

Northampton Town Council

Planning Committee – 17th January 2022

Minutes of the meeting held on 17th January 2022 in the Godwin Room, The Guildhall at 18:00.

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

Officer: Julie Thorneycroft (Assistant Town Clerk)

24. Apologies for Absence

Apologies were submitted by Cllrs Russell (Vice-Chair), Stevens and Stuart Carter (Town Clerk)

Declarations of Interest

There were no declarations of interest

25. To authorise the Chair to sign the Minutes of the last meeting held 16th December 2021

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

26. 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 8,10,13,15,20 and 24 - **Cllr Bob Purser**

Application 15 – **Cllr Ismail**

With regard to application 15 – Cllr Lane confirmed this proposal had already been accepted by the Planning Authority at West Northamptonshire Council.

Application No	Site Address and Proposal	Ward	
(1) WNN/2021/1157	20 Dallington Road, -, Northampton, Northamptonshire, NN5 7BG Two storey rear extension	Spencer	NTC made no comment on this application
(2) WNN/2021/1148	jaguar House Kettering Road, -, Northampton, Northamptonshire, NN1 4AJ	Castle	NTC made no comment on this application

	Change of Use from Car Dealership (Sui Generis) to Gym (Use Class E), with associated plant, demolition of outbuilding and amendments to site and elevations		
(3) WNN/2021/1173	4 Linden Road, -, Northampton, Northamptonshire, NN3 2JJ Raising of existing ridge height by 360mm in order to create habitable area in loft space, with addition of 3no velux windows to front elevation and full length rear dormer to rear	Phippsville	NTC made no comment on this application
(4) WNN/2021/1171	23 Elmhurst Avenue, -, Northampton, Northamptonshire, NN3 2LD Removal of existing garage and construction of new single storey side and rear extension	Eastfield	NTC made no comment on this application
(5) WNN/2021/1175	9 Colwyn Road, -, Northampton, Northamptonshire, NN1 3PZ Basement refurbishment, to include widening of existing rear window, addition of glass canopy above rear door, and enlargement of existing lightwell.	Trinity/ Castle	NTC made no comment on this application
(6) WNN/2021/1176	13 Edinburgh Road, -, Northampton, Northamptonshire, NN2 6PH Single storey rear extension and addition of the Juliet balcony to the first floor window	Trinity	NTC made no comment on this application
(7) WNN/2021/1178	Car Showroom, Riverside Prime Carousel Way, -, Northampton, Northamptonshire, NN3 9HG Paved surfacing and kerbing of existing car storage area and installation of suds drainage scheme	Riverside	NTC made no comment on this application
(8) WNN/2021/1145	13 17 Bridge Street, -, Northampton, Northamptonshire, NN1 1NH Conversion to 4no Apartments (Use Class C3) and 7no bedroom House in Multiple Occupation (Sui Generis), including demolition to rear to create associated amenity area and wider associated alterations	Castle	The Committee raised an objection to this proposal on the grounds that this is overdevelopment and not in keeping with the area. The committee believe this proposal is inappropriate for the type of space,

			the building will be too high and out of scale compared to other buildings in the road, this is not acceptable In a conservation area.
(9) N/2021/0458	1A Clare Street, -, Northampton, Northamptonshire, NN1 3JG Change of Use from Offices (Use Class E) to residential (Use Class C3) with external alterations	Castle	NTC made no comment on this application
(10) WNN/2021/0973	2 Marriott Street, -, Northampton, Northamptonshire, NN2 6AW Conversion of existing 7 bed house in multiple occupation into 4no flats	Semilong	The Planning Committee agreed to support this application subject to it being amended to a three flat development and not in the current form as a four flat development. The members of the committee were in agreement the basement of this building is not a suitable size to accommodate complete living space. Concerns were also raised regarding radon gas having been found in the area, particularly in the basements of buildings.
(11) WNN/2021/1185	216 The Headlands, -, Northampton, Northamptonshire, NN3 2NX Ground floor rear extension and loft conversion	Headlands	NTC made no comment on this application

(12) WNN/2021/1191	32 Beech Grove, -, Northampton, Northamptonshire, NN3 6JY Erection of 1.5 storey side extension, ground floor rear extension and loft conversion, to include additional bedroom	Boothville	NTC made no comment on this application
(13) WNN/2021/1197	70 Byron Street, -, Northampton, Northamptonshire, NN2 7JD Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Kingsley	The planning committee of Northampton Town Council rejected this application due to the very small room sizes, it was not deemed to qualify as suitable living space.
(14) WNN/2021/1199	160 Bants Lane, -, Northampton, Northamptonshire, NN5 6AH Two storey side/rear extension	St James	NTC made no comment on this application
(15) N/2021/0318	The Hawkins Building Overstone Road, -, Northampton, Northamptonshire Conversion and alterations of factory premises to form 46no apartments	Castle	Cllr Lane confirmed this proposal had already been accepted by the Planning Authority at West Northamptonshire Council.
(16) WNN/2021/1069 (17) WNN/2021/1070 (LB)	Territorial Army Centre And Drill Hall Clare Street, -, Northampton, Northamptonshire, NN1 3JQ Replacement of existing galvanised steel roller shutter doors with new, insulated, sectional vehicle doors and new, insulated roller shutter vehicle doors	Castle	NTC made no comment on this application
(18) WNN/2021/0991	235 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EH Lawful Development Certificate for proposed conversion of First and Second Floors to 2no Apartments	Abington	NTC made no comment on this application
(19) WNN/2021/1165	5 Randall Road, -, Northampton, Northamptonshire, NN2 7DG New front porch	Kingsley	NTC made no comment on this application
(20) WNN/2021/1189	92 Lower Thrift Street, -, Northampton, Northamptonshire, NN1 5HP	Abington	The Planning Committee agreed

	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants		to reject this proposal on the grounds that a family house will be lost. The proposal is considered overdevelopment in the area, the size of the rooms were considered too small to reasonably accommodate 4 occupants.
(21) WNN/2022/0003	1 Westfield Road, St James, Northampton, Northamptonshire, NN5 5BY Single storey rear and side extension	St James	NTC made no comment on this application
(22) WNN/2021/1184	11 Dallington Road, -, Northampton, Northamptonshire, NN5 7BG Conversion of existing three bedroom dwelling to 2no apartments	Spencer	NTC made no comment on this application
(23) WNN/2022/0005	133 Lindsay Avenue, -, Northampton, Northamptonshire, NN3 2JS Erection of single storey rear extension	Eastfield	NTC made no comment on this application
(24) WNN/2022/0006	4 Tonmead Road, -, Northampton, Northamptonshire, NN3 8HU Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for up to 5 occupants	Westone	The Planning Committee objected to this application due to the loss of a family home in a well-established residential area. Change of use to a house of multiple occupation will also put additional pressure on parking in this area.

(25) WNN/2021/1177	Dallington Fields Bakery Gladstone Road, -, Northampton, Northamptonshire, NN5 7QA Erection of trade counter in a portable building, to include office space, toilet and kitchen and erection of warehouse	Spencer	NTC made no comment on this application
(26) WNN/2022/0012	35 Lowlands Close, -, Northampton, Northamptonshire, NN3 5EP Two storey side extension and single storey front extension	Rectory Farm	NTC made no comment on this application
(27) WNN/2022/0014	174 Kettering Road, -, Northampton, Northamptonshire, NN1 4BE Change of Use from Retail (Use Class E) to Restaurant/Takeaway (Sui Generis), together with new extraction ductwork to rear	Castle	NTC made no comment on this application
(28) WNN/2022/0009	Vodafone Mast Elmhurst Avenue, -, Northampton, Northamptonshire Upgrade of existing base station, consisting of replacement of 15.0m monopole with 20m monopole, supporting 6 no antenna, internal works to existing cabinets with ancillary development thereto	Eastfield	NTC made no comment on this application
(29) WNN/2022/0015	111 Booth Lane South, -, Northampton, Northamptonshire, NN3 3EY Single storey flat roof extension, porch extension, loft conversion including rear dormer, existing windows to be replaced and property to be rendered	Westone	NTC made no comment on this application
(30) WNN/2022/0016 (31) WNN/2022/0017 (LB)	5 Albion Place, -, Northampton, Northamptonshire, NN1 1UD New first floor extension to existing bathroom to match lower ground footprint, new insulated floor slab to kitchen and replacement kitchen windows, removal of damp plasterwork to basement and new damp proof treatment (as appropriate by a specialist), new kitchenette/utility and bathroom to basement, new central heating and hot water storage with Solar pv mounted on rear flat roof and new ensuite bathroom to bedroom 3 to include wc shower and basin	Castle	NTC made no comment on this application

With no further business to be transacted the meeting concluded at 18:30.

Signed.....Chair