

# NORTHAMPTON TOWN COUNCIL

## Planning Committee – 13<sup>th</sup> April 2022

Minutes of the meeting held on 13<sup>th</sup> March 2022 at 6pm in the Northampton Town Council’s Committee Room located in the Guildhall, Northampton.

**PRESENT:** Councillors Haque (Acting Chair), Choudary, Connolly, Fuchshuber, Ismail, Miah, Meredith, Purser, Stevens.

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

### 35. Apologies for Absence

Apologies were submitted by Councillors Brown, Russell and, Lane.

### 36. Declarations of Interest

There were no declarations of interest submitted.

### 37. To authorise the Chair to sign the Minutes of the last meeting held 14<sup>th</sup> March 2022

**RESOLVED:** The Acting Chair was authorised by attendees to sign the minutes from the previous Planning Committee Meeting held on 14<sup>th</sup> March 2022.

### 38. 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 the Northampton Town Council 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(s) have the plans 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/2022/0120	<a href="#">46 Greenfield Avenue, -, Northampton, Northamptonshire, NN3 2AF</a> Construction of flat roof dormer over existing garage to front elevation (Retrospective)	Eastfield	Northampton Town Council made no comment on this application.
(2) WNN/2022/0264	<a href="#">9 Pritchard Close, -, Northampton, Northamptonshire, NN3 5BW</a> Alterations to upper wall external finishing material	Rectory Farm	Northampton Town Council made no comment on this application.

(3) WNN/2022/0272	<a href="#">3 Lynmouth Avenue, -, Northampton, Northamptonshire, NN3 3LT</a> Single storey side extension	Park	Northampton Town Council made no comment on this application.
(4) WNN/2022/0271	<a href="#">19 York Road, -, Northampton, Northamptonshire, NN1 5QG</a> Change of Use from Offices (Use Class E) to Two Bedroom Flat (Use Class C3) on First and Second Floors	Castle	Northampton Town Council made no comment on this application.
(5) WNN/2022/0277	<a href="#">16 Bromford Close, -, Northampton, Northamptonshire, NN3 9HS</a> Side extension and garage conversion	Riverside/Billing	Northampton Town Council made no comment on this application.
(6) WNN/2022/0282	<a href="#">18 20 Drapery, -, Northampton, Northamptonshire, NN1 2HG</a> Removal of existing external signage, removal of 1no external ATM in front corner elevation and infill existing aperture to be infilled by stonework to match existing stonework, removal of 2no external ATMs in rear elevation and existing glazing to be replaced with new and removal of 1no night safe in side elevation and infill existing aperture to be infilled by stonework to match existing stonework	Castle	Northampton Town Council made no comment on this application.
(7) WNN/2022/0281	<a href="#">253 Woodbrooke Billing Road East, -, Northampton, Northamptonshire, NN3 3LG</a> Construction of new house in grounds of 253 Billing Road East, including shared drive	Park	Northampton Town Council made no comment on this application.
(8) WNN/2022/0293	<a href="#">25 Drapery, -, Northampton, Northamptonshire, NN1 2ET</a> Conversion of First and Second Floor Office Space (Use Class E) and conversion of Loft Space to 6no Flats (Use Class C3)	Castle	Northampton Town Council made no comment on this application.
(9) WNN/2022/0292	<a href="#">34 Queenswood Avenue, -, Northampton, Northamptonshire, NN3 6JU</a> Loft conversion with dormer	Weston Brookside	Northampton Town Council made no comment on this application.
(10) WNN/2022/0307	<a href="#">26 Tanfield Lane, -, Northampton, Northamptonshire, NN1 5RN</a> First floor extension over existing garage and utility, part two storey and single storey rear extension and porch extension to front	Castle	Northampton Town Council made no comment on this application.
(11) WNN/2022/0301	<a href="#">Car Park College Street, -, Northampton, Northamptonshire</a> Erection of purpose-built student accommodation, with landscaping and associated works	Castle	This application was considered to be overdevelopment and could cause problems arising from the construction period.  It was noted the proposed development would be in close proximity to the approved development of student housing on the former Debenhams site on College Street. A Councillor raised the proposed development would cause disruption to the businesses situated on College Street whilst construction was being completed.
(12) WNN/2022/0308	<a href="#">Jewson Heathfield Way, -, Northampton, Northamptonshire, NN5 7QP</a>	Spencer Ward	Northampton Town Council made no comment on this application.

	Installation of sheet piled retaining structure in order to retain the existing boundary wall		
<b>(13) WNN/2022/0311</b>	<a href="#">70 Goodwood Avenue, -, Northampton, Northamptonshire, NN3 6ED</a> Rear conservatory	Parklands	Northampton Town Council made no comment on this application.
<b>(14) WNN/2022/0309</b>	<a href="#">Henry Bird Second Floor, 8 8A George Row, -, Northampton, Northamptonshire, NN1 1DF</a> Listed Building Consent Application for the replacement of existing single pane roof glazing with double glazing system	Castle	Northampton Town Council made no comment on this application.
<b>(15) WNN/2022/0314</b>	<a href="#">135 Clarence Avenue, -, Northampton, Northamptonshire, NN2 6NY</a> Single storey side and rear extension	Parklands	Northampton Town Council made no comment on this application.
<b>(16) WNN/2022/0319</b>	<a href="#">321 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EW</a> Change of Use from Hair Salon (Use Class E) to Nail Bar (Sui Generis) at Ground and Partial First Floor with Remaining Upper Floor Converted into a Single Apartment (Use Class C3) (Part-Retrospective)	Castle	Northampton Town Council made no comment on this application.
<b>(17) WNN/2022/0315</b>	<a href="#">66 Kingsthorpe Grove, -, Northampton, Northamptonshire, NN2 6NT</a> Single storey rear extension	Semilong	Northampton Town Council made no comment on this application.
<b>(18) WNN/2022/0207</b>	<a href="#">83 Cottingham Drive, -, Northampton, Northamptonshire, NN3 7LG</a> Change of Use of Domestic Garage (Use Class C3) to Dog Grooming Business (Sui Generis), to include single storey rear extension to existing bungalow	Boothville	Northampton Town Council made no comment on this application.
<b>(19) WNN/2022/0302</b>	<a href="#">198 The Headlands, -, Northampton, Northamptonshire, NN3 2NX</a> Two storey side extension including attic conversion and rear dormer	Headlands	Northampton Town Council made no comment on this application.
<b>(20) WNN/2022/0286</b>	<a href="#">15 17 Fever And Boutique Drapery, -, Northampton, Northamptonshire, NN1 2ET</a> 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	Northampton Town Council made no comment on this application.
<b>(21) WNN/2022/028</b>	<a href="#">8 Regent Square, -, Northampton, Northamptonshire, NN1 2NQ</a> Change of Use of Ground Floor from Retail (Use Class E) to House in Multiple Occupation (Sui Generis) for two additional occupants for the existing HIMO at upper floors including the changes to shop front.	Castle	Northampton Town Council made no comment on this application.
<b>(22) WNN/2022/0304</b>	<a href="#">27 Hamsterly Park, -, Northampton, Northamptonshire, NN3 5DA</a> Single storey side extension	Talavera	Northampton Town Council made no comment on this application.
<b>(23) WNN/2022/0260</b>	<a href="#">41 Gladstone Road, -, Northampton, Northamptonshire, NN5 7EG</a> Single storey side extension and front porch	Spencer	Northampton Town Council made no comment on this application.
<b>(24) WNN/2022/0331</b>	<a href="#">193 Kettering Road, -, Northampton, Northamptonshire, NN1 4BP</a> Single storey rear extension (Retrospective) Details	Castle	Northampton Town Council made no comment on this application.

<b>(25) WNN/2022/0296</b>	<a href="#">11 Collingdale Road, -, Northampton, Northamptonshire, NN3 2TS</a> Single storey rear extension	Weston	Northampton Town Council made no comment on this application.
<b>(26) WNN/2022/0333</b>	<a href="#">16 Ardington Road, -, Northampton, Northamptonshire, NN1 5LJ</a> Demolition of existing single storey extension and construction of new single and two storey rear extension Details	Trinity	Northampton Town Council made no comment on this application.
<b>(27) WNN/2022/0335</b>	<a href="#">39 Fulford Drive, -, Northampton, Northamptonshire, NN2 7NX</a> Ground floor rear extension, amendments to porch and internal works	Parklands	Northampton Town Council made no comment on this application.
<b>(28) WNN/2022/0338</b>	<a href="#">36 Cowper Street, -, Northampton, Northamptonshire, NN1 3QR</a> Change of Use from House in Multiple Occupation (Use Class C4) for 4 occupants to House in Multiple Occupation (Use Class C4) for 5 occupants	Castle	Northampton Town Council made no comment on this application.
<b>(29) WNN/2022/0150</b>	<a href="#">126 128 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DR</a> New outbuilding to rear (retrospective)	Castle	Northampton Town Council made no comment on this application.
<b>(30) WNN/2021/0159 4</b>	<a href="#">349 Rathgar Care Home Kettering Road, -, Northampton, Northamptonshire, NN3 6QT</a> 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 made no comment on this application.
<b>(31) WNN/2022/0289</b>	<a href="#">8 Regent Square, -, Northampton, Northamptonshire, NN1 2NQ</a> Change of Use of Ground Floor from Retail (Use Class E) to House in Multiple Occupation (Sui Generis) for two additional occupants for the existing HIMO at upper floors including the changes to shop front.	Castle	Northampton Town Council made no comment on this application.
<b>(32) WNN/2021/0786</b>	<a href="#">22 Pinetrees, -, Northampton, Northamptonshire, NN3 3ET</a> Single storey front extension	Abington	Northampton Town Council made no comment on this application.
<b>(33) WNN/2022/0219</b>	<a href="#">6 Cowgill Close, -, Northampton, Northamptonshire, NN3 8PB</a> Side and front extension	Rectory Farm/Talavera	Northampton Town Council made no comment on this application.
<b>(34) WNN/2022/0102</b>	<a href="#">104 Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JH</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Castle	Northampton Town Council made no comment on this application.
<b>(35) WNN/2022/0053</b>	<a href="#">70 Birchfield Road, -, Northampton, Northamptonshire, NN1 4RJ</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Phippsville	Northampton Town Council made no comment on this application.
<b>(36) WNN/2021/118</b>	<a href="#">92 Lower Thrift Street, -, Northampton, Northamptonshire, NN1 5HP</a>	Castle	Northampton Town Council made no comment on this application.

	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants		
<b>(37) WNN/2022/0234</b>	<a href="#">57 Fullingdale Road, -, Northampton, Northamptonshire, NN3 2PZ</a> New dwelling with live-in carer accommodation	Headlands	Northampton Town Council made no comment on this application.
<b>(38) WNN/2022/0322</b>	<a href="#">29 Osborne House St Georges Avenue, -, Northampton, Northamptonshire, NN2 6JA</a> To increase the provision of childcare from 80 to 110 children at the nursery	Trinity	Northampton Town Council made no comment on this application.
<b>(39) WNN/2022/0349</b>	<a href="#">190 Kettering Road, -, Northampton, Northamptonshire, NN1 4BJ</a> Change of Use of First and Second Floors from Retail Storage (Use Class E) to 5no One-Bedroom Self-Contained Residential Apartments (Use Class C3)	Castle	Northampton Town Council made no comment on this application.
<b>(40) WNN/2022/0350</b> <b>(41) WNN/2022/0351</b> <b>(LB Consent)</b>	<a href="#">Flat 1, 6 Spencer Parade, -, Northampton, Northamptonshire, NN1 5AA</a> Conversion of basement area to 1no one bedroom apartment with new and adapted window openings and associated lightwells with metal railings	Castle	Northampton Town Council made no comment on this application.
<b>(42) WNN/2022/0354</b>	<a href="#">46 Semilong Road, -, Northampton, Northamptonshire, NN2 6BU</a> Change of Use from Retail (Use Class E) to Cafe/Restaurant and Takeaway (Sui Generis), including installation of extraction ducting system and internal and external alterations	Semilong	Northampton Town Council made no comment on this application.
<b>(43) WNN/2022/0356</b>	<a href="#">56 Tintern Avenue, -, Northampton, Northamptonshire, NN5 7BY</a> Single storey side and rear extensions	Spencer	Northampton Town Council made no comment on this application.
<b>(44) WNN/2022/0371</b>	<a href="#">71 73 Tenter Road, -, Northampton, Northamptonshire, NN3 6AX</a> Extension to existing warehouse and new storage building	Parklands	Northampton Town Council made no comment on this application.
<b>(45) WNN/2022/0341</b>	<a href="#">10 Cumberland Close, -, Northampton, Northamptonshire, NN3 2AD</a> New detached motorcycle store to front of dwelling	Parklands	Northampton Town Council made no comment on this application.
<b>(46) WNN/2022/0343</b>	<a href="#">34 Edith Street, -, Northampton, Northamptonshire, NN1 5EW</a> Reconfiguration of existing House in Multiple Occupation (Use Class C4) for 4 occupants, to include conversion of shower room on ground floor to utility room, conversion of bedroom 4 to family bathroom, addition of fire escape window and conversion of cellar to bedroom	Castle	This application was considered to create Highways issues, unacceptable uses and therefore objected by Northampton Town Council.  It was noted an additional House of Multiple Occupants (HMO) within the area would contribute to the pre-existing highway and issues with providing the proposed number of occupants with parking. Furthermore, the proposed utilization of the property's basement caused concern for the Councillors due to the potential lack of light, and potential electrical and, utility equipment being hosted within that bedroom.

(47) WNN/2022/0364	<a href="#">14 Holmfield Way, -, Northampton, Northamptonshire, NN3 3BJ</a> Single storey front and rear extensions	Park	Northampton Town Council made no comment on this application.
(48) WNN/2022/0366	<a href="#">73 Orchard House High Street, Weston Favell, Northampton, Northamptonshire, NN3 3JX</a> Demolition of single storey garage and utility to side and construction of new two storey side and rear extensions, with remodelling, alterations and external upgrades	Park	Northampton Town Council made no comment on this application.
(49) WNN/2022/0345	<a href="#">70 Victoria Road, -, Northampton, Northamptonshire, NN1 5EQ</a> Change of Use from House in Multiple Occupation (Use Class C4) for 5 occupants to House in Multiple Occupation (Use Class C4) for 6 occupants	Castle	This application was considered to cause Highway issues and therefore Northampton Town Council objected this proposal.  It was highlighted Victoria Road had pre-existing Highway issues due to the proximity to Northampton General Hospital. It was also noted the rooms appeared small with no en-suite facilities and would be further exacerbated by the addition of another occupant.
(50) WNN/2022/0373	<a href="#">30 Fullingdale Road, -, Northampton, Northamptonshire, NN3 2QA</a> Porch extension, two storey side extension, single storey rear extension and loft conversion	Headlands	Northampton Town Council made no comment on this application.
(51) WNN/2022/0357	<a href="#">39 Berkeley Close, -, Northampton, Northamptonshire, NN1 5BJ</a> Ground and first floor side extension	Castle	Northampton Town Council made no comment on this application.
(52) WNN/2022/0360	<a href="#">83 Abington Street, -, Northampton, Northamptonshire, NN1 2BH</a> Creation of 1no additional student accommodation room within existing building	Castle	Northampton Town Council made no comment on this application.
(53) WNN/2022/0392	<a href="#">63 Holly Road, -, Northampton, Northamptonshire, NN1 4QN</a> Change of Use from 6-bedroom House in Multiple Occupation (Use Class C4) to 7-bedroom House in Multiple Occupation (Sui Generis) for 7 occupants	Kingsley	There is a large parking problem already and pressure on the local amenities. It was applauded how some rooms contain an en-suite of a decent size. Comment.
(54) WNN/2022/0389	<a href="#">424 Birchfield Road East, -, Northampton, Northamptonshire, NN3 2TE</a> Conversion of existing attached garage and single storey rear extension	Headlands	Northampton Town Council made no comment on this application.
(55) WNN/2022/0386	<a href="#">2 Peverels Way, -, Northampton, Northamptonshire, NN5 5DD</a> Variation of Condition 2 of Planning Permission N/2020/0627 (New dwelling on land to the rear of 2 Peverels Way) to supercede approved plans	St. James	Northampton Town Council made no comment on this application.
(56) WNN/2022/0402	<a href="#">30 Gatesgarth Booth Lane South, -, Northampton, Northamptonshire, NN3 3EP</a> Two storey side extension, single storey rear extension, new garage and garden store,	Westone	Northampton Town Council made no comment on this application.

	single storey side extension to form annex accommodation, demolition of existing rear conservatory and removal of existing garage building		
(57) WNN/2022/0397 (58) WNN/2022/0398 (LB Consent)	<a href="#">Rear Of 21-23 Bridge Street, -, Northampton, Northamptonshire, NN1 1NH</a> Demolition of 21-23 Bridge Street (front facade to be retained and repaired where possible) to create 43no affordable Apartments, Offices and Commercial Spaces, complete with bin and cycle storage provisions	Castle	This application was considered to be a benefit to Northampton Town Centre as the plot had remained vacant and derelict for many years.  Northampton Town Council would support the approval of this application.
(59) WNN/2022/0388	<a href="#">6 Cheyne Walk, -, Northampton, Northamptonshire, NN1 5PT</a> Removal of Condition 6 of Planning Permission WNN/2021/0877 (Change of Use from Offices (Use Class E) to 9 person House in Multiple Occupation (Sui Generis) and associated alterations) as no parking is proposed for the development	Castle	Northampton Town Council made no comment on this application.
(60) WNN/2022/0377	<a href="#">62 Booth Lane South, -, Northampton, Northamptonshire, NN3 3EP</a> Ground floor rear extension and garage conversion in to habitable room	Weston e	Northampton Town Council made no comment on this application.
(61) WNN/2022/0405	<a href="#">12 Shipmans Ph Drapery, -, Northampton, Northamptonshire, NN1 2HG</a> Listed Building Consent Application for signage, painting and external lighting	Castle	Northampton Town Council made no comment on this application.
(62) WNN/2022/0410	<a href="#">Market Walk Shopping Centre Market Square, -, Northampton, Northamptonshire</a> Change of Uses previously granted under planning to incorporate Flexible Retail Use on Level One, a Pod Hotel on Level 2 and new Residential Uses on Levels 2 and 3 with additional new built Levels 4 and 5 to provide solely Residential Accommodation	Castle	This application was considered to be overdevelopment and create highways issues. Northampton Town Council objected to this application.  It was noted the proposal would be a major development within Northampton Town Centre. Concerns were raised how the proposed development would create highway issues within the Town Centre due to no provision for occupants to park vehicles.
(63) APP/W2845/W/21/3287329 WNN/2021/0651	<a href="#">103 Beech Avenue, -, Northampton, Northamptonshire, NN3 2JW</a> Erection of new dwelling to rear of 103 Beech Avenue	Abington	Northampton Town Council made no comment on this application.
(64) WNN/2022/0411	<a href="#">459 Kettering Road, -, Northampton, Northamptonshire, NN3 6QU</a> Single storey rear extension	Parklands	Northampton Town Council made no comment on this application.

<b>(65) WNN/2022/0409</b>	<a href="#">15 Melbourne Road, -, Northampton, Northamptonshire, NN5 5LL</a> Erection of 2no one bedroom semi detached properties with parking and drop kerb	St James	Northampton Town Council made no comment on this application.
<b>(66) WNN/2022/0374</b>	<a href="#">179 181 Glenside Nursing Home Weedon Road, -, Northampton, Northamptonshire, NN5 5DA</a> Change of Use of Care Home (Use Class C2) to House in Multiple Occupation (Sui Generis) for 25 occupants, with associated services to include Gym and Cinema Room		
<b>(67) WNN/2021/1048</b>	<a href="#">Lock Up Garages Upper Thrift Street, -, Northampton, Northamptonshire</a> Demolition of 22no garages and construction of 2no dwellings		This application was considered to cause problems arising from the construction period.  It was noted the garages located behind properties may cause disruptions to existing residents and this had been raised to the ward Councillor, Councillor Purser during ward member surgeries. Residents also noted to Councillor Purser, the demolition of the garages would create a reduction of available parking within the area. Councillors stated a formal consultation with local residents should take place prior to any works being completed – if approved by West Northamptonshire Council.

**MEETING CONCLUDED 18:52**

Signed .....

Chair of Planning Committee