



# Northampton TOWN COUNCIL

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**To: Members of the Planning Committee:**

Councillors Connolly (Chair), Russell (Deputy Chair), Choudary, Brown, Fuchshuber, Haque, Ismail, Lane, Meredith, Miah, Purser, Stevens

Cc'd to all councillors electronically for information

**You are summoned to attend the meeting of the Planning Committee of Northampton Town Council to be held in the Town Council Committee Room at Northampton Guildhall on Monday 30<sup>th</sup> May at 18.00**

This meeting is open to the public and press to attend and those attending the meeting shall be informed that they may be recorded. Public participation is in accordance with the Town Council's public participation policy.

**Stuart Carter**  
Town Clerk  
25<sup>th</sup> May 2022

**Guildhall**  
**Northampton**  
**NN1 1DE**

## **A G E N D A**

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**
- 3. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD 11<sup>TH</sup> MAY 2022**  
(Pages 3-8)
- 4. PAUL EVERARD FROM WEST NORTHAMPTONSHIRE COUNCIL TO PROVIDE A VERBAL REPORT ON NEIGHBORHOOD PLAN AND HMO STRATEGY**
- 5. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY)**  
Town Clerk's report attached (Pages 10-16)



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# Northampton TOWN COUNCIL

## Planning Committee – 11<sup>th</sup> May 2022

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

**PRESENT:** Councillors Brown (Chair), Choudary, Fuchshuber, Ismail, 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.

### 41. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD 13<sup>TH</sup> APRIL 2022

**RESOLVED:** That the Chair was authorised to sign the minutes from the previous Planning Committee held on Wednesday 13<sup>th</sup> 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:



# Northampton TOWN COUNCIL

## Applications

Application No	Site Address and Proposal	Ward	Comments
1. WNN/2022/0473	<a href="#">592 Kettering Road North, -, Northampton, Northamptonshire, NN3 6HN</a> 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	<a href="#">58 Romany Road, -, Northampton, Northamptonshire, NN2 7DB</a> 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	<a href="#">26A Abington Grove, -, Northampton, Northamptonshire, NN1 4QX</a> 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	<a href="#">58 Hoylake Drive, -, Northampton, Northamptonshire, NN2 7NL</a> 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	<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 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	<a href="#">The Market Square Market Square, -, Northampton, Northamptonshire, NN1 2DL</a> 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 <sup>th</sup> May 2022 and a more in-depth discussion will be held .



## Northampton TOWN COUNCIL

7. WNN/2021/0925	<a href="#">524 Wellingborough Road, -, Northampton, Northamptonshire, NN3 3HY</a> 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	<a href="#">Francis Crick Overflow Car Park Summerhouse Road, -, Northampton, Northamptonshire</a> 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; 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.	Parklands	Northampton Town Council made no comment on this application.
9. WNN/2022/0442	<a href="#">31 Upton House Billing Road, -, Northampton, Northamptonshire, NN1 5DQ</a> Residential development of 6no Apartments	Castle	Northampton Town Council made no comment on this application.
10. WNN/2022/0090	<a href="#">78 82 Derngate, -, Northampton, Northamptonshire, NN1 1UH</a> Change of Use of land to form part of The Charles Rennie Mackintosh House; 78 Derngate Museum (Use Class F1) and	Castle	Northampton Town Council made no comment on this application.



## Northampton TOWN COUNCIL

	erection of new boundary fencing/walls, footpaths, planting areas, the erection of a bin store, and the moving of an existing shed.		
11. <a href="#">WNN/2022/0449</a>	<a href="#">42 Strillyer House St Georges Avenue, -, Northampton, Northamptonshire, NN2 6JA</a> 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. <a href="#">WNN/2022/0448</a>	<a href="#">135 Stimpson Avenue, -, Northampton, Northamptonshire, NN1 4JN</a> 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. <a href="#">WNN/2022/0447</a>	<a href="#">5A Market Square, -, Northampton, Northamptonshire, NN1 2DL</a> 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. <a href="#">WNN/2022/0446</a>	<a href="#">3 Rixon Close, -, Northampton, Northamptonshire, NN3 3PF</a> Two storey and single storey rear extensions and front porch extension	Park	Northampton Town Council made no comment on this application.
15. <a href="#">WNN/2022/0440</a> 16. <a href="#">WNN/2022/0439</a>	<a href="#">1 3 Old Black Lion Public House Black Lion Hill, -, Northampton, Northamptonshire, NN1 1SW</a> 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	Castle	Northampton Town Council made no comment on this application.



# Northampton TOWN COUNCIL

	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	<a href="#">35 Quarry Park Close, -, Northampton, Northamptonshire, NN3 6QB</a> Two storey infill front extension	Talavera	Northampton Town Council made no comment on this application.
18. WNN/2022/0422	<a href="#">8 Churchill Avenue, -, Northampton, Northamptonshire, NN3 6NY</a> Two storey side extension to detached bungalow	Eastfield	Northampton Town Council made no comment on this application.
19. WNN/2022/0434	<a href="#">87 Coppice Drive, -, Northampton, Northamptonshire, NN3 6NH</a> Single storey rear extension	Parklands	Northampton Town Council made no comment on this application.
20. WNN/2022/0427	<a href="#">1B The Garden House Greenway, -, Northampton, Northamptonshire, NN3 3BW</a> 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	<a href="#">24 Barry Road, -, Northampton, Northamptonshire, NN1 5JS</a> Single storey rear extension	Abington	Northampton Town Council made no comment on this application.
22. WNN/2022/0381	<a href="#">19 Derby Road, -, Northampton, Northamptonshire, NN1 4JP</a> 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	<a href="#">9 Cameron Close, -, Northampton, Northamptonshire, NN5 5NY</a> Loft conversion to rear	St. James	Northampton Town Council made no comment on this application.
24. WNN/2022/0429	<a href="#">Toys R Us, St James Retail Park Towcester Road, -, Northampton, Northamptonshire, NN1 1EE</a>	Far Cotton	Northampton Town Council made no comment on this application.



# Northampton TOWN COUNCIL

	Continued use of existing Retail Unit with Use Class E(a), including the sale of non-food and food and drink goods		
25. WNN/2022/0425	<a href="#">12 Watermeadow Drive, -, Northampton, Northamptonshire, NN3 8PL</a> Front boundary retaining wall and block paving drive	Talavera	Northampton Town Council made no comment on this application.
26. WNN/2022/0484	<a href="#">Bp Connect, 159 185 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PY</a> 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.

#### 43. 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.

#### 44. 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**





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# Northampton TOWN COUNCIL

## Northampton Town Council

### Planning Committee – 30<sup>th</sup> May 2022

#### **PLANNING APPLICATIONS TO BE CONSIDERED**

Purpose of Report: To inform members of the planning applications received by the office since the last meeting.

**Recommended:** (a) That the committee consider the applications and make comments accordingly  
 (b) That members inform officers if they wish to make reference to an application(s) prior to the meeting

#### **Applications**

<b>Application No</b>	<b>Site Address and Proposal</b>	<b>Ward</b>
(1) WNN/2022/0546	<a href="#">24 Pembroke Road, -, Northampton, Northamptonshire, NN5 7EN</a> Ground and first floor rear extension	Spencer Ward
(2) WNN/2022/0487	<a href="#">26 28 Harlestone Road, -, Northampton, Northamptonshire, NN5 7AE</a> Erection of single storey front extension to be used as a Takeaway (Sui Generis)	St. James Ward
(3) WNN/2022/0526	<a href="#">71 73 Kingsthorpe Road, -, Northampton, Northamptonshire, NN2 6HE</a> New build block of apartments consisting of 12no apartments	Trinity Ward
(4) WNN/2022/0527	<a href="#">37 Booth Rise, -, Northampton, Northamptonshire, NN3 6HP</a> Removal of existing conservatory and construction of new single storey rear extension and alterations	Boothvile Ward
(5) WNN/2022/0571	<a href="#">Bridge Spencer Bridge Road, -, Northampton, Northamptonshire</a> Prior Notification of Network Rail's intention to undertake works to modify the parapets of the bridge	Spencer Ward
(6) WNN/2022/0560	<a href="#">306 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EP</a> Change of Use from Offices (Use Class E) to 4no Flats/Maisonettes (Use Class C3),	Abington Ward



# Northampton TOWN COUNCIL

	including single storey rear extension and second floor rear extension over outrigger	
(7) WNN/2022/0558	<a href="#">15 Holmfield Way, -, Northampton, Northamptonshire, NN3 3BJ</a> Demolition of existing single garage and porch and erection of new two storey front, side and rear extensions and single storey rear extension	Park Ward
(8) WNN/2022/0557	<a href="#">16 Booth Lane North, -, Northampton, Northamptonshire, NN3 6JG</a> Demolition of existing ground floor extension and rebuilding thereof with extension to side and extension at first floor level	Eastfield Ward
(9) WNN/2022/0506	<a href="#">Whites Yard Horsley Road, -, Northampton, Northamptonshire, NN2 6LJ</a> Extension and provision of welfare facilities	Semilong Ward
(10) WNN/2022/0513	<a href="#">20 Barnstaple Close, -, Northampton, Northamptonshire, NN3 3BH</a> Change of Use of Land from from Highway (Sui Generis) to Garden (Use Class C3)	Park Ward
(11) WNN/2022/0535	<a href="#">Lock Up Garages Ambush Street, -, Northampton, Northamptonshire</a> Demolition of 8no garages and construction of single dwelling	St. James Ward
(12) WNN/2022/0544	<a href="#">7 Limlow Close, -, Northampton, Northamptonshire, NN4 8JY</a> Single storey side and rear extension and garage conversion to create granny annex for an elderly relative	Briar Hill Ward
(13) WNN/2022/0541	<a href="#">35 Bushland Road, -, Northampton, Northamptonshire, NN3 2NS</a> Single storey rear extension	Westone Ward
(14) WNN/2022/0548	<a href="#">184 Gladstone Road, -, Northampton, Northamptonshire, NN5 7EL</a> Ground floor rear extension	Spencer Ward



# Northampton TOWN COUNCIL

(15) WNN/2022/0467	<a href="#">67 Northampton Lane South, -, Northampton, Northamptonshire, NN3 7RJ</a> Single storey rear extension	Boothvile Ward
(16) WNN/2022/0536	<a href="#">23 Fir Tree Walk, -, Northampton, Northamptonshire, NN3 3DS</a> Detached workshop/hobbies room to rear garden	Westone Ward
(17) WNN/2022/0528	<a href="#">17 Squires Walk, -, Northampton, Northamptonshire, NN3 6AL</a> Single storey rear extension	Parklands Ward
(18) WNN/2022/0301	<a href="#">Car Park College Street, -, Northampton, Northamptonshire</a> Erection of purpose-built student accommodation, with landscaping and associated works	Castle Ward
(19) WNN/2022/0509	<a href="#">10 Albion Place, -, Northampton, Northamptonshire, NN1 1UD</a> Listed Building Consent Application for installation of kitchenette to rear room (former bedroom 4) and built in shelving to front room (former bedroom 3) in basement, removal of existing kitchen and installation of new kitchen to front room and erection of stud walling to rear wing to form WC and study area on ground floor and removal of existing stud walls and erection of new stud walls to create enlarged bedroom space and installation of en-suite bathroom on second floor	Castle Ward
(20) WNN/2022/0522 <a href="#">WNN/2022/0523</a>	<a href="#">1 Cathedral House Primrose Hill, -, Northampton, Northamptonshire, NN2 6AG</a> Replacement of existing gate and erection of two sections of fencing	Semilong Ward
(21) WNN/2022/0508	<a href="#">21 Gold Street, -, Northampton, Northamptonshire, NN1 1RA</a>	Castle Ward



# Northampton TOWN COUNCIL

	Internal conversion to create 4no one-bedroom residential apartments	
<b>(22) WNN/2022/0507</b>	<a href="#">92 Lower Adelaide Street, -, Northampton, Northamptonshire, NN2 6BB</a> Conversion of single dwellinghouse to 3no flats	Semilong Ward
<b>(23) WNN/2022/0519</b>	<a href="#">11 Emley Close, -, Northampton, Northamptonshire, NN3 9SH</a> Single storey rear and front extension	Riverside Ward
<b>(24) WNN/2022/0514</b>	<a href="#">15 Birchfield Road, -, Northampton, Northamptonshire, NN1 4RF</a> Basement alterations for the creation of a study and utility room	Phippsville Ward
<b>(25) WNN/2022/0502</b>	<a href="#">71 73 Kingsthorpe Road, -, Northampton, Northamptonshire, NN2 6HE</a> Change of Use from Tyre Business and Offices (Sui Generis) to 9 Bedroom House in Multiple Occupation (Sui Generis), with second floor extension to North side of building with pitched roof	Trinity Ward
<b>(26) WNN/2022/0517</b>	<a href="#">23 Lorraine Crescent, -, Northampton, Northamptonshire, NN3 6HW</a> Single storey side and rear extension	Parklands Ward
<b>(27) WNN/2021/1123</b>	<a href="#">8 Grassmere Avenue, -, Northampton, Northamptonshire, NN3 3DP</a> Single storey rear extension	Westone Ward
<b>(28) WNN/2022/0482</b>	<a href="#">1B East Street, -, Northampton, Northamptonshire, NN1 5JZ</a> Change of Use from Single Parent Bedsits to 1 Bedroom Dwellinghouse (Use Class C3)	Abington Ward
<b>(29) WNN/2021/1105</b>	<a href="#">69 Oleander Crescent, -, Northampton, Northamptonshire, NN3 8QP</a>	Rectory Farm Ward



# Northampton TOWN COUNCIL

	Garage extension and conversion to create 2no assisted living bedrooms	
<b>(30) WNN/2022/0501</b>	<a href="#">19 Cranmere Avenue, -, Northampton, Northamptonshire, NN1 5SF</a> Two storey rear extension	Rushmills Ward
<b>(31) WNN/2022/0498</b>	<a href="#">5 Clumber Drive, -, Northampton, Northamptonshire, NN3 3NX</a> Raise eaves and ridge to existing garage to create room over, two storey side extension, single storey rear extension and porch extension	Park Ward
<b>(32) WNN/2022/0500</b>	<a href="#">23 Lumbertubs Rise, -, Northampton, Northamptonshire, NN3 6AJ</a> Outline Planning Application (with some Matters Reserved) for new access and construction of 4no Dwellings	Boothvile Ward
<b>(33) WNN/2022/0495</b>	<a href="#">6 Alvis Court, -, Northampton, Northamptonshire, NN3 5JL</a> Two storey rear extension	Rectory Farm Ward
<b>(34) WNN/2022/0494</b>	<a href="#">208 210 Kettering Road, -, Northampton, Northamptonshire, NN1 4BN</a> Conversion and extension of existing first and second floors to 5no self-contained flats, including replacement windows	Abington Ward
<b>(35) WNN/2022/0490</b>	<a href="#">377 Kettering Road, -, Northampton, Northamptonshire, NN3 6QT</a> Two storey rear extension	Parklands Ward
<b>(36) WNN/2022/0489</b>	<a href="#">16 Fairfield House Billing Road, -, Northampton, Northamptonshire, NN1 5AW</a> Single storey rear extension	Castle Ward
<b>(37) WNN/2022/0173</b>	<a href="#">64 72 Roe Road, -, Northampton, Northamptonshire, NN1 4PJ</a>	Abington Ward



# Northampton TOWN COUNCIL

	Conversion of existing Factory Building (Use Class B2) to 19no Self-Contained Flats for Supported Living (Use Class C2) and associated works including external alterations, formation of new vehicular access, creation of undercroft parking, stopping up existing access, creation of amenity space and partial demolition	
<b>(38) WNN/2022/0172</b>	<a href="#">42 48 Abington Street, -, Northampton, Northamptonshire, NN1 2AP</a> Conversion of existing Ground Floor Retail Unit (Use Class E) into 3no Retail Units (Use Class E) and part demolition and conversion of First and Second Floors into 30no Residential Units (Use Class C3) with access from front and rear, to include erection of mansard roof at front part of building and extension at rear part of bulding	Castle Ward
<b>(39) WNN/2022/0472</b>	<a href="#">45 47 Argyle Street, -, Northampton, Northamptonshire, NN5 5LJ</a> Change of Use from Dwellinghouse (Use Class C3) to 2no four bedroom Houses in Multiple Occupation (Use Class C4) for 4 occupants in each	St. James Ward
<b>(40) WNN/2022/0485</b>	<a href="#">126 128 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DR</a> New shop front and surround and relocation of extraction flue to rear of 126 Wellingborough Road	Castle Ward
<b>(41) 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 Ward



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(42) WNN/2022/0475	<a href="#">46 Trevor Crescent, -, Northampton, Northamptonshire, NN5 5PF</a> Single storey side extensions	St. James/Spencer Ward
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6. ANY ITEMS TO BE ADDED AND DISCUSSED AT THE NEXT PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 29TH JUNE