



NORTHAMPTON TOWN COUNCIL

Minutes of the meeting held on 15th November 2021 in the Godwin Room, The Guildhall at 18.00

PRESENT: Cllrs Brown (Chair), Cllr Russell (Vice-Chair), Choudary, Connolly, Fuchshuber, Haque, Lane, Meredith, Miah and Purser.

Also present was Cllr Birch

Officers: Julie Thorneycroft (Assistant Town Clerk)

14. Apologies for Absence

Apologies were submitted by Cllrs Ismail, Stevens and Stuart Carter (Town Clerk)

15. Declarations of Interest

There were no declarations of interest.

16. To authorise the Chair to sign the Minutes of the last meeting held 11th October 2021

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

17. 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 9 – speaker Cllr Birch, item 20, 45, 53, 58 – Cllr Purser, item 62 – Cllr Russell and item 69, 70, 72 and 74 – Cllr Purser

Application no 3 WNN/2021/0209 (added at the meeting) Cllr Haque

Application no	Site Address and Proposal	Ward	Comments
(1) WNN/2021/0764	17 Donovan Court, -, Northampton, Northamptonshire, NN3 3DD Single storey rear extension	Park	NTC made no comment on this application
(2) WNN/2021/0852	Rear Of, 31 York Road, -, Northampton, Northamptonshire, NN1 5QH Change of Use from Retail Outbuilding (Use Class E) to 1no One Bedroom Flat (Use Class C3) (Resubmission of N/2017/0572)	Castle	NTC made no comment on this application
(3) WNN/2021/0209	69 Shakespeare Road, -, Northampton, Northamptonshire, NN1 3QF Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants including part two storey part single storey rear extension and loft with dormer window to rear.	Castle	Comment: The committee agreed they required more detailed plans to be able to make a decision.
(4) WNN/2021/0849	Mcdonalds Restaurant Walter Tull Way, -, Northampton, Northamptonshire, NN5 5QJ Minor works to entry point of drive thru lane to widen access, with alterations to kerb lines and loss of 1no parking bay, new hard standing to match existing, including associated works to the site and installation of new Goal Post height restrictor and relocation of 1no existing drive thru sign	St James	NTC made no comment on this application
(5) WNN/2021/0843	18 Hillcrest Avenue, -, Northampton, Northamptonshire, NN3 2AB Two storey side and single storey rear extension and new patio areas	Parklands	NTC made no comment on this application
(6) WNN/2021/0768	25 The Avenue, Spinney Hill, Northampton, Northamptonshire, NN3 6BA Rear and side extensions	Parklands	NTC made no comment on this application
(7) WNN/2021/0855	Communications Mast O2 Lyttleton Road, -, Northampton, Northamptonshire Removal of monopole to be replaced with phase 6 monopole which will support 12no antenna and 2no GPS module at a maximum height of 18.73m. Ancillary equipment includes RRU's and dishes.	Spencer	Comment - Northampton Town Council wishes to raise a comment that surrounding infrastructure is increasing in size and encroaching on public areas.
(8) WNN/2021/0864	123 Whitworth Road, -, Northampton, Northamptonshire, NN1 4HQ Division of three storey four bedroom terraced house into 2no one bedroom flats	Abington	NTC made no comment on this application
(9) WNN/2021/0867	3 Langham Place, -, Northampton, Northamptonshire, NN2 6AA Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 12 occupants, including modifications to front lightwells	Trinity/ Semilong	Refuse: The town council echo the views of the Conservation officer with regards to the revised proposal, the proposal does not overcome the previous reasons

			given for refusal. Transient occupation by the proposed number of occupiers would be unlikely to preserve or enhance the character or appearance of the conservation area and would result in the loss of a potential family home.
(10) WNN/2021/0870	30 32 Orient House Kettering Road, -, Northampton, Northamptonshire, NN1 4AH Prior Notification of Change of Use of Part of Ground Floor from Retail Units (Use Class E) to 2no Residential Units (Use Class C3)	Castle	NTC made no comment on this application
(11) WNN/2021/0648	23 Entwood Drive, -, Northampton, Northamptonshire, NN3 8SH Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	Talavera	NTC made no comment on this application
(12) WNN/2021/0324 (13) WNN/2021/0325 (LB)	18A Sheep Street, -, Northampton, Northamptonshire, NN1 2LU Conversion of Upper Floor Offices and First Floor Restaurant Area (Use Class E) of 18A and 18B Sheep Street to provide 5no Apartments (Use Class C3), with installation of rooflights, fenestration changes and internal alterations	Castle	NTC made no comment on this application
(14) N/2020/1439	7 Drapery, -, Northampton, Northamptonshire, NN1 2ET Partial demolition of redundant Retail Unit (Use Class E) and change of use into 14no Apartments (Use Class C3) and beauty salon (Sui Generis) including shopfront alteration and associated works	Castle	NTC made no comment on this application
(15) WNN/2021/0829	3 Edwinstowe Close, -, Northampton, Northamptonshire, NN3 3NW New porch and two storey side extension	Park	NTC made no comment on this application
(16) WNN/2021/0858	116 Colwyn Road, -, Northampton, Northamptonshire, NN1 3PX Conversion of single dwellinghouse into 3no residential units	Castle	NTC made no comment on this application
(17) N/2021/0427	10 15 David Niven House Notre Dame Mews, -, Northampton, Northamptonshire, NN1 2BG Change of Use from Offices (Use Class E) to Mixed-Use Scheme comprising 34no apartments (Use Class C3) and Restaurant/Cafe (Use Class E). Addition of	Castle	NTC made no comment on this application

	five additional storeys and 8 storey extension surround.		
(18) WNN/2021/0814	Garages To Rear Of, 46 Norman Road, -, Northampton, Northamptonshire Conversion of Garages to 1no One Bedroom Dwelling	Headlands	NTC made no comment on this application
(19) WNN/2021/0892	Moulton Park Business Centre Redhouse Road, -, Northampton, Northamptonshire Variation of Condition 2 of Planning Permission N/2020/1451 (Erection of 12no Industrial Units for Flexible Use within Use Classes E(g); B2 and B8, with associated mezzanine levels, access works and parking) to amend roof pitch by incorporating eaves into the buildings	Parklands	NTC made no comment on this application
(20) WNN/2021/0784	19 Derby Road, -, Northampton, Northamptonshire, NN1 4JP Conversion of two storey three bedroom terrace house to 3no self contained flats	Abington	Refuse: Northampton Town Council wish to raise a concern regarding this application and object on the grounds that this is overdevelopment, inappropriate for the type of house and the area and is likely to exacerbate existing parking and refuse issues.
(21) WNN/2021/0282	1 St Giles Terrace, -, Northampton, Northamptonshire, NN1 2BN Change of Use of ground, first and second floor from Offices (Use Class E) to House in Multiple Occupation for 6 occupants (Use Class C4) in 4 households , including single storey rear extension.	Castle	NTC made no comment on this application
(22) WNN/2021/0895	Northampton General Hospital Nhs Trust Cliftonville, -, Northampton, Northamptonshire, NN1 5BD New timber gazebo in Volunteer Services Garden	Rushmills	NTC made no comment on this application
(23) WNN/2021/0900	10 Cumberland Close, -, Northampton, Northamptonshire, NN3 2AD First floor side extension, conversion of existing garage to habitable room together with new detached garage to front (Amendment to Planning Permission WNN/2021/0370)	Parklands	NTC made no comment on this application
(24) WNN/2021/0906	35 37 J Lawrence & Co St Giles Street, -, Northampton, Northamptonshire, NN1 1JF Listed Building Consent Application for new WC's to ground floor	Castle	NTC made no comment on this application

(25) WNN/2021/0815	Kilnbridge Construction Hartburn Close, -, Northampton, Northamptonshire, NN3 9ER Extension of existing dropped kerb at Jackdaw Close, serving the rear of Kilnbridge Construction Service's existing site	Riverside	NTC made no comment on this application
(26) WNN/2021/0912	6 Thruxton Drive, -, Northampton, Northamptonshire, NN3 6ES Lawful Development Certificate for proposed single storey rear extension	Parklands	NTC made no comment on this application
(27) WNN/2021/1008	30 32 Orient House Kettering Road, -, Northampton, Northamptonshire, NN1 4AH Demolition of existing portal frame warehouse structures to rear of site	Talavera	NTC made no comment on this application
(28) WNN/2021/1009	The Bungalow, Lings Wood Lings Way, -, Northampton, Northamptonshire, NN3 8BE Provision of new dedicated highway access to serve Lings Bungalow	Brookside	NTC made no comment on this application
(29) N/2020/1421	Mayleigh House Kettering Road North, -, Northampton, Northamptonshire, NN3 6HF Demolition of existing buildings and erection of Discount Foodstore (Use Class E), with associated car parking, access, landscaping and associated engineering works	Parklands	NTC made no comment on this application
(30) WNN/2021/0251	31 Drapery, -, Northampton, Northamptonshire, NN1 2EU Conversion of building into 3no one bedroom flats with bin stores	Castle	NTC made no comment on this application
(31) WNN/2021/0664	Land For Car Parking Duston Mill Lane, -, Northampton, Northamptonshire Application to extinguish existing footpath HW5 and divert the route to join existing footpath	St James	NTC made no comment on this application
(32) WNN/2021/0736	532 Kettering Road North, -, Northampton, Northamptonshire, NN3 6HN New build of 3 storey house with garage and off road parking	Boothville	NTC made no comment on this application
(33) WNN/2021/0830	34 Abington Street, -, Northampton, Northamptonshire, NN1 2AP Installation of electric shutters and change of shop front glass (Retrospective)	Castle	NTC made no comment on this application
(34) WNN/2021/0857	1 Hervey Street, -, Northampton, Northamptonshire, NN1 3QL Prior Notification of Change of Use from Shop (Use Class E) / Dwellinghouse (Use Class C3) to 3no Apartments (Use Class C3)	Castle	NTC made no comment on this application
(35) WNN/2021/0877	6 Cheyne Walk, -, Northampton, Northamptonshire, NN1 5PT Change of Use from Offices (Use Class E) to 10 bedroom House in Multiple Occupation (Sui Generis)	Castle	NTC made no comment on this application
(36) WNN/2021/0878	6 Cheyne Walk, -, Northampton, Northamptonshire, NN1 5PT Listed Building Consent Application for the Change of Use from Offices (Use Class E) to	Castle	NTC made no comment on this application

	10 bedroom House in Multiple Occupation (Sui Generis)		
(37) WNN/2021/0887	36 Fairway, -, Northampton, Northamptonshire, NN2 7JZ Construction of one bedroom bungalow with parking	Trinity	NTC made no comment on this application
(38) WNN/2021/0897	Tnt Ipec Uk Limited South Portway Close, -, Northampton, Northamptonshire, NN3 8RH Demolition of existing warehouse and erection of replacement warehouse for B8 Use with ancillary offices	Talavera	NTC made no comment on this application
(39) WNN/2021/0905	33 Mapperley Drive, -, Northampton, Northamptonshire, NN3 9UF Garage conversion and two storey side extension	Riverside	NTC made no comment on this application
(40) WNN/2021/0913	Lock Up Garages Connaught Street, -, Northampton, Northamptonshire Variation of Condition 2 of Planning Permission N/2019/0321 (Demolition of 11no domestic garages and erection of 1no new build bungalow) to amend the floor plan to include an additional bedroom	Castle	NTC made no comment on this application
(41) WNN/2021/0919	131 Highlands Avenue, -, Northampton, Northamptonshire, NN3 6BH First floor side dormer extension	Parklands	NTC made no comment on this application
(42) WNN/2021/0920	The Chapel, St Andrews Hospital Billing Road, -, Northampton, Northamptonshire, NN1 5DG Listed Building Consent Application for lowering of Nave pew platform and relocating of pews to basement undercroft	Rushmills	NTC made no comment on this application
(43) WNN/2021/0921	31 York Road, -, Northampton, Northamptonshire, NN1 5QH Change of Use from Shop Storage (Use Class E) to 1no One Bedroom Flat (Use Class C3) (Resubmission of N/2017/0568)	Castle	NTC made no comment on this application
(44) WNN/2021/0922	30 Crawford Avenue, -, Northampton, Northamptonshire, NN5 5PA Additional first floor extension plus external window changes	Spencer	NTC made no comment on this application
(45) WNN/2021/0925	524 Wellingborough Road, -, Northampton, Northamptonshire, NN3 3HY Demolition of existing dwelling and construction of 2no new dwellings and alterations to existing access	Abington	Refuse: Northampton Town Council wish to raise a concern regarding this application and object the design is not in keeping with the local conservation area and is likely to exacerbate existing parking and refuse issues.

(46) WNN/2021/0929	51 Waterpump Court, -, Northampton, Northamptonshire, NN3 8UR Conversion of single dwelling to 3no flats	Talavera	NTC made no comment on this application
(47) WNN/2021/0930	179 181 Glenside Nursing Home Weedon Road, -, Northampton, Northamptonshire, NN5 5DA Change of Use from Care Home (Use Class C2) to Hostel (Sui Generis)	St James	NTC made no comment on this application
(48) WNN/2021/0933	Clarke Telecommunications Lumbertubs Way, -, Northampton, Northamptonshire Replacement of existing 15m monopole with new 20m monopole supporting 6no antennas and ancillary works thereto	Boothville	NTC made no comment on this application
(49) WNN/2021/0934	81 Hervey Street, -, Northampton, Northamptonshire, NN1 3QL Single storey rear extension	Castle	NTC made no comment on this application
(50) WNN/2021/0935	13 Raeburn Road, -, Northampton, Northamptonshire, NN2 7ET Two storey rear extension	Parklands	NTC made no comment on this application
(51) WNN/2021/0940	1 Kendal Close, -, Northampton, Northamptonshire, NN3 6WJ Driveway and front garden alterations	Boothville	NTC made no comment on this application
(52) WNN/2021/0945	Land Adj To, 8 Woodland Avenue, -, Northampton, Northamptonshire New dwelling (Amendment to Planning Permission N/2020/1238)	Phippsville	NTC made no comment on this application
(53) WNN/2021/0949	L H Jaffa Car Park Albert Place, -, Northampton, Northamptonshire, NN1 2BQ Development of 14no Apartments	Castle	Refuse: Northampton Town Council wishes to raise a concern regarding this application and object on the grounds that this is overdevelopment, inappropriate for the type of space and the area and is likely to exacerbate existing parking and refuse issues.
(54) WNN/2021/0954	15 Holmfield Way, -, Northampton, Northamptonshire, NN3 3BJ Demolition of existing single garage and porch and erection of new two storey front, side and rear extensions and single storey rear extension	Park	NTC made no comment on this application
(55) WNN/2021/0957	3 5 Wood Hill, -, Northampton, Northamptonshire, NN1 2DA 1no externally illuminated double sided projecting sign	Castle	NTC made no comment on this application

(56) WNN/2021/0960	Morrisons Superstore Kettering Road, -, Northampton, Northamptonshire, NN3 6AA Amendments to car park layout to allow access into car park from Kettering Road	Kingsley	NTC made no comment on this application
(57) WNN/2021/0962	1 Balmoral Road, -, Northampton, Northamptonshire, NN2 6LA Change of Use from Car Repair Business (Use Class E) to Funeral Home (Sui Generis), including demolition of 2no garages and erection of 3no replacement metal garage	Trinity	NTC made no comment on this application
(58) WNN/2021/0966	51 Billing Road, -, Northampton, Northamptonshire, NN1 5DB Change of Use from Office (Use Class E) to 11 Bedroom House in Multiple Occupation (Sui Generis) for 11 occupants	Abington	Refuse: Northampton Town Council wish to raise a concern regarding this application and object on the grounds that this is overdevelopment, inappropriate for the type of house and the area and is likely to exacerbate existing parking and refuse issues.
(59) WNN/2021/0967	Ardington House Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EX Garage conversion and extension to form Annex to existing care home	Castle	NTC made no comment on this application
(60) WNN/2021/0968	64 Taunton Avenue, -, Northampton, Northamptonshire, NN3 3LX Demolition of existing Utility Room and erection of single storey side extension	Park	NTC made no comment on this application
(61) WNN/2021/0969	2 Mcdonalds Marquee Drive, -, Northampton, Northamptonshire, NN3 9HY Alterations to kerb lines to allow widening of entrance to drive thru lane, with new hard standing to match existing site finishes and associated works to site and installation of new Goal Post height restrictor to replace existing	Rushmills	NTC made no comment on this application
(62) WNN/2021/0973	2 Marriott Street, -, Northampton, Northamptonshire, NN2 6AW Conversion of single dwelling into 4no flats	Semilong	Refuse: Northampton Town Council wish to raise a concern regarding this application and object on the grounds that this is Overdevelopment of a family home in a busy area. The

			committee believe this development will have an adverse effect on the local neighbourhood.
(63) WNN/2021/0976	33 Lingswood Park, -, Northampton, Northamptonshire, NN3 8TA Part single-storey and part two-storey side and rear extensions with a garage conversion	Talavera	NTC made no comment on this application
(64) WNN/2021/0980	21 Landcross Drive, -, Northampton, Northamptonshire, NN3 3LR Two storey front extension and first floor side extension	Park	NTC made no comment on this application
(65) WNN/2021/0982	3 Oakham Close, -, Northampton, Northamptonshire, NN3 7DE Extension to existing garden fence at back and side of property.	Boothville	NTC made no comment on this application
(66) WNN/2021/0984	9 Bush Hill, -, Northampton, Northamptonshire, NN3 2PD Rear outbuilding (Retrospective)	Westone	NTC made no comment on this application
(67) WNN/2021/0986	44 Hopmeadow Court, -, Northampton, Northamptonshire Variation of Condition 2 of Planning Permission N/2019/0386 (Demolition of 10 lock up garages and erection of two storey detached dwelling and provision of car parking) to amend Proposed Site Plan, Proposed Floor Plans, Proposed Elevations and Design and Access Statement	Talavera	NTC made no comment on this application
(68) WNN/2021/0987	20 Wallace Road, -, Northampton, Northamptonshire, NN2 7EE New dwelling	Kingsley	NTC made no comment on this application
(69) WNN/2021/0989	83 Abington Street, -, Northampton, Northamptonshire, NN1 2BH Creation of 8no additional student accommodation rooms within existing building	Castle	Refuse: Northampton Town Council wish to raise a concern regarding this application and object. The committee believes there is sufficient student accommodation in the town and further accommodation will be an oversaturation leading to issues of noise and disturbance.

(70) 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
(71) WNN/2021/0992	210 Beech Avenue, -, Northampton, Northamptonshire, NN3 2LE New dwelling on land adjacent and single storey rear extension to 210 Beech Avenue with associated off road parking (Resubmission of lapsed Planning Permission N/2018/0197)	Phippsville	NTC made no comment on this application
(72) WNN/2021/0993	113 Lutterworth Road, -, Northampton, Northamptonshire, NN1 5JL Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants, including single storey rear extension	Park	Refuse: Northampton Town Council wish to raise a concern regarding this application and object regarding this application and object on the grounds that this is overdevelopment, inappropriate for the type of house and the area and is likely to exacerbate existing parking and refuse issues.
(73) WNN/2021/1006	6 Lime Avenue, -, Northampton, Northamptonshire, NN3 2HB Single storey rear extension, loft conversion and internal alterations	Phippsville	NTC made no comment on this application
(74) WNN/2021/1011	98 100 Abington Street, -, Northampton, Northamptonshire, NN1 2BP Erection of part first and second floor extensions to provide 13no apartments, comprising 7no studios, 4no one-bedroom and 2no two-bedroom self-contained apartments with associated cycle store and refuse store, including formation of entrance lobby to apartments off St Giles Terrace and new doors off Abington Street (Resubmission of Application N/2018/0795)	Castle	Support: Northampton Town Council support this application on the condition the main unit is retained for retail and leisure.
(75) WNN/2021/0964	15 Gedling Close, -, Northampton, Northamptonshire, NN3 9UT Retention of rear garden structure exceeding 2.5m (Retrospective)	Riverside	NTC made no comment on this application

With no further business to be transacted the meeting concluded at 19.30.

Signed.....Chair