



## **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 13<sup>th</sup> September 2021 and were in accordance with the views of those members.*

### **Minutes of the meeting held on 13<sup>th</sup> September 2021 the Zoom Video Conferencing Platform**

**PRESENT:** Cllrs Brown (Chair), Alwahabi, Connolly, Lane, Meredith

Officers: Mr S Carter (Interim Town Clerk)

#### **5. Apologies for Absence**

Cllr Russell (Vice-Chair), Cllr Stevens and Cllr Haque.

#### **6. Declarations of Interest**

There were no declarations of interest

#### **7. To authorise the Chair to sign the Minutes of the last meeting held 18<sup>th</sup> August 2021**

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

#### **8. 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.

Application	Site Address and Proposal	Ward	Comment
<b>(1) WNN/2021/0348</b>	<a href="#">6 Sheep Street, -, Northampton, Northamptonshire, NN1 2LU</a> Removal of existing extraction system and erection of new extraction flue system at rear of 6 Sheep Street and extension of operating hours to 01:30 (am).	Castle	NTC made no comment on this application
<b>(2) N/2021/0362</b>	<a href="#">96 Louise Road, -, Northampton, Northamptonshire, NN1 3RR</a> Variation of Conditions 2 and 3 of Planning Permission N/2019/1114 (Ground floor rear extension with internal alterations, alterations to existing first floor window to french doors and new rooflights to rear elevation) to amend the design, including new rooflights and change in materials	Castle	NTC made no comment on this application
<b>(3) WNN/2021/0487</b>	<a href="#">15 Mapperley Drive, -, Northampton, Northamptonshire, NN3 9UF</a> Replacement of existing 6ft fence with new 6ft fence lap panels, 1.2m away from boundary line (footpath).	Riverside	NTC made no comment on this application
<b>(4) WNN/2021/0638</b>	<a href="#">22 Hawthorn Road, -, Northampton, Northamptonshire, NN3 2JH</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) to 6 occupants, including single storey rear extension	Phippsville/Headlands	NTC made no comment on this application
<b>(5) N/2021/0357</b>	<a href="#">26 Semilong Road, -, Northampton, Northamptonshire, NN2 6BH</a> Conversion of House in Multiple Occupation (Use Class C4) into 2no Flats (Use Class C3), external alterations including new brick wall and windows	Semilong	NTC made no comment on this application
<b>(6) WNN/2021/0654</b>	<a href="#">Flat A, 39 Semilong Road, -, Northampton, Northamptonshire, NN2 6BT</a>	Semilong	NTC made no comment on this application

		New entrance to front elevation of basement flat (Flat A)		
(7)	WNN/2021/0649	<a href="#">60 Weedon Road, -, Northampton, Northamptonshire, NN5 5BE</a> Single storey side extension to create shower room	St James	NTC made no comment on this application
(8)	WNN/2021/0651	<a href="#">103 Beech Avenue, -, Northampton, Northamptonshire, NN3 2JW</a> Erection of new dwelling to rear of 103 Beech Avenue	Phippsville/Headlands	NTC made no comment on this application
(9)	WNN/2021/0239	<a href="#">10 Lowlands Close, -, Northampton, Northamptonshire, NN3 5EP</a> Installation of polycarbonate roof structure to create patio canopy to rear of property	Rectory Farm	NTC made no comment on this application
(10)	WNN/2021/0661	<a href="#">11 Colwyn Road, -, Northampton, Northamptonshire, NN1 3PZ</a> Installation of rear and front Velux windows	Castle	NTC made no comment on this application
(11)	WNN/2021/0561	<a href="#">22 The Poplars Greenfinch Drive, -, Northampton, Northamptonshire, NN3 7HX</a> Erection of new double garage	Boothville	NTC made no comment on this application
(12)	WNN/2021/0469	<a href="#">45 Malcolm Road, -, Northampton, Northamptonshire, NN2 7EB</a> New two storey attached dwelling on the land adjacent to the 45 Malcolm Road.	Kingsley	NTC made no comment on this application
(13)	WNN/2021/0416	<a href="#">21 Lark Rise, -, Northampton, Northamptonshire, NN3 8QT</a> New single garage to front of dwelling	Brookside	NTC made no comment on this application
(14)	WNN/2021/0698	<a href="#">14 Save The Children St Giles Street, -, Northampton, Northamptonshire, NN1 1JA</a> Change of Use of First and Second Floors from Offices (Use Class E) to House in Multiple Occupation (Use Class C4) for 4 occupants	Castle	NTC made no comment on this application
(15)	WNN/2021/0692	<a href="#">Car Park Premises Millfield Enterprises Hazelwood Road, -, Northampton, Northamptonshire, NN1 1LG</a>	Castle	NTC made no comment on this application

		Construction of 8no new one bedroom flats on existing car park site		
(16) WNN/20 21/0693 (17) WNN/20 21/0694 LB consent		<a href="#">Springfield Cliftonville, -, Northampton, Northamptonshire, NN1 5BE</a> Alteration to carpark access off Cliftonville to include removal of pier, partial demolition of boundary wall, widen access width and reinstate pier and wall and widen crossover in footpath	Rushmills	NTC made no comment on this application
(18) WNN/20 21/0419		<a href="#">My Fab Lodge Way, -, Northampton, Northamptonshire, NN5 7US</a> Extension to front (south) of existing unit (Unit 4)	Kings Heath	NTC made no comment on this application
(19) WNN/20 21/0420		<a href="#">32 Bibury Crescent, -, Northampton, Northamptonshire, NN3 6AG</a> Demolition of 32 & 34 Bibury Crescent, erection of 5no new dwellings, associated landscaping, private amenity space and construction of shared driveway	Boothville	NTC made no comment on this application
(20) N/2020/ 1515		<a href="#">58 Booth Rise, -, Northampton, Northamptonshire, NN3 6HR</a> Reserved Matters Application pursuant to Outline Planning Permission N/2017/1659 (Outline planning permission with all matters reserved except access for 4 residential dwellings with associated car parking and access from Booth Rise)	Boothville	NTC made no comment on this application
(21) WNN/20 21/0711		<a href="#">15 Spinney Hill Road, -, Northampton, Northamptonshire, NN3 6DH</a> Single storey side extension on one side and opposite side for single garage	Parklands	NTC made no comment on this application
(22) WNN/20 21/0699		<a href="#">Land For Car Parking Duston Mill Lane, -, Northampton, Northamptonshire</a> Erection of Industrial Unit (Use Class B2/B8) along with associated means of access (Site 2A/2B)	St James	NTC made no comment on this application

(23) WNN/20 21/0700	<a href="#">26 Morrisons Superstore Victoria Promenade, -, Northampton, Northamptonshire, NN1 1HB</a> Installation of windscreen repair pod, car body repair pod and wheel repair pod (Amendment to Planning Permission N/2020/0151)	Castle	NTC made no comment on this application
(24) WNN/20 21/0702	<a href="#">24 Norman Road, -, Northampton, Northamptonshire, NN3 2SG</a> Loft conversion including front dormer (rear dormer and hip to gable to be formed under permitted development)	Headlands	NTC made no comment on this application
(25) WNN/20 21/0695	<a href="#">Unit 1, Cirrus Park Lower Farm Road, -, Northampton, Northamptonshire, NN3 6UR</a> Rear extension (Retrospective)	Parklands	NTC made no comment on this application
(26) WNN/20 21/0687	<a href="#">Clarke Telecom Wisteria Way, -, Northampton, Northamptonshire</a> Remove existing 12.5m pole and install replacement 20m pole to support 3no. antennas and ancillary equipment thereto including 6no. RRH units and 2no. dishes'	Rushmills	NTC made no comment on this application
(27) WNN/20 21/0242	<a href="#">91 Cedar Road, -, Northampton, Northamptonshire, NN1 4RW</a> Variation of condition 2 of planning permission N/2020/0807 (Conversion of single dwelling to 2no flats) to amend internal flat layouts.	Phippsville	NTC made no comment on this application
(28) WNN/20 21/0421	<a href="#">10 Greenway, -, Northampton, Northamptonshire, NN3 3BW</a> Single storey rear and side extension, replacing existing outbuilding	Park	NTC made no comment on this application
(29) WNN/20 21/0262	<a href="#">19 Robert Street, -, Northampton, Northamptonshire, NN1 3BL</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants (Retrospective)	Castle	<b>Object.</b> NTC objects to this application on the grounds of overdevelopment. The property is too small to accommodate 5 occupants with inadequate space for each of them.

<b>(30)</b>	<b>WNN/20</b> <b>21/0574</b>	<a href="#">44 Fir Tree Walk, -, Northampton, Northamptonshire, NN3 3DT</a> Demolition of existing garage and side extension and construction of replacement single storey side extension, covered garden pergola and outbuilding	Westone	NTC made no comment on this application
<b>(31)</b>	<b>WNN/20</b> <b>21/0241</b>	<a href="#">Northampton Saints R F C, Franklins Gardens Weedon Road, -, Northampton, Northamptonshire, NN5 5BG</a> Retention of temporary Portacabin for two more years	St James	NTC made no comment on this application
<b>(32)</b>	<b>WNN/20</b> <b>21/0621</b>	<a href="#">41 Viscount Road, -, Northampton, Northamptonshire, NN3 5BJ</a> Single storey front extension	Rectory Farm	NTC made no comment on this application
<b>(33)</b>	<b>WNN/20</b> <b>21/0476</b>	<a href="#">85 87 Weedon Road, -, Northampton, Northamptonshire, NN5 5BG</a> Extension to front/side facade to create additional retail space	St James	NTC made no comment on this application
<b>(34)</b>	<b>WNN/20</b> <b>21/0513</b>	<a href="#">42 Druids Way, -, Northampton, Northamptonshire, NN3 6EB</a> Single storey rear extension	Parklands	NTC made no comment on this application
<b>(35)</b>	<b>WNN/20</b> <b>21/0656</b>	<a href="#">148 Lindsay Avenue, -, Northampton, Northamptonshire, NN3 2JU</a> Single storey rear extension	Headlands	NTC made no comment on this application
<b>(36)</b>	<b>WNN/20</b> <b>21/0659</b>	<a href="#">13 Rushmere Avenue, -, Northampton, Northamptonshire, NN1 5SD</a> Two storey side extension, single storey rear extension and loft conversion	Rushmills	NTC made no comment on this application
<b>(37)</b>	<b>WNN/20</b> <b>21/0675</b>	<a href="#">6 East Butterfield Court, -, Northampton, Northamptonshire, NN3 8JG</a> Ground and first floor front and rear extension and garage conversion	Talavera	NTC made no comment on this application
<b>(38)</b>	<b>WNN/20</b> <b>21/0619</b>	<a href="#">24 Longford Avenue, -, Northampton, Northamptonshire, NN3 9HN</a> Extension of the rear garden to the rear and enclosure with 1.8m high fencing alignment (Retrospective)	Riverside	NTC made no comment on this application

<b>(39)</b>	<b>WNN/20 21/0620</b>	<a href="#">26 Longford Avenue, -, Northampton, Northamptonshire, NN3 9HN</a> Extension of the rear garden to the rear and enclosure with 1.8m high fencing alignment (Retrospective)	Riverside	NTC made no comment on this application
<b>(40)</b>	<b>WNN/20 21/0502</b>	<a href="#">126 The Headlands, -, Northampton, Northamptonshire, NN3 2NY</a> Single storey side extension with new roof to existing garage	Headlands	NTC made no comment on this application
<b>(41)</b>	<b>WNN/20 21/0251</b>	<a href="#">31 Drapery, -, Northampton, Northamptonshire, NN1 2EU</a> Construction of one and a half storey extension above and conversion of building into 4no one bedroom flats	Castle	NTC made no comment on this application
<b>(42)</b>	<b>N/2021/ 0474</b>	<a href="#">65 St Giles Street, -, Northampton, Northamptonshire, NN1 1JF</a> Change of Use from Offices (Use Class E) to Mixed Use - Commercial (Use Class E) to ground floor front and 10no Flats (Use Class C3) to upper floors, including three storey rear extension to existing building.	Castle	NTC made no comment on this application
<b>(43)</b>	<b>WNN/20 21/0442</b>	<a href="#">15 Abington Street, -, Northampton, Northamptonshire, NN1 2AN</a> Installation of 1no new CO2 gas cooler, 3no floor mounted AC units and new Satellite Dish mounted on roof	Castle	NTC made no comment on this application
<b>(44)</b>	<b>WNN/20 21/0705</b>	<a href="#">279 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EW</a> Shop front alteration and conversion of upper floor to office use (Use Class E) (Part Retrospective)	Abington	NTC made no comment on this application
<b>(45)</b>	<b>WNN/20 21/0414</b>	<a href="#">Market Walk Shopping Centre Market Square, -, Northampton, Northamptonshire</a> Partial demolition and conversion of shopping centre and construction of two storey extension to provide student accommodation comprising of	Castle	*Support  See * for more information

		352no bedrooms and bed spaces (mix of studio and cluster types), retention of 2no retail units at lower ground floor level (Use Class E) and 1no retail unit at upper ground floor level (Use Class E) with alterations to Market Square and Abington Street Facades		
(46)	WNN/20 21/0549	<a href="#">178 Kettering Road, -, Northampton, Northamptonshire, NN1 4BH</a> Change of Use from Shop (Use Class E) to Takeaway (Sui Generis)	Eastfield	NTC made no comment on this application
(47)	WNN/20 21/0593	<a href="#">30 32 Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JF</a> Change of Use from Commercial Offices (Use Class E) to 5no One Bedroom Flats and 1no Two Bedroom Flat	Abington	NTC made no comment on this application
(48)	WNN/20 21/0508	<a href="#">34 36 Colemans St Giles Street, -, Northampton, Northamptonshire, NN1 1JW</a> Change of Use from Retail (Use Class E) to Takeaway (Sui Generis)	Castle	NTC made no comment on this application
(49)	WNN/20 21/0509	<a href="#">34 36 Colemans St Giles Street, -, Northampton, Northamptonshire, NN1 1JW</a> Replacement signage	Castle	NTC made no comment on this application
(50) (51)	WNN/20 21/0512 LB WNN/20 21/0511	<a href="#">1 Abington Street, -, Northampton, Northamptonshire, NN1 2AN</a> Listed Building Consent Application for Change of Use from Retail (Use Class E) to Games Based Bar/Restaurant (Sui Generis), including full refurbishment of ground and first floors and removal of existing signage	Castle	NTC made no comment on this application
(52)	WNN/20 21/0207	<a href="#">479 Wellingborough Road, -, Northampton, Northamptonshire, NN3 3HN</a> Change of Use from Foot Clinic (Use Class E) at ground and basement level to residential flat (Use Class C3)	Phippsville	Commented that there was no clear bin storage detailed in the plans. The Committee is not against this proposal but would ask that



			appropriate bin storage facilities are included.
(53) WNN/20 21/0498	<a href="#">35 Bridge Street, -, Northampton, Northamptonshire, NN1 1NS</a> Change of Use of First, Second and Third Floors from Retail/Barbers (Use Class E) and Flats (Use Class C3) into House in Multiple Occupation (Use Class C4). Retention of Basement and Ground Floor for Retail use.	Castle	NTC made no comment on this application

*[\\*Market Walk Shopping Centre Market Square, -, Northampton, Northamptonshire](#)*

*Partial demolition and conversion of shopping centre and construction of two storey extension to provide student accommodation comprising of 352no bedrooms and bed spaces (mix of studio and cluster types), retention of 2no retail units at lower ground floor level (Use Class E) and 1no retail unit at upper ground floor level (Use Class E) with alterations to Market Square and Abington Street Facades*

Regarding this application, it was commented that it would require further scrutiny, and whilst the development was needed, it was not possible to comment fully at this time because of the same and because some of the aspects of the development were less welcome than others.

Speaking against this it was commented that this development would bring back a large building that was currently vacant, provide and provide economic uplift to the town centre and that the Town Council should support this.

**RESOLVED:** That Northampton Town Council supports this proposal. The Planning Committee understands that there is less demands for retail in town centres and that this should be taken into consideration when looking at applications like this. The committee believes that this development will regenerate this building, and have economic benefits with people living in the centre of town which in turn will benefit local retail. The Town Council is keen to retain some retail aspect and is glad that this plan will retain the units on the ground floor.

## 9. Oxford to Cambridge Arc Consultation

A report was circulated with the agenda explaining that The Ministry of Housing, Communities and Local Government (MHCLG) had issued a letter to parish and town councils in the five counties in the footprint of the Oxford-Cambridge Arc. The letter highlighted the consultation on the Spatial Framework for the Arc, which opened on 20 July 2021 and closed on 12 October 2021. The Town Clerk highlighted that he had previously informed members of this consultation in his update

The consultation document could be downloaded from

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1003974/Creating\\_a\\_vision\\_for\\_the\\_Oxford-Cambridge\\_Arc.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1003974/Creating_a_vision_for_the_Oxford-Cambridge_Arc.pdf)

The report went on to explain that the government were encouraging responses to the consultation from town and parish councils as well as from individuals.

**RESOLVED:** That individual councillors are encouraged to respond and that anyone wishing to put together a response on behalf of the Council get in touch with the Interim Town Clerk.

Signed.....Chair