

NORTHAMPTON TOWN COUNCIL

Minutes of the meeting held on 16th December 2021 in the Godwin Room, The Guildhall at 18.00

PRESENT: Cllrs Haque, Connolly, Fuchshuber, Ismail, Meredith, Miah and Purser.

Also present was Cllr Birch

Officers: Stuart Carter (Town Clerk) and Julie Thorneycroft (Assistant Town Clerk)

Prior to the commencement of the meeting in the absence of the Chair and the Vice-Chair Cllr Meredith proposed that Cllr Haque act a Chair for the meeting, this was seconded by Cllr Fuchshuber. There were no other nominations. **RESOLVED:** That Cllr Haque act as Chair for this meeting.

18. Apologies for Absence

Apologies were submitted by Cllrs Brown (Chair), Cllr Russell (Vice-Chair), Choudary, Lane and Stevens

19. Declarations of Interest

There were no declarations of interest.

20. To authorise the Chair to sign the Minutes of the last meeting held 15th November 2021

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

21. Planning Applications

RESOLVED: due to the amount of planning applications received at NTC it was agreed that members would inform officers if they wish to make reference to an application(s) prior to the meeting so the officer could have the plans ready.

Requests to speak at the planning committee were made on the following applications which were discussed in detail:

Applications 1, 2, 7, 49, 68/69,70, and 72 - **Cllr Bob Purser**

Application 7 – **Cllr Jane Birch**

Application 57 – **Cllr Meredith** (request made at the meeting)

Application No	Site Address and Proposal	Ward	
(1) WNN/2021/0035	73 91 Former Top Of The Town Nightclub Great Russell Street, -, Northampton, Northamptonshire, NN1 3BU	Castle	The Planning Committee agreed to support this application in

	Development of 19no apartments		principle but raised some concerns that the scale of the proposed building is not in keeping with the surrounding area and parking/access could become more of an issue in an area that already has vehicle problems
(2) WNN/2021/1058	48 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PA Conversion of duplex apartment into 2no apartments, together with single storey rear extension (Retrospective)	Abington	NTC objected that the proposal is considered as an overdevelopment in this area, room sizes indicated are too small.
(3) WNN/2021/1077	Midsummer House Riverside Way, -, Northampton, Northamptonshire, NN1 5NX Change of Use to incorporate Car Sales Use (Sui Generis) within the existing building used for Storage and Distribution purposes (Use Class B8) with internal and external alterations	Rushmills	NTC made no comment on this application.
(4) WNN/2021/1081	100 Westone Avenue, -, Northampton, Northamptonshire, NN3 3JQ Two storey rear extension together with new hardstanding and dropped kerb to front	Westone	NTC made no comment on this application.
(5) WNN/2021/1068	51 Briton Road, -, Northampton, Northamptonshire, NN3 2BS New garden room	Headlands	NTC made no comment on this application.
(6) WNN/2021/0751	86 Colwyn Road, -, Northampton, Northamptonshire, NN1 3PX Proposed replacement of timber frame windows and doors to UPVC to Flats 86, 86a, 86b, 88 and 90 Colwyn Road	Castle	NTC made no comment on this application.
(7) WNN/2021/0867	3 Langham Place, -, Northampton, Northamptonshire, NN2 6AA Change of Use from Dwellinghouse (Use Class C3) to House in Multiple	Trinity	NTC raised a concern regarding this application and object. The

	Occupation (Sui Generis) for 12 occupants, including modifications to front lightwells		committee considers the adjustments outlined in the proposal to accommodate 13 people being reduced to 12 people is insufficient, 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. The committee agreed that this is overdevelopment, inappropriate for the type of house and the area and is likely to exacerbate existing parking and refuse issues.
(8) WNN/2021/1085	<p>24 East Park Parade, -, Northampton, Northamptonshire, NN1 4LB</p> <p>Demolition of single storey outbuildings and construction of new single storey extension to provide 2no new surgeries, with minor internal alterations, creation of new enlarged opening in rear boundary wall for access to new parking space and installation of</p>	Trinity	NTC made no comment on this application.

	metal roller shutter door to opening for security		
(9) WNN/2021/0941	22 Gold Street, -, Northampton, Northamptonshire, NN1 1RS Installation of front door shutters (Retrospective)	Castle	NTC made no comment on this application.
(10) WNN/2021/0884	2 Gray Street, -, Northampton, Northamptonshire, NN1 3QQ Conversion of Ground and Basement Floors only of Existing House in Multiple Occupation (Use Class C4) into 2no Self-contained Flats	Castle	NTC made no comment on this application.
(11) WNN/2021/1097	61 Roselee Watersmeet, -, Northampton, Northamptonshire, NN1 5SQ Garage conversion and internal alterations	Rushmills	NTC made no comment on this application.
(12) WNN/2021/1089	Lodge Farm Community Centre Crestwood Road, -, Northampton, Northamptonshire, NN3 8JJ Replacement and addition of new boundary fencing and gates to site	Talavera	NTC made no comment on this application.
(13) WNN/2021/1092	59 61 Abington Street, -, Northampton, Northamptonshire, NN1 2AW Erection / installation of galvanised steel roller shutter to shop front	Castle	NTC made no comment on this application.
(14) WNN/2021/1100	32 Gold Street, -, Northampton, Northamptonshire, NN1 1RS Placement of tables and chairs outside on pavement with retractable awning	Castle	NTC made no comment on this application.
(15) WNN/2021/1099	22 Huntsmead, -, Northampton, Northamptonshire, NN3 5HT Garage conversion with extension above garage and associated internal works	Rectory Farm	NTC made no comment on this application.
(16) WNN/2021/1093	65 Abington Street, -, Northampton, Northamptonshire, NN1 2BH Mixed used development with commercial space at ground floor and residential flats above with the retention of the original front facade, bicycle storage and refuse storage provision	Castle	NTC made no comment on this application.

(17) WNN/2021/0937	4 Belvedere Close, -, Northampton, Northamptonshire, NN5 7DW Two storey side extension. Works to provide disabled access to rear and front of property, widening of internal doors and a new ground floor disabled bedroom and bathroom	Spencer	NTC made no comment on this application.
(18) WNN/2021/1106	1 Uppingham Street, -, Northampton, Northamptonshire, NN1 2PG Conversion of single dwelling to create 3no self-contained flats, including single storey side extension	Semilong	NTC made no comment on this application.
(19) WNN/2021/1107	14 Primrose Hill, -, Northampton, Northamptonshire, NN2 6ER Front elevation replacement windows	Semilong	NTC made no comment on this application.
(20) WNN/2021/1104	75 79 Conway House Colwyn Road, -, Northampton, Northamptonshire, NN1 3PU Replacement windows and doors to Flats 1-16	Castle	NTC made no comment on this application.
(21) WNN/2021/1112	5 Coaching Walk, -, Northampton, Northamptonshire, NN3 3EU Single storey rear extension and two storey side extension	Westone	NTC made no comment on this application.
(22) N/2021/0444	25 35 L & H Polymers Ltd Crow Lane, -, Northampton, Northamptonshire, NN3 9BZ Erection of industrial/distribution units (Use Class B2/B8) including ancillary offices and associated access, car parking and landscaping	Riverside	NTC made no comment on this application.
(23) WNN/2021/1115	Francis Crick Overflow Car Park Summerhouse Road, -, Northampton, Northamptonshire 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	Parklands	NTC made no comment on this application.

	works) to allow for minor material amendments, including reorientation of Unit C and changes to car parking areas) for glazed entrance, introduction of canopy and 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 colour of perimeter fencing and access gates		
(24) WNN/2021/1116	11 Huntsmead, -, Northampton, Northamptonshire, NN3 5HT Creation of new bedroom by raising roof on existing garage and joining to main dwelling	Rectory Farm	NTC made no comment on this application.
(25) WNN/2021/1117	667 Wellingborough Road, -, Northampton, Northamptonshire, NN3 3JE New dwelling with parking to rear	Westone	NTC made no comment on this application.
(26) WNN/2021/1122	72 Maidencastle, -, Northampton, Northamptonshire, NN3 8EJ Conversion of single dwelling to 3no flats	Brookside	NTC made no comment on this application.
(27) WNN/2021/1114	68 Laburnum Crescent, -, Northampton, Northamptonshire, NN3 2LF Single storey rear extension and loft conversion	Eastfield	NTC made no comment on this application.
(28) WNN/2021/1130	41 Beaumont Drive, -, Northampton, Northamptonshire, NN3 8PS Two storey side extension	Rectory Farm	NTC made no comment on this application.
(29) WNN/2021/0346	Land at Montague Crescent Northampton Northamptonshire Construction of 16no residential units (comprising 15 bungalows and 1 flat) and new community hall facility together with associated car parking and pedestrian pavement access	Kings Heath	NTC made no comment on this application.

<p>(30) WNN/2021/0511 (31) WNN/2021/0512 (LB)</p>	<p>1 Abington Street, -, Northampton, Northamptonshire, NN1 2AN 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.</p> <p>Listed Building Consent</p>	<p>Castle</p>	<p>NTC made no comment on this application.</p>
<p>(32) WNN/2021/0577</p>	<p>4 Harlestone Road, -, Northampton, Northamptonshire, NN5 7AE Change of Use of Ground Floor from Retail (Use Class E) to Takeaway (Sui Generis)</p>	<p>St James</p>	<p>NTC made no comment on this application.</p>
<p>(33) WNN/2021/0925</p>	<p>524 Wellingborough Road, -, Northampton, Northamptonshire, NN3 3HY Demolition of existing dwelling and construction of 2no new dwellings and alterations to existing access</p>	<p>Park</p>	<p>NTC made no comment on this application.</p>
<p>(34) WNN/2021/0936</p>	<p>Telecommunications Mast Opp Coppice Drive Kettering Road, -, Northampton, Northamptonshire Removal of 12.5m pole to be replaced with 20m pole to support 7no new antennas along with ancillary equipment thereto including 1no GPS module and 6no RRHs</p>	<p>Parklands</p>	<p>NTC made no comment on this application.</p>
<p>(35) WNN/2021/1000</p>	<p>126 Charnwood Avenue, -, Northampton, Northamptonshire, NN3 3DY Single storey rear extension with new roof and internal alterations</p>	<p>Westone</p>	<p>NTC made no comment on this application.</p>
<p>(36) WNN/2021/1020</p>	<p>27 Carlton Road, -, Northampton, Northamptonshire, NN2 7DQ Single storey rear extension</p>	<p>Kingsley</p>	<p>NTC made no comment on this application.</p>
<p>(37) WNN/2021/1022 (38) WNN/2021/1023 (LB)</p>	<p>82 Derngate, -, Northampton, Northamptonshire Extension to existing 78 Derngate Trust's Visitor Centre</p>	<p>Castle</p>	<p>NTC made no comment on this application.</p>
<p>(39) WNN/2021/1026</p>	<p>24 Berrydale, -, Northampton, Northamptonshire, NN3 5EQ Single storey flat foot front porch</p>	<p>Rectory Farm</p>	<p>NTC made no comment on this application.</p>

(40) WNN/2021/1027	91 Sidney House Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JQ Installation of mechanical units on elevation and refrigeration fans for commercial unit	Abington	NTC made no comment on this application.
(41) WNN/2021/1031	44 Watkin Terrace, -, Northampton, Northamptonshire, NN1 3ER Subdivision of unit to create 1no two-bedroom basement flat and 1no four- bedroom dwelling	Trinity/ Castle	NTC made no comment on this application.
(42) WNN/2021/1032	126 128 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DR First floor rear extension to 126 Wellingborough Road	Castle/ Abington	NTC made no comment on this application.
(43) WNN/2021/1033	29 Osborne House St Georges Avenue, -, Northampton, Northamptonshire, NN2 6JA Variation of Condition 1 of Planning Permission N/2014/0092 (Variation of condition 5 of planning permission N/2010/0251 to increase the provision of childcare from 59 to 80 children) to increase the provision of childcare from 80 to 110 children between the hours of 7.00am and 7.00pm	Trinity	NTC made no comment on this application.
(44) WNN/2021/1034	30 32 Orient House Kettering Road, -, Northampton, Northamptonshire, NN1 4AH Variation of Condition 2 of Planning Permission N/2020/1213 (Retention of existing Retail (split into 2no Units) and 4no Flats; demolition of existing structures to rear of site; and provision of 5no new cluster flats to provide a total of 28no bedrooms with shared facilities for student accommodation) to amend fenestration to building for cost purposes and lead in times	Castle	NTC made no comment on this application.
(45) WNN/2021/1035	103 Ardington Road, -, Northampton, Northamptonshire, NN1 5LS Single storey rear extension, replacement of pitch roof and flat	Abington	NTC made no comment on this application.

	roof over garage and provision of new flat roof over area with new Victorian lantern		
(46) WNN/2021/1036	16 Hillcrest Avenue, -, Northampton, Northamptonshire, NN3 2AB Two storey side extension and loft conversion with rear dormer	Eastfield	NTC made no comment on this application.
(47) WNN/2021/1041	Barker Buildings Countess Road, -, Northampton, Northamptonshire, NN5 7EA Variation of Condition 10 of Planning Permission N/2020/0221 (Variation of Condition 7 of Planning Permission N/2019/1437 (Variation of condition 10 of planning permission N/2019/0563 (part demolition and conversion of the existing factory building to 54no apartments and the erection of a new 3-storey building to provide 14no apartments, together with bin and cycle storage and parking) to amend proposal to provide additional pv panels to new build block roof plan and minor changes to the setting out of the windows on the rear elevation) to amend size of bin store) to take account of 2no additional Juliet balconies to the New Build Block	Spencer	NTC made no comment on this application.
(48) WNN/2021/1046	31 Upton House Billing Road, -, Northampton, Northamptonshire, NN1 5DQ Roof addition to extend second floor area by 9 sqm internally, with roof light to provide natural light and ventilation	Castle	NTC made no comment on this application.
(49) WNN/2021/1048	Lock Up Garages Upper Thrift Street, -, Northampton, Northamptonshire Demolition of 22no garages and construction of 2no dwellings	Abington	NTC support this application on the condition that there is minimal disruption to the existing residents at all times and the narrow access road isn't impacted by building deliveries etc.

<p>(50) WNN/2021/1051</p> <p>7 Park Avenue South, -, Northampton, Northamptonshire, NN3 3AA</p> <p>Conversion of existing loft space and single storey rear extension across full width with full height central rear extension</p>	<p>Abington</p>	<p>NTC made no comment on this application.</p>
<p>(51) WNN/2021/1052</p> <p>55 Aldi Stores Ltd Kensington Close, -, Northampton, Northamptonshire, NN2 6NP</p> <p>Variation of Condition 23 of Planning Permission N/2014/0629 (Erection of 54 dwellings; a new foodstore of 1,534 sqm gross internal area and 1,140 sqm net sales floorspace with ancillary office accommodation; 90 customer car parking spaces including 7 disabled spaces associated with the new foodstore; A new signalled highways access junction on Kingsthorpe Road and full landscaping scheme (as amended by revised and additional information received 13/08/2014 and 08/09/14)) to allow extended delivery hours</p>	<p>Semilong</p>	<p>NTC made no comment on this application.</p>
<p>(52) WNN/2021/1054</p> <p>62 64 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DN</p> <p>Demolition of part of two storey rear side extension and construction of new basement and rear side single and two storey extension, change of use of ground floor to retail (Use Class E) and conversion of upper floor to 3no residential units (Use Class C3)</p>	<p>Castle</p>	<p>NTC made no comment on this application.</p>
<p>(53) WNN/2021/1057</p> <p>42 Dunster Street, -, Northampton, Northamptonshire, NN1 3JY</p> <p>Change of Use from Industrial Unit (Use Class E(g)) to Residential (Use Class C3) to create 4no one-bedroom apartments, including changes to front/rear elevation and replacement roofing</p>	<p>Castle</p>	<p>NTC made no comment on this application.</p>

(54) WNN/2021/1059	56 Derwent Drive, -, Northampton, Northamptonshire, NN5 7LA Two storey side extension	Kings Heath	NTC made no comment on this application.
(55) WNN/2021/1060	5 St Georges Place, -, Northampton, Northamptonshire, NN2 6EP Replacement of existing upper floor brown windows with white sliding sash UPVC windows	Trinity	NTC made no comment on this application.
(56) WNN/2021/1061	66 Loyd Road, -, Northampton, Northamptonshire, NN1 5JE Single storey rear extension, demolition of existing garage and construction of new garage to rear boundary	Abington	NTC made no comment on this application.
(57) WNN/2021/1065	17 Great Gull Crescent, -, Northampton, Northamptonshire, NN3 5AZ Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants	Talavera	NTC raised 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.
(58) WNN/2021/1114	68 Laburnum Crescent, -, Northampton, Northamptonshire, NN3 2LF Single storey rear extension and loft conversion	Eastfield	NTC made no comment on this application.
(59) WNN/2021/1133	56 Sheep Street, -, Northampton, Northamptonshire, NN1 2LZ Replacement of existing front and rear dormers with new lead dormers with painted timber windows	Castle	NTC made no comment on this application.
(60) WNN/2021/1135	56 Sheep Street, -, Northampton, Northamptonshire, NN1 2LZ First floor rear extension and additional dormer at second floor	Castle	NTC made no comment on this application.
(61) 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.

(62) WNN/2021/0975	A T S Ltd Kingsthorpe Road, -, Northampton, Northamptonshire, NN2 6LW Addition of car valeting service, including installation of container, canopy and car wash signage	Semilong/ Trinity	NTC made no comment on this application.
(63) WNN/2021/1121	16 Westfield Booth Lane South, -, Northampton, Northamptonshire, NN3 3EP Two storey rear extension, removal of dormer roof and construction of new first floor	Westone	NTC made no comment on this application.
(64) WNN/2021/1069 (65) WNN/2021/1070 (LB)	Territorial Army Centre And Drill Hall Clare Street, -, Northampton, Northamptonshire, NN1 3JQ Replacement of existing galvanised steel roller shutter doors with new, insulated, sectional vehicle doors and new, insulated roller shutter vehicle doors	Castle	NTC made no comment on this application.
(66) WNN/2021/1143	24 Portland Greenfinch Drive, -, Northampton, Northamptonshire, NN3 7HX Demolition of existing conservatory and construction of single storey side and rear extension	Boothville	NTC made no comment on this application.
(67) WNN/2021/1144	9 11 College Street, -, Northampton, Northamptonshire, NN1 2QP Four storey upper floor extension to provide 4no two-bed flats with associated internal alterations to existing ground floor takeaway	Castle	NTC made no comment on this application.
(68) WNN/2021/1145 (69) WNN/2021/1146 (LB)	13 17 Bridge Street, -, Northampton, Northamptonshire, NN1 1NH Conversion of upper floors of existing buildings to 4no apartments and 7no bed House in Multiple Occupation (Sui Generis)	Castle	NTC object on the grounds that this is overdevelopment and not in keeping with the area. The committee agreed that this proposal is inappropriate for the type of space the building will be too high and out of scale compared to other buildings in the road, this is not

			acceptable In a conservation area.
(70) WNN/2021/1153	Cheviot Place Broad Street, -, Northampton, Northamptonshire, NN1 2FQ New residential development of 22no apartments (Revised scheme following Planning Permission N/2020/1565)	Castle	NTC raised 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.
(71) WNN/2021/1147	13 Fraser Road, -, Northampton, Northamptonshire, NN3 8YL Removal of existing single storey rear extension and construction of new single storey rear and side extension	Talavera	NTC made no comment on this application.
(72) WNN/2021/1155	105 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PB Change of Use from Flexible Use Dwellinghouse (Use Class C3) / House in Multiple Occupation (Use Class C4) to 7-bed House in Multiple Occupation (Sui Generis)	Abington	
(73) WNN/2021/1129	71 Denmark Road, -, Northampton, Northamptonshire, NN1 5QS Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants	Castle	NTC made no comment on this application.
(74) WNN/2021/1156	69 Holly Road, -, Northampton, Northamptonshire, NN1 4QN New dwelling and parking (Amendment to Planning Permission N/2020/0685), to allow for 2no additional rooms in basement	Abington	NTC made no comment on this application.

22. Semilong and Trinity Neighbourhood Plan Re-designation

Cllr Birch presented the previously designated Neighbourhood Plan for Semilong and Trinity wards. It was explained that with the formation of the Town Council, the designation would need to be passed to NTC. Cllr Birch explained that the group managing the process would continue to do so, but it would be re-designated in the name of NTC rather than the neighbourhood forum.

Cllr Purser proposed Northampton Town Council become the designated body to enable the plan to be taken forward to completion. The proposal was seconded by Cllr Fuchshuber and unanimously agreed by the committee members.

RESOLVED: That Northampton Town Council agree to the re-designation of the Neighbourhood Plan for Semilong and Trinity.

23. Budget Principles 2022/23 – Planning Committee element

A discussion took place around the budget for planning issues in 2021/22 this amount was set at £10,000. The Committee was asked what amount it would like for 22/23, this request would go to the Policy and Finance Committee as part of the budget setting process.

The Committee members agreed the importance of Neighbourhood Plans and the positive difference an agreed plan can make to an area. Looking at the previously considered plan for Semilong and Trinity they stated that they would like to consider looking at this for many areas of Northampton and having a budget to do this would be essential.

It was explained that the budget could also be used to look at planning issues, for example getting professional advice on a certain application or general issues should the committee want to.

It was proposed and seconded that the budget allocation for the Planning Committee be increased from £10,000 to £20,000 to enable the committee members to look into Neighbourhood Plans for all areas of Northampton. **RESOLVED:** That the Policy and Finance Committee be asked to increase the budget for the planning committee to £20,000

At the request of the committee it was stated that a presentation from the Neighbourhood Planning Officer at WNC would be arranged as soon as possible.

With no further business to be transacted the meeting concluded at 19.45.

Signed.....Chair