

## Northampton Town Council

### Planning Committee – 14<sup>th</sup> March 2022

Minutes of the meeting held on 14<sup>th</sup> March 2022 in the Godwin Room, The Guildhall at 6pm.

**PRESENT:** Councillors Brown (Chair), Fuchshuber, Lane, Meredith, Miah, Stevens

Officer: Julie Thorneycroft

#### **31. Apologies for Absence**

Councillors Russell (Deputy Chair), Choudary, Connolly, Haque, Ismail and Purser.

#### **32. Declarations of Interest**

There were no declarations of interest

#### **33. To authorise the Chair to sign the Minutes of the last meeting held on 16<sup>th</sup> February 2022.**

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

#### **34. 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 was made on the following application which was discussed in detail:

Application 19

#### **Applications**

Application No	Site Address and Proposal	Comment
(1) WNN/2022/0154	<a href="#">3 Beverley Crescent, -, Northampton, Northamptonshire, NN3 2PY</a> Demolition of existing timber garage and erection of new single two storey attached dwelling with off road parking	NTC made no comment on this application
(2) WNN/2022/0084	<a href="#">123A Kettering Road, -, Northampton, Northamptonshire, NN1 4AZ</a> Lawful Development Certificate for Existing House in Multiple Occupation (Use Class C4)	NTC made no comment on this application
(3) WNN/2022/0152	<a href="#">34 34A Gold Street, -, Northampton, Northamptonshire, NN1 1RS</a> Conversion of First and Second Floors to 31no Apartments	NTC made no comment on this application

<b>(4)</b> WNN/2022/0112	<a href="#">78 Kingsley Road, -, Northampton, Northamptonshire, NN2 7BL</a> Renewal of front bay windows with uPVC (retrospective)	NTC made no comment on this application
<b>(5)</b> WNN/2022/0162	<a href="#">12 Donovan Court, -, Northampton, Northamptonshire, NN3 3DD</a> Single storey rear extension	NTC made no comment on this application
<b>(6)</b> WNN/2022/0174	<a href="#">36 Cowper Street, -, Northampton, Northamptonshire, NN1 3QR</a> Variation of Condition 3 of Planning Permission N/2017/1544 (Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants) to increase the number of occupants from 3 to 4	NTC made no comment on this application
<b>(7)</b> WNN/2022/0143	<a href="#">17 Wheatfield Gardens, -, Northampton, Northamptonshire, NN3 2NF</a> Single storey rear extension	NTC made no comment on this application
<b>(8)</b> WNN/2022/0173	<a href="#">64 72 Roe Road, -, Northampton, Northamptonshire, NN1 4PJ</a> Conversion of existing Factory Building (Use Class B2) to 19no Self-Contained Flats for Supported Living (Use Class C2) and associated works including external alterations, formation of new vehicular access, creation of undercroft parking, stopping up existing access, creation of amenity space and partial demolition	NTC made no comment on this application
<b>(9)</b> WNN/2022/0177	<a href="#">4 Twyford Close, -, Northampton, Northamptonshire, NN3 9HR</a> New two storey & porch extension to front elevation and single storey extension to rear elevation	NTC made no comment on this application
<b>(10)</b> WNN/2022/0163	<a href="#">3 Donovan Court, -, Northampton, Northamptonshire, NN3 3DD</a> Demolition of existing detached garage and erection of two storey extension to side of property to create new garage and bedroom above and single storey flat roof extension to rear	NTC made no comment on this application
<b>(11)</b> WNN/2022/0167	<a href="#">592 Kettering Road North, -, Northampton, Northamptonshire, NN3 6HN</a> Two storey side / part rear extension with associated internal and external works	NTC made no comment on this application
<b>(12)</b> N/2021/0226	<a href="#">Campbell Works Clarke Road, -, Northampton, Northamptonshire, NN1 4PW</a> Construction of 5no new apartments above the Cube Disability Day Centre	NTC made no comment on this application
<b>(13)</b> WNN/2022/0071	<a href="#">Land Rear Of 44 Norman Road, -, Northampton, Northamptonshire</a> Erection of detached dwelling with associated landscaping, amenity space, parking and ancillary works	NTC made no comment on this application
<b>(14)</b> WNN/2022/0186	<a href="#">86 Birchfield Road, -, Northampton, Northamptonshire, NN1 4RJ</a> Loft Conversion with the addition of a rear flat roof 'L-Shaped' dormer	NTC made no comment on this application

<b>(15)</b> WNN/2022/0189	<a href="#">131 Spinney Hill Road, -, Northampton, Northamptonshire, NN3 6DQ</a> Two storey side, single storey rear and front extension and new garage with store room	NTC made no comment on this application
<b>(16)</b> WNN/2022/0074	<a href="#">12 Heatherdale Way, -, Northampton, Northamptonshire, NN2 7NY</a> Demolish existing garage and build new enlarged garage	NTC made no comment on this application
<b>(17)</b> WNN/2022/0181	<a href="#">141 Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JJ</a> Conversion of Dwellinghouse to House in Multiple Occupation (Sui Generis) for 7 occupants and 1no One Bed Ground Floor Flat (Use Class C3)	NTC made no comment on this application
<b>(18)</b> WNN/2022/0190	<a href="#">9 9A George Row, -, Northampton, Northamptonshire, NN1 1DF</a> Listed Building Consent Application for new shop signage	NTC made no comment on this application
<b>(19)</b> WNN/2022/0187	<a href="#">149 Kingsley Road, -, Northampton, Northamptonshire, NN2 7BT</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants, including internal alterations together with Office and Dormer to rear	This application is considered to be overdevelopment.  The creation of this HMO will not give sufficient space for 6 people, the sizes of the rooms are very small. It is also noted that this proposal does not provide each room with a shower and toilet room. NTC believe that this should be a minimal requirement for all HMO's in the town.
<b>(20)</b> WNN/2022/0198 <b>(21)</b> <a href="#">WNN/2022/0201</a>	<a href="#">8 Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HG</a> Reinstatement of property due to previous fire, internal alterations to extend ground floor commercial unit, reinstate first floor flat and create new flat on second floor	NTC made no comment on this application
<b>(22)</b> WNN/2021/0561	<a href="#">22 The Poplars Greenfinch Drive, -, Northampton, Northamptonshire, NN3 7HX</a> Erection of new double garage	NTC made no comment on this application
<b>(23)</b> WNN/2022/0175	<a href="#">123 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DL</a> Demolition of existing single storey building and erection of new three storey building with basement, including loft floor and 7no front and	NTC made no comment on this application

	8no rear dormer windows, to consist of 14no Residential Flats (Use Class C3) on Upper Floors and Shop, Takeaway and Restaurant on Ground Floor (Use Class E1/Sui Generis)	
<b>(24)</b> WNN/2022/0094	<a href="#">12 Toad Hall Poyntz Lane, -, Northampton, Northamptonshire, NN5 7TZ</a> New extension above existing garage	NTC made no comment on this application
<b>(25)</b> WNN/2022/0180	<a href="#">26 Clare Street, -, Northampton, Northamptonshire, NN1 3JF</a> Change of Use from Commercial Property (Sui Generis) to 5no One Bedroom Flats (Use Class C3)	NTC made no comment on this application
<b>(26)</b> WNN/2022/0199	<a href="#">134 Charnwood Avenue, -, Northampton, Northamptonshire, NN3 3DY</a> Demolition of existing garage and erection of single storey annexe	NTC made no comment on this application
<b>(27)</b> WNN/2022/0200	<a href="#">3 Rufford Avenue, -, Northampton, Northamptonshire, NN3 3NY</a> First floor extension over existing garage, single storey, part two storey rear extension, porch extension, garden room and solar panels	NTC made no comment on this application
<b>(28)</b> WNN/2022/0206	<a href="#">35 Fir Tree Walk, -, Northampton, Northamptonshire, NN3 3DS</a> Two storey side extension and loft conversion	NTC made no comment on this application
<b>(29)</b> WNN/2022/0215	<a href="#">Telecommunications Mast Talavera Way, -, Northampton, Northamptonshire</a> Removal of 20m pole to be replaced by 20m Streetpole which will support 3no New Antenna, 6no RRH and 1no GPS Module	NTC made no comment on this application
<b>(30)</b> WNN/2021/1081	<a href="#">100 Westone Avenue, -, Northampton, Northamptonshire, NN3 3JQ</a> Two storey rear extension together with new hardstanding and dropped kerb to front	NTC made no comment on this application
<b>(31)</b> WNN/2022/0209	<a href="#">19 St Georges Avenue, -, Northampton, Northamptonshire, NN2 6JA</a> Demolition of existing single storey rear extension and erection of replacement larger single storey rear extension	NTC made no comment on this application
<b>(32)</b> WNN/2022/0213	<a href="#">1 Edgemont Road, -, Northampton, Northamptonshire, NN3 3DF</a> Extension of existing outbuilding to create an undercover outdoor area	NTC made no comment on this application
<b>(33)</b> WNN/2021/1155	<a href="#">105 Abington Avenue, -, Northampton, Northamptonshire, NN1 4PB</a> 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) including Dormer loft conversion and rear extensions with associated internal alterations (approved under N/2021/0071).	NTC made no comment on this application
<b>(34)</b> WNN/2021/1145	<a href="#">13 17 Bridge Street, -, Northampton, Northamptonshire, NN1 1NH</a> Conversion to 4no Apartments (Use Class C3) and 7no bedroom House in Multiple Occupation (Sui Generis), including demolition to rear to	NTC made no comment on this application

	create associated amenity area and wider associated alterations	
<b>(35)</b> WNN/2022/0225	<a href="#">78 Derby Road, -, Northampton, Northamptonshire, NN1 4JS</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	NTC made no comment on this application
<b>(36)</b> WNN/2022/0226	<a href="#">1 Stable Cottage Dallington Park Road, -, Northampton, Northamptonshire, NN5 7AA</a> Two storey rear extension to replace existing single storey rear conservatory and single storey extension for the remainder of the rear elevation	NTC made no comment on this application
<b>(37)</b> WNN/2022/0223	<a href="#">81 83 Broadmead Avenue, -, Northampton, Northamptonshire, NN3 2RA</a> Single storey rear extension and apartment reconfiguration	NTC made no comment on this application
<b>(38)</b> WNN/2022/0179 <b>(39)</b> <a href="#">WNN/2022/0182</a>	<a href="#">Racecourse Messroom, The Racecourse Kettering Road, -, Northampton, Northamptonshire</a> Listed Building Consent Application to add railings and a gate to the archways of the building	NTC made no comment on this application
<b>(40)</b> WNN/2022/0232	<a href="#">64 Gold Street, -, Northampton, Northamptonshire, NN1 1RS</a> Change of Use of Second Floor from Flat (Use Class C3) to Restaurant (Use Class E)	NTC made no comment on this application
<b>(41)</b> WNN/2022/0235	<a href="#">343 Billing Road East, -, Northampton, Northamptonshire, NN3 3LL</a> Replacement dwelling	NTC made no comment on this application
<b>(42)</b> WNN/2021/0925	<a href="#">524 Wellingborough Road, -, Northampton, Northamptonshire, NN3 3HY</a> Demolition of existing dwelling and construction of 2no new dwellings and alterations to existing access	NTC made no comment on this application
<b>(43)</b> WNN/2022/0195	<a href="#">5 Cranmere Avenue, -, Northampton, Northamptonshire, NN1 5SF</a> Erection of rear/side extension with internal layout reconfiguration. Loft conversion to add rear dormer to accommodate an additional bedroom and ensuite	NTC made no comment on this application
<b>(44)</b> WNN/2022/0237	<a href="#">3 Exmoor Close, -, Northampton, Northamptonshire, NN3 3AU</a> New entrance porch to front, single storey rear and side extensions, garage conversion and removal of chimneys	NTC made no comment on this application
<b>(45)</b> WNN/2022/0141	<a href="#">29 Queenswood Avenue, -, Northampton, Northamptonshire, NN3 6JT</a> Single storey rear extension	NTC made no comment on this application
<b>(46)</b> WNN/2022/0239	<a href="#">Unit 1 Fairground Way, -, Northampton, Northamptonshire, NN3 9HU</a> Change of Use from Indoor Trampoline and Community Resource Centre (Use Class E(d)) to Flexible Use for Storage and Distribution (Use Class B8) or General Industry / Storage and Distribution (Use Class B2 / B8)	NTC made no comment on this application

<b>(47)</b> WNN/2022/0251	<a href="#">8 Crediton Close, -, Northampton, Northamptonshire, NN3 3AJ</a> Front porch extension, two storey rear extension, first floor side extension and removal of redundant chimney	NTC made no comment on this application
<b>(48)</b> WNN/2022/0256	<a href="#">O2 Communications Mast Lings Way, -, Northampton, Northamptonshire</a> Removal of existing 17.5m telecommunications mast and all equipment attached to be replaced by new 20m telecommunications mast to support 6no antenna, RRHs and ancillary development thereto. to also include the removal of 1no equipment cabinet	NTC made no comment on this application
<b>(49)</b> WNN/2022/0257	<a href="#">107 Watermeadow Drive, -, Northampton, Northamptonshire, NN3 8ST</a> Construction of single storey timber framed garden room 3.2m x 4.2m in rear garden	NTC made no comment on this application
<b>(50)</b> WNN/2022/0252	<a href="#">3 Clayfield Close, -, Northampton, Northamptonshire, NN3 6QF</a> Erection of ancillary storage structure	NTC made no comment on this application
<b>(51)</b> WNN/2022/0254	<a href="#">Communication Station, British Telecom Spring Gardens, -, Northampton, Northamptonshire</a> Provision of 6no Vodafone antennas (and ancillary antenna equipment) on existing support poles on rooftop of building, replacement of 6no Telefonica antennas (and ancillary antenna equipment) on headframe of existing larger stub mast on rooftop of building, provision of single small scale equipment cabinet (dimensions 0.8m x 0.66m x 1.77m high) with associated minor antenna ancillary equipment centrally on the rooftop of the building and minor ancillary works	NTC made no comment on this application
<b>(52)</b> WNN/2022/0205	<a href="#">144 St James Park Road, -, Northampton, Northamptonshire, NN5 5EL</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants	NTC made no comment on this application
<b>(53)</b> WNN/2022/0240	<a href="#">Billing Arbours House Heather Lane, -, Northampton, Northamptonshire, NN3 7EY</a> Listed Building Consent Application for new vehicular access to allow separate access to nos 1 and 2 Billing Arbours	NTC made no comment on this application
<b>(54)</b> WNN/2022/0115	<a href="#">14 Iceland St Peters Square, -, Northampton, Northamptonshire, NN1 1PS</a> Retention of container to rear of 14 Saint Peter's Way used for storage in association with retail unit	NTC made no comment on this application

With no further business to be transacted the meeting concluded at 18:25.

Signed.....Chair