning Committee.

MEETING CONCLUDED AT 6:45PM

X

Councillor Connolly
Planning Committee Chair