

Northampton Town Council

Planning Committee – 16th February 2022

Minutes of the meeting held on 16th February 2022 in the Godwin Room, The Guildhall at 18:00.

PRESENT: Councillors Brown (Chair), Connolly, Fuchshuber, Haque, Lane, Meredith, Miah, Purser, Stevens

Also present: Cllr Birch

Officer: Stuart Carter (Town Clerk)

27. Apologies for Absence

Apologies were submitted by Cllrs Russell (Vice-Chair) and Ismail.

28. Declarations of Interest

There were no declarations of interest

29. To authorise the Chair to sign the Minutes of the last meeting held 17th January 2022

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

30. 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 12, 21,22, 26, 29, 30, 42, 45, 48, 52

Application No	Site Address and Proposal	Ward	
(1) WNN/2022/0024	61 Whitworth Road, -, Northampton, Northamptonshire, NN1 4HQ Change of Use of existing House in Multiple Occupation (Use Class C4) to 2no Apartments (Use Class C3), to include single storey rear extension, conversion of roof space, including	Castle	NTC made no comment on this application

	dormer to rear, and internal alterations Details		
(2) WNN/2022/0027	Unit 11, Riverside Prime Carousel Way, -, Northampton, Northamptonshire, NN3 9HG Extension of extant (Use Class B2) use of existing unit to include Storage and Distribution uses (Use Class B8)	Rush mills	NTC made no comment on this application
(3) WNN/2022/0032	387 The Firs Billing Road East, -, Northampton, Northamptonshire, NN3 3LL New garage to front	Park	NTC made no comment on this application
(4) WNN/2022/0036	84 Military Road, -, Northampton, Northamptonshire, NN1 3EU Single storey rear and side extension	Castle	NTC made no comment on this application
(5) WNN/2022/0038	Standens Barn Community Centre Walledwell Court, -, Northampton, Northamptonshire, NN3 9TJ Extension to the Frank Bruno Foundation boxing gym with a side lean-to extension to expand gym area while accommodating an existing fire escape	Riverside	NTC made no comment on this application
(6) WNN/2021/1105	69 Oleander Crescent, -, Northampton, Northamptonshire, NN3 8QP Garage extension and conversion to create 2no assisted living bedrooms	Rector y Farm	NTC made no comment on this application
(7) WNN/2021/1123	8 Grassmere Avenue, -, Northampton, Northamptonshire, NN3 3DP Single storey rear extension	Westone	NTC made no comment on this application
(8) WNN/2022/0040	19 Chipsey Avenue, -, Northampton, Northamptonshire, NN1 5SE Single storey rear extension	Rush mills	NTC made no comment on this application
(9) WNN/2021/1160	St Christophers Home Abington Park Crescent, -,	Park	NTC made no comment on this application

	Northampton, Northamptonshire, NN3 3AD Removal of existing refuse store screen fencing and concrete bases and construction of new refuse bin store enclosure		
(10) WNN/2021/1089	Lodge Farm Community Centre Crestwood Road, -, Northampton, Northamptonshire, NN3 8JJ Replacement and addition of new boundary fencing and gates to site	Talavera	NTC made no comment on this application
(11) WNN/2021/1167	54 Gold Street, -, Northampton, Northamptonshire, NN1 1RS Installation of new fascia for new business	Castle	NTC made no comment on this application
(12) WNN/2022/0052	11 Lower Meadow Court, -, Northampton, Northamptonshire, NN3 8AU Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants	Talavera	NTC object to this application. This creation of an HMO will have a considerable impact on parking 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. Overall the application is considered to be overdevelopment.
(13) WNN/2022/0054	14 St Georges Place, -, Northampton, Northamptonshire, NN2 6EP Replacement of existing UPVC windows with UPVC sash windows	Trinity	NTC made no comment on this application
(14) WNN/2022/0057	19 York Road, -, Northampton, Northamptonshire, NN1 5QG Change of Use from Offices (Use Class E) to House in Multiple Occupation (Use Class C4) on the First and	Castle	The following comments were made on this application. It is noted that there is a bathroom in the kitchen, the hygiene of which is questionable, we would ask that officers at WNC ensure that his meets regulations. In addition NTC believes in the aspiration that

	Second Floor Only for 3 occupants		all HMOs should have a toilet and shower room as standard for each room, this proposal does not have this.
(15) WNN/2022/0055	132 The Cuckoos Nest Great Russell Street, -, Northampton, Northamptonshire, NN1 3BU New rear dormer on second floor	Castle	NTC made no comment on this application
(16) WNN/2022/0037	Land Rear Of, 131 133 Lindsay Avenue, -, Northampton, Northamptonshire Construction of 4no Apartments	Eastfield	NTC made no comment on this application
(17) WNN/2022/0001	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	Castle	NTC made no comment on this application
(18) WNN/2022/0060	226 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PR Conversion of garage to form part of existing Dentist Practice and Change of Use of first and second floor from Apartment (Use Class C3) to Dentist Practice (Use Class E)	Abington	NTC made no comment on this application
(19) WNN/2022/0065	35 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT Demolition of existing conservatory and erection of single storey rear extension	Rush mills	NTC made no comment on this application
(20) WNN/2022/0079	4 Wallace Terrace, -, Northampton, Northamptonshire, NN2 7EG	Kingsley	NTC made no comment on this application

	Two storey rear extension and single storey porch extension to front elevation		
(21) WNN/2022/0050 (22) WNN/2022/0051(LB consent)	4 St Giles Terrace, -, Northampton, Northamptonshire, NN1 2BN Change of Use from Office Building (Use Class E) to 1 no. One Bedroom Flat (Use Class C3) in basement and House in Multiple Occupation four 4 no. occupants (Use Class C4) on ground and upper floors. Details	Castle	The committee object to these applications and regard them to be overdevelopment. It is noted that the basement is proposed to be converted into a self-contained flat and the committee supports this part of the proposal and would like to see the rest of the building developed into flats. However, the committee objects to the HMO element. The rooms are considered to be too small, there is concern over ventilation and NTC believes that all rooms should come with a shower room including a toilet as standard in HMOs.
(23) WNN/2022/0043	68 Loyd Road, -, Northampton, Northamptonshire, NN1 5JE Single storey rear/side extension to no. 68 Loyd Road together with single storey side/rear wraparound extension to no. 66 Loyd Road	Abington	NTC made no comment on this application
(24) WNN/2022/0087	11 Glebeland Walk, -, Northampton, Northamptonshire, NN5 7HD Single storey rear extension	Spencer	NTC made no comment on this application
(25) WNN/2021/1162	57 Countess Road, -, Northampton, Northamptonshire, NN5 7EA Conversion of single dwelling into 2no self contained one-bedroom flats	Spencer	NTC made no comment on this application
(26) WNN/2022/0072	Land To Rear Of, 55 Kettering Road, -, Northampton, Northamptonshire	Castle	The Committee objected to this application. The committee stated that this application constitutes overdevelopment and is not in

	Construction of new three storey building with loft to be used for 12no student accommodation units for single persons		keeping with the surrounding area and should be refused
(27) 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	NTC made no comment on this application
(28) WNN/2022/0092	Duston Mill Duston Mill Lane, -, Northampton, Northamptonshire Change of Use of Storage Barn (Use Class B8) to use for Leisure and Hospitality Events, Activities and Storage (Sui Generis)	St James	NTC made no comment on this application
(29) WNN/2022/0102	104 Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JH Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Abington	The committee objected to this application and recommended that it be refused on the grounds of overdevelopment an for the reasons given below. The proposal to create a 5 bed HMO in this area will create major issues for parking, which is already difficult. The traffic in this area can also be bad and this will further exacerbate this. There are a number of HMOs in this area and a further one will lead to an over concentration/saturation.
(30) WNN/2022/0108	532 Kettering Road North, -, Northampton, Northamptonshire, NN3 6HN New build three storey residential dwelling with	Parklands	The committee made the following comments regarding this application. The committee is of the opinion that there is enough space for this proposal. They are in agreement that this proposal

	associated garage and off street parking		should be permitted as long as WNC are happy that the height of the building (3 storeys) is not considered to be overbearing or out of keeping with the neighbouring properties.
(31) WNN/2022/0110	60 Sandiland Road, -, Northampton, Northamptonshire, NN3 2QD Development of existing garden room/home office to bedroom/annexe	Headlands	NTC made no comment on this application
(32) WNN/2021/1046	31 Upton House Billing Road, -, Northampton, Northamptonshire, NN1 5DQ 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
(33) WNN/2022/0107	13 Woodland Avenue, -, Northampton, Northamptonshire, NN3 2BY New build garage with recreation space	Phippsville	NTC made no comment on this application
(34) WNN/2022/0105	49 Broadmead Avenue, -, Northampton, Northamptonshire, NN3 2QX Single storey ground floor rear extension	Eastfield	NTC made no comment on this application
(35) WNN/2022/0113	16 Hillcrest Avenue, -, Northampton, Northamptonshire, NN3 2AB Two storey side/rear extension and loft conversion with dormer	Parklands	NTC made no comment on this application
(36) WNN/2022/0116	63 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT Single storey rear extension and two storey side extension	Rushmills	NTC made no comment on this application
(37) WNN/2022/0103	57 Thorburn Road, -, Northampton, Northamptonshire, NN3 3DA	Park	NTC made no comment on this application

	Ground floor side and first floor pitched roof extension and extended porch		
(38) WNN/2022/0117	Fairfields School Trinity Avenue, -, Northampton, Northamptonshire, NN2 6JN Replacement of conservatory roof	Trinity	NTC made no comment on this application
(39) WNN/2022/0104	46 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PA Expansion of existing 4no apartments, 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	Abington	NTC made no comment on this application
(40) WNN/2022/0091	50 Christchurch Road, -, Northampton, Northamptonshire, NN1 5LN Alterations, extensions and replacement garage	Abington	NTC made no comment on this application
(41) WNN/2022/0099	125 Park Avenue North, -, Northampton, Northamptonshire, NN3 2HY Single storey rear extension and loft conversion with rear dormer	Phippsville	NTC made no comment on this application
(42) WNN/2022/0053	70 Birchfield Road, -, Northampton, Northamptonshire, NN1 4RJ Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Phippsville	This application is considered to be overdevelopment. The creation of this HMO will result in the loss of a family dwelling. The parking in this area is difficult and this proposal will add further pressure to this. The application form states that the development will create an additional 2 parking spaces but it is difficult to see how this will be realised. It is also noted that this proposal does not provide each room with a shower and toilet room, and NTC thinks this

			should be a minimal requirement for all HMOs in the town.
(43) WNN/2022/0126	4 Manfield Way, -, Northampton, Northamptonshire, NN3 6NA Single storey side extension and internal alterations	Parklands	NTC made no comment on this application
(44) WNN/2022/0127	57 Allen Road, -, Northampton, Northamptonshire, NN1 4NB Single storey rear extension	Abington	NTC made no comment on this application
(45) WNN/2022/0130	115 The Headlands, -, Northampton, Northamptonshire, NN3 2NZ Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants	Headlands	Northampton Town Council object to this application on the grounds of overdevelopment and therefore recommend that it be refused. The site location, it being on a corner, is considered to be not appropriate for it to become a HMO, parking will be difficult which will impact on other residents. The HMO will also lead to the loss of a family home. NTC also believes that there should be a minimal standard that all rooms in HMOs have ensuite shower and toilet facilities, this does not.
(46) WNN/2022/0132	60 Severn Drive, -, Northampton, Northamptonshire, NN5 7LW Single storey rear extension	Kings Heath	NTC made no comment on this application
(47) WNN/2022/0123	61 Goodwood Avenue, -, Northampton, Northamptonshire, NN3 6ED New rear conservatory	Parklands	NTC made no comment on this application
(48) WNN/2022/0133	95 Balfour Road, -, Northampton, Northamptonshire, NN2 6JP Change of Use of Ground Floor from Dwellinghouse (Use Class C3) to Retail (Use Class E) with First Floor to remain as Use Class C3, to	Trinity	The Planning Committee of Northampton Town Council objects to this application and therefore recommend that it be refused. The committee is of the opinion that the location is totally inappropriate for a retail space

	include single storey rear extension		<p>given that this is a very residential area.</p> <p>The committee note and supports the comments of the police representative. There is no space to park and any deliveries will cause issues with traffic backing up etc. There is always congestion at the nearby mini roundabouts and this proposal will increase this, which will increase the danger to pedestrians and motorists alike, and Balfour Road is a very busy road. There is a lack of detail as to how all these issues will be managed.</p> <p>This proposal will lead to the loss of a family home which the committee is opposed to in this instance.</p> <p>There are commercial premises nearby so an additional unit will add to saturation. Overall this proposal is believed to be overdevelopment.</p>
(49) WNN/2022/0129	<p>26 Christchurch Road, -, Northampton, Northamptonshire, NN1 5LN</p> <p>Replacement of 2no existing roof window to front of property</p>	Abington	NTC made no comment on this application
(50) WNN/2022/0121	<p>37 Rowan Avenue, -, Northampton, Northamptonshire, NN3 6JF</p> <p>Subterranean rear extension outdoor pool and first floor rear extension</p>	Boothville	NTC made no comment on this application
(51) WNN/2022/0124	<p>85 Bushland Road, -, Northampton, Northamptonshire, NN3 2NP</p> <p>Single storey rear extension and new detached garage</p>	Westone	NTC made no comment on this application
(52) WNN/2021/1155	<p>105 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PB</p> <p>Change of Use from Flexible Use Dwellinghouse (Use Class C3) / House in Multiple</p>	Abington	<p>The planning committee made the following comment regarding this application.</p> <p>They welcome the ensuite facilities and living space that is</p>

	Occupation (Use Class C4) to 7-bed House in Multiple Occupation (Sui Generis) including Dormer loft conversion and rear extensions with associated internal alterations (approved under N/2021/0071).		proposed as part of this HMO application. NTC is of the opinion that this should be a minimum standard for HMOs in Northampton. The committee did raise a concern over the impact on parking within the locality that this application may have and would ask that the Planning officer looks at this when considering it.
(53) WNN/2022/0138	81 Glebeland Road, -, Northampton, Northamptonshire, NN5 7HF Porch to front elevation (exceeding 3m high)	Spencer	NTC made no comment on this application
(54) WNN/2022/0139	1 Land Rover Ferris Row, -, Northampton, Northamptonshire, NN3 9HX Installation of smart repair booth used for paint repairs/scratches up to A4 in size, to be temporary in nature container unit delivered to site and plugged in	Riverside	NTC made no comment on this application
(55) WNN/2022/0062	235 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EH Prior Notification of Change of Use of First and Second Floors from Retail (Use Class E) to 2no Apartments (Use Class C3)	Abington	NTC made no comment on this application
(56) WNN/2021/0427	116 Gladstone Road, -, Northampton, Northamptonshire, NN5 7EL Sub division of existing site and construction of new dwelling at land to the side of 116 Gladstone Road, including one modified and one new vehicle access points.	Spencer	NTC made no comment on this application

(57) WNN/2022/0145	3 George Row, -, Northampton, Northamptonshire, NN1 1DF Change of Use from Office (Use Class E) to Cafe (Use Class E)	Castle	NTC made no comment on this application
(58) WNN/2022/0151	34 Spring Gardens, -, Northampton, Northamptonshire, NN1 1LX Variation of Condition 5 of Planning Permission WNN/2021/0462 (Change of Use from House in Multiple Occupation (Use Class C4) to Mother and Baby Assessment Unit (Use Class C2)) to amend the number of members of staff on site at any one time from two to three	Castle	NTC made no comment on this application
(59) WNN/2022/0144	Old Northamptonians Sports Ground Billing Road, -, Northampton, Northamptonshire, NN1 5RX Replacement of existing concrete single lap roof tiles with PVC single ply insulated roof system, laid to current 12.5% pitch and replacement of temporary flood light with permanent flood light (FL-NOVA narrow beam, low glare flood light)	Abington	NTC made no comment on this application
(60) WNN/2022/0150	126 128 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DR New outbuilding to rear	Castle	NTC made no comment on this application

With no further business to be transacted the meeting concluded at 18:55.

Signed.....Chair