



## NORTHAMPTON TOWN COUNCIL

*This is a record of decisions taken by the Town Clerk in accordance with the authority delegated to him by the Council at its meeting held on 17<sup>th</sup> May 2021. All decisions were taken having consulted remotely by Zoom members of the Planning Committee on 11<sup>th</sup> October 2021 and were in accordance with the views of those members.*

### **Minutes of the meeting held on 11<sup>th</sup> October 2021 the Zoom Video Conferencing Platform**

**PRESENT:** Cllrs Brown (Chair), Alwahabi, Connolly, Haque, Meredith and Stevens

Also present was Cllr Birch and Pam Bairstow (member of the public)

Officers: Mr S Carter (Interim Town Clerk) and Julie Thorneycroft (Administration Officer)

#### **10. Apologies for Absence**

Cllr Russell (Vice-Chair), Choudary and Lane

#### **11. Declarations of Interest**

Cllrs Connolly and Meredith declared a non-pecuniary interest as they are members of the Northampton Local Area Planning Committee at West Northamptonshire Council.

#### **12. To authorise the Chair to sign the Minutes of the last meeting held 13<sup>th</sup> September 2021**

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

#### **13. Planning Applications**

**RESOLVED:** that due to the amount of planning applications received at 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 could have the plans ready.

Requests to speak at the planning committee were made on the following applications:

Agenda item 31 – speakers Pam Bairstow (member of the public), Cllrs Birch, Meredith and Purser, item 6 and 7 – Cllr Alwahabi, item 9/10 – Cllr Purser, item 19 – Cllr Alwahabi, item 35 – Cllr Alwahabi, item 54 – Cllr Birch, item 83 – Cllr Birch

It was **RESOLVED** that in accordance with Standing Order 10 (a) vi to alter the order of business and deal with application 31 first.

Mrs Bairstow addressed the committee in accordance with the Council's public participation policy. Mrs Bairstow highlighted her objections to application number 31 reference **WNN/2021/0674** [Open](#)

[Space Fraser Road, -, Northampton, Northamptonshire](#) – Construction of 125no new affordable homes, including formation of access to site via Fraser Road and associated landscaping and drainage works.

Mrs Bairstow was thanked for her comments and left the meeting.

The committee supported the views of Mrs Bairstow and added that the Town Council was committed to promotion health and wellbeing of its residents and that this application went against this for the reasons given above. The loss of green space is of great concern, in an area where the housing stock is compact. Losing this space would really impact residents.

In conclusion this proposal would have a detrimental effect on the existing residents in the Talavera ward for the reason stated.

**RESOLVED:** That that this application be refused. The response as detailed below was submitted:

The reasons for objection are as follows:

- The impact of noise pollution given that the site is bordered by two busy roads and the increase in traffic created from the development as well as pollution from cars are not acceptable
- The loss of at least 140 trees many of them mature being over 100 years old.
- Building in an area that floods. The proposed mitigation scheme for this does not seem suitable to stop the area flooding
- Increased traffic congestion especially at school drop off and pick up times and the increased chance of accidents, especially with residents having to go over the dual carriageway to access the nearest green space
- Loss of biodiversity. The area is inhabited by a lot of wildlife and this will be lost. Species that inhabit the area include, deer, foxes, badgers, bats and many species of bird and insects as well as the flora. This development will destroy and displace this
- Loss of a public amenity space for local residents. The area has high density housing and many residents use this open space for recreation. Lockdown highlighted what a well-used and essential space this was. This is the only large open space in the area.
- The loss of green space is of great concern, in an area where the housing stock is compact. Losing this space would really impact residents.

In addition, more generally, The Town Council is committed to promotion of the health and wellbeing of its residents and this application goes against this for the reasons given above. It is noted that this piece of land was not included in the original development plan and its subsequent inclusion was not consulted on adequately. The Town Council understands that further housing is required however, there are more suitable locations.

In conclusion this proposal would have a detrimental effect on the existing residents in the Talavera ward for the reasons stated and the Town Council is opposed to it.

## Applications

Application	Site Address and Proposal	Ward	
(1) WNN/2021/04 91	<a href="#">82 Derngate, -, Northampton, Northamptonshire</a>	Castle	NTC made no comment on this application

(2) <a href="#">WNN/2021/04 92 (LB consent)</a>	New air handling unit mounted on roof of 82 Derngate atrium		
(3) <a href="#">WNN/2021/05 14</a>	<a href="#">20 Sazerac Restaurant Charmark House Castilian Street, -, Northampton, Northamptonshire, NN1 1JX</a> Change of Use from Restaurant/Bar (Use Class E/Sui Generis) to 13no Flats (Use Class C3), including removal of existing prep kitchen and rear external stair and construction of additional floor by splitting existing first floor into two levels	Castle	NTC made no comment on this application
(4) <a href="#">WNN/2021/02 87</a> (5) <a href="#">WNN/2021/02 88 (LB consent)</a>	<a href="#">10 Mr Grants House St Giles Square, -, Northampton, Northamptonshire, NN1 1DA</a> Change of Use from restaurant (Use Class E) to Mixed Use Drinking Establishment (Sui Generis) and Retail (Use Class E), to include placing of tables, chairs, parasols and planters within curtilage of site.	Castle	NTC made no comment on this application
(6) <a href="#">WNN/2021/05 11</a> (7) <a href="#">WNN/2021/05 12 (LB consent)</a>	<a href="#">1 Abington Street, -, Northampton, Northamptonshire, NN1 2AN</a> Change of Use from Retail (Use Class E) to Games Based Bar/Restaurant (Sui Generis), including full refurbishment of ground and first floors, removal of existing signage, alterations to shop front and installation of planter to corner porch.	Castle	
(8) <a href="#">WNN/2021/05 31</a>	<a href="#">3- 4 Drapery, -, Northampton, Northamptonshire, NN1 2ET</a> Shopfront alterations	Castle	NTC made no comment on this application
(9) <a href="#">WNN/2021/05 62</a> (10) <a href="#">WNN/2021/05 63 (LB consent)</a>	<a href="#">34 Billing Road, -, Northampton, Northamptonshire, NN1 5DQ</a> Alterations to rear of 34-35 and 36-38 Billing Road to include demolition of 4no extensions, rear basement access stairs and the removal of upper floor escape ladders, replacement of ground floor access stairs and late 20thc windows and doors to include re-instatement of blocked up openings and associated works and the erection of single new build block on existing car park, comprising of 14no assisted living units (Use Class C2) facing Palmerston Road, with associated works including new landscaping, new parking provision and replacement of boundary walls	Castle / Abington	Whilst not objecting, the Clerk was asked to put a series of points /questions to the planning officer to ensure that this application got proper consideration. See below for further details
(11) <a href="#">WNN/2021/05 70</a>	<a href="#">Xpo House Lodge Way, -, Northampton, Northamptonshire, NN5 7SL</a> Removal of existing external delaminated Galbestos coated metal wall cladding and subsequent re-cladding with new wall metal cladding Kingspan system or similar	Kings Heath	NTC made no comment on this application
(12) <a href="#">WNN/2021/05 88</a>	<a href="#">Bt Phone Booth Victoria Promenade, -, Northampton, Northamptonshire</a> Removal of existing BT Phone Box and installation of replacement BT Street Hub and associated display of advertisement to both sides of the unit	Castle	NTC made no comment on this application
(13) <a href="#">WNN/2021/05 90</a>	<a href="#">Bt Streethub Kingsley Park Terrace, -, Northampton, Northamptonshire</a>	Kingsley	NTC made no comment on this application

	Removal of existing BT Phone Box and installation of replacement BT Street Hub and associated display of advertisement to both sides of the unit		
(14) WNN/2021/05 91	<a href="#">Bt Streethub Weedon Road, -, Northampton, Northamptonshire</a> Removal of existing BT Phone Box and installation of replacement BT Street Hub and associated display of advertisement to both sides of the unit	St James	NTC made no comment on this application
(15) WNN/2021/05 98	<a href="#">Telephone Kiosk Fronting, 340 346 Blockbuster Video Wellingborough Road, -, Northampton, Northamptonshire</a> Removal of existing BT Phone Box and installation of replacement BT Street Hub and associated display of advertisement to both sides of the unit	Abington	NTC made no comment on this application
(16) WNN/2021/05 21	<a href="#">Lock Up Garages Colwyn Road, -, Northampton, Northamptonshire</a> Demolition of 5no single storey garage blocks and construction of 3no two storey mews style terrace dwellings	Castle	NTC made no comment on this application
(17) WNN/2021/06 22	<a href="#">Land At Prentice Court, -, Northampton, Northamptonshire</a> 3no new residential units with associated parking	Talavera	NTC made no comment on this application
(18) WNN/2021/06 23	<a href="#">26 Morrisons Superstore Victoria Promenade, -, Northampton, Northamptonshire, NN1 1HB</a> Variation of Conditions 1 and 3 of Planning Permission N/1997/1012 (Relaxation of Condition 11 of Planning Permission 95/0780, in relation to delivery hours, at Ex-Cattlemarket redevelopment site) to increase delivery hours to between 0500 and 2300 Monday-Saturdays and 0700 and 2000 on Sundays and Bank Holidays	Castle	NTC made no comment on this application
(19) WNN/2021/06 29	<a href="#">21 Dunster Street, -, Northampton, Northamptonshire, NN1 3LB</a> Change of Use from Dwellinghouse (Use Class C3) to a 4 occupants House in Multiple Occupation (Use Class C4)	Castle	It was commented that this application would cause parking pressures and that there was no provision for bin storage
(20) WNN/2021/06 31	<a href="#">12 Coliseum Buildings Arthur Terrace, -, Northampton, Northamptonshire, NN2 6EA</a> Installation of ATM, installed through secure panel to left hand side of shop front (Retrospective)	Semilong / Trinity	NTC made no comment on this application
(21) WNN/2021/06 39	<a href="#">26 Clare Street, -, Northampton, Northamptonshire, NN1 3JF</a> Conversion of Commercial Unit to 7no One Bedroom Flats, including new building work to Ground First and Second Floor	Castle	NTC made no comment on this application
(22) WNN/2021/04 15	<a href="#">1 Cissbury Road, -, Northampton, Northamptonshire, NN4 8TH</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) (Retrospective) for 5 occupants	Briar Hill	NTC made no comment on this application

(23) WNN/2021/05 76	<a href="#">Telecommunications Mast O2 Hawksmoor Way, -, Northampton, Northamptonshire</a> Replacement of telecommunications mast to support 3no antennas to maximum height of 20m together with RRHs, GPS Module and other ancillary development thereto	Kings Heath	NTC made no comment on this application
(24) WNN/2021/06 62	<a href="#">45 Cavendish Drive, -, Northampton, Northamptonshire, NN3 3DH</a> Two storey side extension and alterations to boundary fence	Rushmills	NTC made no comment on this application
(25) WNN/2021/06 03	<a href="#">62 Charnwood Avenue, -, Northampton, Northamptonshire, NN3 3DY</a> Single storey side extension and extended rear dormer to first floor	Westone	NTC made no comment on this application
(26) WNN/2021/06 36	<a href="#">52 Costin House - Mahle St James Mill Road, -, Northampton, Northamptonshire, NN5 5TZ</a> Construction of pre-fabricated, externally clad steel frame building to provide additional test and process accommodation within existing overall site boundary	St James	NTC made no comment on this application
(27) WNN/2021/06 06	<a href="#">25 Malcolm Road, -, Northampton, Northamptonshire, NN2 7EB</a> New concrete driveway	Kingsley	NTC made no comment on this application
(28) WNN/2021/05 65	<a href="#">Land To Rear Of, 55 Kettering Road, -, Northampton, Northamptonshire</a> Construction of new three storey building with loft to be used for 16no Student Accommodation Units	Eastfield	NTC made no comment on this application
(29) WNN/2021/06 46 (30) <a href="#">WNN/2021/06 47 (LB consent)</a>	<a href="#">Northampton General Hospital Billing Road, -, Northampton, Northamptonshire, NN1 5BD</a> Removal of existing railings around redundant lift shaft and installation of new roof over, removal of existing wire mesh guarding over redundant stairwell and infilling of two existing Arch openings (Arches 2 and 3) to match nearby Arch (Arch 1) previously infilled	Rushmills	NTC made no comment on this application
(31) WNN/2021/06 74	<a href="#">Open Space Fraser Road, -, Northampton, Northamptonshire</a> Construction of 125no new affordable homes, including formation of access to site via Fraser Road and associated landscaping and drainage works	Talavera	<b>Refuse:</b> See comments above at the start of the minute
(32) WNN/2021/06 66	<a href="#">Frankie And Bennys Restaurant Walter Tull Way, -, Northampton, Northamptonshire, NN5 5QJ</a> Alterations to shopfront including replacement of 2no windows with doors, and new window.	St James	NTC made no comment on this application
(33) WNN/2021/05 92	<a href="#">45 St Giles Street, -, Northampton, Northamptonshire, NN1 1JF</a> Variation of Condition 3 of Planning Permission N/2020/0840 (Change of Use of First Floor to Drinking Area, WC's and continuation of Second Floor Manager's Flat including alteration to shop front) to vary the opening hours from Monday to	Castle	NTC made no comment on this application

	Sunday 11:00 to 23:00 to Monday to Sunday 09:00 to 01:00		
(34) WNN/2021/07 20	<a href="#">59-77 The Spires Academy Sheep Street, -, Northampton, Northamptonshire, NN1 2NE</a> Installation of low railings and anti-sit/sleep deterrents along existing horizontal surfaces, under archways and semi-concealed roller shutters to entrance stairs and ramp	Castle	NTC made no comment on this application
(35) WNN/2021/07 18	<a href="#">8 Drapery, -, Northampton, Northamptonshire, NN1 2HG</a> Change of Use of Basement and Ground Floors from Bank (Use Class E) to Adult Gaming Centre (AGC) (Sui Generis)	Castle	<b>Refuse:</b> The Town Council is of the opinion that there are too many Adult Gaming Centres in this area of Northampton causing saturation and that to add further would have a detrimental effect on the town centre.
(36) WNN/2021/07 24	<a href="#">22 Dryden Road, -, Northampton, Northamptonshire, NN5 7BH</a> Two storey and single storey rear extension with front porch (Resubmission of approved application N/2018/0769)	Spencer	NTC made no comment on this application
(37) WNN/2021/07 27	<a href="#">Land Adj To 55 Church Way, -, Northampton, Northamptonshire</a> New single storey dwelling with off road parking to front on land adjacent No 55 Church Way	Park	NTC made no comment on this application
(38) WNN/2021/07 23	<a href="#">39 York Road, -, Northampton, Northamptonshire, NN1 5QJ</a> Ground floor extension to existing Studio Flat	Castle	NTC made no comment on this application
(39) WNN/2021/07 15	<a href="#">89 Weedon Road, -, Northampton, Northamptonshire, NN5 5BG</a> Variation of Condition 6 of Planning Permission N/2013/0066 (Change of use from existing restaurant (A3) to restaurant and takeaway. Replacement flue to rear elevation) to extend opening hours	St James	NTC made no comment on this application
(40) WNN/2021/07 60	<a href="#">University Of Northampton Avenue Campus St Georges Avenue, -, Northampton, Northamptonshire</a> Prior Approval for the demolition of the Portfolio Innovation Centre, Isham Studios Building, Students Union Building, Walgrave Building and the Heyford Building	Trinity	NTC made no comment on this application
(41) WNN/2021/07 30	<a href="#">Car Park Mordaunt Lane, -, Northampton, Northamptonshire</a> Construction of new communal car parking for 8no cars	Kings Heath	NTC made no comment on this application
(42) WNN/2021/07 31	<a href="#">Car Park Rear Of Perceval Close, -, Northampton, Northamptonshire</a> Construction of new communal car parking for 6no cars including one disabled parking space	Kings Heath	NTC made no comment on this application
(43) WNN/2021/07 34	<a href="#">59 Holly Road, -, Northampton, Northamptonshire, NN1 4QL</a>	Abington	NTC made no comment on this application

	Demolition of existing double garage and construction of new two storey building with garage at ground floor level and store room on first floor, with duo-pitch slated roof to match main dwelling		
(44) WNN/2021/05 81	<a href="#">19-21 Abington Street, -, Northampton, Northamptonshire, NN1 2AN</a> Replacement roof mounted condensing units and new shop front including ATM	Castle	NTC made no comment on this application
(45) WNN/2021/07 43	<a href="#">506 Wellingborough Road, -, Northampton, Northamptonshire, NN3 3HX</a> Replacement balcony and alterations	Abington	NTC made no comment on this application
(46) N/2021/0408	<a href="#">92 Lower Adelaide Street, -, Northampton, Northamptonshire, NN2 6BB</a> Conversion of property into 3 flats, bin and cycle storage and installation of rear dormer window	Semilong	NTC made no comment on this application
(47) WNN/2021/07 21	<a href="#">Telecoms Mast Coppice Drive, -, Northampton, Northamptonshire</a> Prior Notification of Installation of 18.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works	Parklands	NTC made no comment on this application
(48) WNN/2021/07 49	<a href="#">1 Kingsley Gardens, -, Northampton, Northamptonshire, NN2 7BW</a> Conversion of single dwelling into 4no one bedroom apartments, including two storey extension, dormer roof addition to rear with rooflight to front elevation and new window to side elevation and increase in size of existing lightwell to rear together with new lightwell to front and associated internal alterations	Trinity	NTC made no comment on this application
(49) WNN/2021/011 3	<a href="#">10 Carey Street, -, Northampton, Northamptonshire, NN1 3QN</a> Change of Use of House in Multiple Occupation (Use Class C4) to 2no Apartments (Use Class C3), to include single storey rear extension, rooflights and internal alterations	Castle	NTC made no comment on this application
(50) WNN/2021/048 6	<a href="#">5 St Georges Avenue Northampton Northamptonshire NN2 6JA</a> Removal of boundary wall with alteration to driveway and alteration to colour of main house elevations (Part Retrospective)	Trinity	NTC made no comment on this application
(51) WNN/2021/05 77	<a href="#">4 Harlestone Road, -, Northampton, Northamptonshire, NN5 7AE</a> Change of Use of Ground Floor from Retail (Use Class E) to Takeaway (Sui Generis)	St James	NTC made no comment on this application
(52) WNN/2021/05 88	<a href="#">Bt Phone Booth Victoria Promenade, -, Northampton, Northamptonshire</a> Removal of existing BT Phone Box and installation of replacement BT Street Hub and associated display of advertisement to both sides of the unit	Castle	NTC made no comment on this application
(53) WNN/2021/07 47	<a href="#">172 Kingsley Road, -, Northampton, Northamptonshire, NN2 7BX</a>	Kingsley / Trinity	NTC made no comment on this application



	Single storey side and rear extension, loft conversion with dormer to rear and dropped kerb to front		
(54) WNN/2021/07 57	<a href="#">158 Kingsthorpe Grove, -, Northampton, Northamptonshire, NN2 6PD</a> Change of Use from 6 person House in Multiple Occupation (Use Class C4) to 8 person House in Multiple Occupation (Sui Generis)	Trinity	<b>Refuse:</b> overdevelopment, poor quality housing. See below for further details.
(55) WNN/2021/07 61	<a href="#">7 St James Mill Road, -, Northampton, Northamptonshire, NN5 5JW</a> Change of Use from Retail (Use Class E) to Veterinary Hospital and Pet Care Centre (Sui Generis), including external alterations	St James	NTC made no comment on this application
(56) WNN/2021/07 62	<a href="#">29 Auctioneers Way, -, Northampton, Northamptonshire, NN1 1HF</a> Conversion of 3 storey townhouse into 3no flats	Castle	NTC made no comment on this application
(57) WNN/2021/07 70	<a href="#">160 Bants Lane, -, Northampton, Northamptonshire, NN5 6AH</a> Two storey side/rear extension	St James	NTC made no comment on this application
(58) WNN/2021/07 73	<a href="#">158 160 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DU</a> Installation of new extraction system and new shop front	Abington	NTC made no comment on this application
(59) WNN/2021/07 77	<a href="#">Land Adjacent To, 204 Kingsley Road, -, Northampton, Northamptonshire</a> Development of 2no one-bedroom apartments within roof space of previously approved building for 7no one-bedroom apartments	Kingsley	NTC made no comment on this application
(60) WNN/2021/07 80	<a href="#">18 Woodside Avenue, -, Northampton, Northamptonshire, NN3 6JJ</a> Single storey, flat roof, rear extension, replacing conservatory on same footprint	Boothville	NTC made no comment on this application
(61) WNN/2021/07 81	<a href="#">Land Adj To 54 Prentice Court, -, Northampton, Northamptonshire</a> Development of 3no residential units with associated parking	Talavera	NTC made no comment on this application
(62) WNN/2021/07 82	<a href="#">90 Duke Of York Public House Salisbury Street, -, Northampton, Northamptonshire, NN2 6BS</a> Change of Use from Retail Shop (Use Class E) to Restaurant (Use Class E), including installation of extraction flue system to rear side	Semilong	NTC made no comment on this application
(63) WNN/2021/07 86	<a href="#">22 Pinetrees, -, Northampton, Northamptonshire, NN3 3ET</a> New detached garage to front	Westone	NTC made no comment on this application
(64) WNN/2021/07 87	<a href="#">1 Uppingham Street, -, Northampton, Northamptonshire, NN1 2PG</a> Conversion of single dwelling into 5no self contained flats, including two storey side extension	Semilong	NTC made no comment on this application
(65) WNN/2021/07 92	<a href="#">62 Christchurch Road, -, Northampton, Northamptonshire, NN1 5LN</a> Enlargement of existing garage with new room over and single storey rear extension to main dwelling	Abington	NTC made no comment on this application



(66) WNN/2021/07 94	<a href="#">195 Broadway East, -, Northampton, Northamptonshire, NN3 2PU</a> Extensions and alterations to create additional commercial floor space together with additional apartment	Headlands	NTC made no comment on this application
(67) WNN/2021/07 98	<a href="#">1 Land Rover Ferris Row, -, Northampton, Northamptonshire, NN3 9HX</a> New glazed entrance door into existing glazed curtain wall system, removal of existing portal entrance, rearrangement of car parking layout including implementation of new one way system via private entrance road and removal of Land Rover raised car display, removal of curb edge with new access created from private road (part of new one way system mentioned above), new canopy structure within front car park area and new electrical charging posts	Riverside	NTC made no comment on this application
(68) WNN/2021/08 00	<a href="#">4 Regency House Church Lane, -, Northampton, Northamptonshire, NN1 3NL</a> Conversion of part of existing ground floor from undercroft storage area to create 1no apartment	Castle	NTC made no comment on this application
(69) WNN/2021/08 03	<a href="#">58 Whitworth Road, -, Northampton, Northamptonshire, NN1 4HJ</a> Lawful Development Certificate for proposed dormer to roof	Abington	NTC made no comment on this application
(70) WNN/2021/08 11	<a href="#">Travis Perkins Harvey Reeves Road, -, Northampton, Northamptonshire, NN5 5TE</a> Installation of new lighting columns and new Traffic Management Plan	St James	NTC made no comment on this application
(71) WNN/2021/08 16	<a href="#">18 Piccadilly Close, -, Northampton, Northamptonshire, NN4 8RU</a> Single storey front extension, two storey side extension and first floor rear extension	Briar Hill	NTC made no comment on this application
(72) WNN/2021/08 17	<a href="#">22 Christchurch Road, -, Northampton, Northamptonshire, NN1 5LN</a> Ground floor side and rear extension and internal alterations	Abington	NTC made no comment on this application
(73) WNN/2021/08 18	<a href="#">10 East Mead Court, -, Northampton, Northamptonshire, NN3 9DD</a> Enlarged porch and new window	Riverside	NTC made no comment on this application
(74) WNN/2021/08 19	<a href="#">15 Park Avenue South, -, Northampton, Northamptonshire, NN3 3AA</a> Single storey rear extension	Abington	NTC made no comment on this application
(75) WNN/2021/08 28	<a href="#">14 Park Way, -, Northampton, Northamptonshire, NN3 3BS</a> Lawful Development Certificate for Proposed Loft Conversion	Park Ward	NTC made no comment on this application
(76) WNN/2021/08 32	<a href="#">20 Ledaig Way, -, Northampton, Northamptonshire, NN3 6DA</a> Conversion and extension of existing porch to form new ground floor WC and shower room	Parklands	NTC made no comment on this application
(77) WNN/2021/08 33	<a href="#">19 Holyrood Road, -, Northampton, Northamptonshire, NN5 7AH</a> Garage conversion with stairs to link to main dwelling	Spencer / St James	NTC made no comment on this application

(78) WNN/2021/08 34	<a href="#">10 12 Bridge Street, -, Northampton, Northamptonshire, NN1 1NW</a> Demolition and making good of gable wall to make safe structurally unstable chimney on adjacent property (8 Bridge Street)	Castle	NTC made no comment on this application
(79) WNN/2021/08 38	<a href="#">26 Morrisons Superstore Victoria Promenade, -, Northampton, Northamptonshire, NN1 1HB</a> Installation of WeBuyAnyCar.com pod within the existing Morrisons car park (Application supersedes N/2019/0834)	Castle	NTC made no comment on this application
(80) WNN/2021/08 42	<a href="#">31 Thorpeville, -, Northampton, Northamptonshire, NN3 7TS</a> Exterior alterations - brick to render and garage conversion with added bay window	Boothville	NTC made no comment on this application
(81) WNN/2021/08 45	<a href="#">35 Highlands Avenue, -, Northampton, Northamptonshire, NN3 6BG</a> Single storey rear extension	Parklands	NTC made no comment on this application
(82) WNN/2021/08 48	<a href="#">17 Sunningdale Close, -, Northampton, Northamptonshire, NN2 7LR</a> Ground floor rear extension	Kingsley	NTC made no comment on this application
(83) WNN/2021/07 56	<a href="#">160 Kingsthorpe Grove, -, Northampton, Northamptonshire, NN2 6PD</a> Change of Use from 6 bedroom House in Multiple Occupation (Use Class C4) to 8 bedroom House in Multiple Occupation (Sui Generis)	Trinity	<b>Refuse:</b> overdevelopment, poor quality housing. See below for further details.
(84) WNN/2021/07 50	<a href="#">3 Elysium Terrace, -, Northampton, Northamptonshire, NN2 6EN</a> Replacement of windows and front door to front elevation	Trinity	NTC made no comment on this application
(85) WNN/2021/07 53	<a href="#">12 Briton Road, -, Northampton, Northamptonshire, NN3 2BS</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants (Retrospective)	Headlands	NTC made no comment on this application

#### Comments regarding 34 Billing Road – WNN/2021/0562 & WNN/2021/0563 (LB consent)

Northampton Town Council and whilst not wanting to formally object a number of questions/points were raised that the committee would like the WNC planning committee to consider when dealing with this application.

- We would ask that this application is considered by the WNC Planning Committee rather than delegated to the officer
- This is a considerable development in a conservation area and there is concern that there will be an impact on 95 Palmerston Road, given that this will be considerably higher.
- Is the proposed scale appropriate given that it is a conservation area and its proximity to 95 Palmerston Road or is it out of keeping?
- Are the flats proposed of suitable size and scale for the future residents?

We would ask that the Planning Committee consider these questions/points when considering this application.

#### Comments regarding 158 Kingsthorpe Gardens – WNN/2021/0757

**RESOLVED:** That the Planning Committee of Northampton Town Council strongly objects to this application.

This building is located on a busy arterial road with no parking provision. To add further residents to this existing house of multiple occupancy (HMO) would add extra strain on parking in the area. As previously stated, this is already a HMO for 6 people, to increase this to 8 people is considered to be overdevelopment. HMOs can create rubbish, noise and cause general disruption in the area.

According to the plans, bedroom 8 has no external facing window which is not good for the person renting the room, and bedroom 7 only has a skylight. In addition, the kitchen is too small for 8 people. Overall, this is poor quality living conditions for the residents of this building.

There appears to be no details of any sort of parking survey undertaken, and there is no indication of where rubbish bins are stored or where bicycles can be stored. There appears to be no rear access which means that bicycles and rubbish have to be transferred through the house.

Overall, Northampton Town Council believe that this proposal is overdevelopment, of poor quality, will increase pressures on local infrastructure such as parking and have a negative effect on the neighbours.

**Comments on 160 Kingsthorpe Gardens – WNN/2021/0756**

**RESOLVED:** That the Planning Committee of Northampton Town Council strongly objects to this application.

This building is located on a busy arterial road with no parking provision. To add further residents to this existing house of multiple occupancy (HMO) would add extra strain on parking in the area. As previously stated, this is already a HMO for 6 people, to increase this to 8 people is considered to be overdevelopment. HMOs can create rubbish, noise and cause general disruption in the area.

According to the plans, bedroom 7 only has a skylight offering no view of the outside. In addition, bedrooms 7 & 8 have to share a basin in the hallway meaning there is no privacy for these occupants and potentially poor hygiene conditions. Overall, this is poor quality living conditions for the residents of this building.

There appears to be no details of any sort of parking survey undertaken, and there is no indication of where rubbish bins are stored or where bicycles can be stored. There appears to be no rear access which means that bicycles and rubbish have to be transferred through the house.

In summary, for the reasons detailed Northampton Town Council believe that this proposal is overdevelopment, of poor quality, will increase pressures on local infrastructure such as parking and have a negative effect on the neighbours.

With no further business to be transacted the meeting concluded at 18.45

Signed.....Chair