



## Northampton TOWN COUNCIL

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### Planning Committee – 17<sup>th</sup> October 2022 – 18:00

#### To: Members of the Planning Committee:

Councillors Connolly (Chair), Russell (Deputy Chair), Choudary, Brown, Fuchshuber, Haque, Ismail, Lane, Meredith, Miah, Purser, Stevens

Cc'd to all councillors electronically for information

**You are summoned to attend the meeting of the Planning Committee of Northampton Town Council to be held in the Town Council Committee Room at Northampton Guildhall on Monday 17<sup>th</sup> October 2022 at 18.00**

This meeting is open to the public and press to attend and those attending the meeting shall be informed that they may be recorded. Public participation is in accordance with the Town Council's public participation policy.

**Stuart Carter**  
Town Clerk  
11<sup>th</sup> October 2022

**Guildhall**  
Northampton 10<sup>th</sup>  
NN1 1DE

### A G E N D A

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST
3. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 26<sup>th</sup> SEPTEMBER 2022 – to follow
4. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY) (Pages 3 – 7)
5. WNC PLANNING PEER REVIEW – REQUEST FOR TOWN COUNCIL REPRESENTATIVE  
Covering report attached (Pages 9 – 10)
6. NEIGHBOURHOOD PLANS – GENERAL DISCUSSION ON HOW THE COMMITTEE WOULD LIKE TO PROCEED

**7. NORTHAMPTON STATION GATEWAY – PUBLIC CONSULTATION**

Covering report attached

(Pages 11 – 12)

**8. ITEMS FOR CONSIDERATION FOR THE NEXT AGENDA**

#### Agenda item 4.

### PLANNING APPLICATIONS – 17<sup>th</sup> OCTOBER 2022 – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY)

**Purpose of report:** To inform the committee of the latest planning application consultations received by the town council from the planning authority since the last meeting of the committee

**Recommended:** That the committee make comment on the applications where appropriate

Detailed below are the latest planning application consultations received by the town council as part of the planning authority's (WNC) planning consultation process. The Town Council is a statutory consultee on applications within its parish boundary.

Members are asked to review the applications and where possible notify the officers in advance of the meeting if they wish to bring them to the committee's attention for further discussion.

Members are reminded that when making comments they need to be based on [material planning considerations](#).

Application No	Site Address and Proposal	Ward
1. WNN/2022/1026	<a href="#">2 Meshaw Crescent, -, Northampton, Northamptonshire, NN3 3NF</a> Removal of existing single garage and erection of new wider garage to side of property	Park Ward
2. WNN/2022/1047	<a href="#">122 Lindsay Avenue, -, Northampton, Northamptonshire, NN3 2JS</a> Two storey rear extension and extension to front porch	Eastfield Ward
3. WNN/2022/1055	<a href="#">5 Squires Walk, -, Northampton, Northamptonshire, NN3 6AL</a> Two storey rear extension linking garage with dwelling together with internal alterations	Parklands Ward
4. WNN/2022/1057	<a href="#">Northampton Saints R F C, Franklins Gardens Weedon Road, -, Northampton, Northamptonshire, NN5 5BG</a> Variation of Condition 2 and Removal of Condition 19 of Planning Permission WNN/2021/0974 (Construction of indoor training building with artificial sports pitch, entrance lobby and boot changing areas together with associated external works) to amend position and design and remove requirement to install photo voltaic panels prior to occupation	St James
5. WNN/2022/1051	<a href="#">57 Fulford Drive, -, Northampton, Northamptonshire, NN2 7NU</a> Ground floor rear extension, conversion of existing garage into new living space and introduction of new window to front elevation of existing dwelling	Kingsley Ward
6. WNN/2022/1058	<a href="#">2 Drapery, -, Northampton, Northamptonshire, NN1 2ET</a> Installation of extraction equipment to rear	Castle
7. WNN/2022/1072	<a href="#">Commercial Street Car Park Surface N B C Commercial Street, -, Northampton, Northamptonshire, NN1 1PJ</a>	Castle

	Change of Use from Car Park to Temporary Home for Northampton Market Stall Holders, with associated works	
<b>8. WNN/2022/0301</b>	<a href="#">Car Park College Street, -, Northampton, Northamptonshire</a> Erection of purpose-built student accommodation, with landscaping and associated works	Castle
<b>9. WNN/2022/1049</b>	<a href="#">7 Wessex Way, -, Northampton, Northamptonshire, NN3 2SS</a> Erection of new attached two bedroom dwelling	Headlands
<b>10. WNN/2022/0992</b>	<a href="#">214 Kettering Road, -, Northampton, Northamptonshire, NN1 4BN</a> Change of Use of First and Second Floor Offices (Use Class E) to 2no Flats (Use Class C3) including Second Floor rear extension, with retention of Shop on Ground Floor	Abington
<b>11. WNN/2022/1048</b>	<a href="#">The Barker Building Countess Road, -, Northampton, Northamptonshire, NN5 7FA</a> Variation of Conditions, 3, 4, 6, 7 and 10 of Planning Permission WNN/2021/1041 (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 Ward
<b>12. WNN/2022/1069</b>	<a href="#">25 Booth Lane South, -, Northampton, Northamptonshire, NN3 3ER</a> Demolition of non-compliant single storey front, rear extension and dormer window and construction of new single storey front, rear and side single storey extensions, new dormer to front extension, first floor extension to rear elevation and regularisation of hip to gable loft conversion	Westone Ward
<b>13. WNN/2022/0945</b>	<a href="#">26 Abbots Way, -, Northampton, Northamptonshire, NN5 5DB</a> New one bedroom house on land adjacent to 26 Abbots Way	St James Ward
<b>14. WNN/2022/1062</b>	<a href="#">214A Kettering Road, -, Northampton, Northamptonshire, NN1 4BN</a> Prior Notification of Change of Use from Ancillary Storage (Use Class E) to 2no Flats (Use Class C3)	Abington Ward
<b>15. WNN/2022/1064</b>	<a href="#">327 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EW</a> Two storey rear extension to existing commercial premises	Abington Ward
<b>16. WNN/2022/1071</b>	<a href="#">1A Pinetrees, -, Northampton, Northamptonshire, NN1 3ET</a> Detached dwelling and associated works	Castle Ward

<b>17. WNN/2022/1078</b>	<a href="#">31 Abington Square, -, Northampton, Northamptonshire, NN1 4AE</a> Additional storey to form 11no Apartments	Castle Ward
<b>18. WNN/2022/1084</b>	<a href="#">3 Exmoor Close, -, Northampton, Northamptonshire, NN3 3AU</a> New front entrance porch, two storey rear extension, single storey side extension, garage conversion and removal of chimneys	Park Ward
<b>19. WNN/2022/1088</b>	<a href="#">18 Junction Road, -, Northampton, Northamptonshire, NN2 7JQ</a> Conversion into 4no residential units (3x1 bed 1x2 bed), including two storey rear left side extension, demolition of garage and rebuild two storey side extension and loft conversion with 2no rear dormer and 3no roof windows	Kingsley Ward
<b>20. WNN/2022/0836</b>	<a href="#">8 Merthyr Road, -, Northampton, Northamptonshire, NN5 7BS</a> Building of garden room with sloped roof made of steel frame and clad in composite cladding	Spencer Ward
<b>21. N/2021/0226</b>	<a href="#">Campbell Works Clarke Road, -, Northampton, Northamptonshire, NN1 4PW</a> Construction of 5no new apartments above the Cube Disability Day Centre	Abington Ward
<b>22. WNN/2022/1075</b>	<a href="#">40 Bushland Road, -, Northampton, Northamptonshire, NN3 2NP</a> Single storey rear extension	Westone Ward
<b>23. WNN/2022/1094</b>	<a href="#">Land At Barrack Road, -, Northampton, Northamptonshire</a> Prior Notification of installation of telecommunications equipment and cabinets, including 19m high monopole - steel - Grey RAL 7035 Equipment cabinets - steel - Grey RAL 7035	Trinity Ward
<b>24. WNN/2022/1095</b>	<a href="#">6 Meadway, -, Northampton, Northamptonshire, NN3 3BP</a> Two storey side extension in front of and above existing garage	Park Ward
<b>25. WNN/2022/1091</b>	<a href="#">90 92 Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HJ</a> Change of Use from Supermarket (Use Class E(a)) to Restaurant (Use Class E(b)), including alteration to shopfront and installation of high level ducting extraction system at rear	Kingsley Ward
<b>26. WNN/2022/1090</b>	<a href="#">90 92 Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HJ</a> Erection of enclosed glass structure at front forecourt of the premises as a seating area	Kingsley Ward
<b>27. WNN/2022/1096</b>	<a href="#">60 Gold Street, -, Northampton, Northamptonshire, NN1 1RS</a> Change of use of no 60 Gold Street and 1st, 2nd and 3rd floors of 56-58 Gold street from Offices (Use Class E) to Hostel (Sui Generis)	Castle Ward
<b>28. WNN/2022/1097</b>	<a href="#">60 Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HH</a>	Kingsley Ward

	Change of Use from Retail (Use Class E(a)) to Restaurant (Use Class E(b)), including alteration to shopfront and installation of an ESP Ducting Extraction System	
<b>29. WNN/2022/1098</b>	<a href="#">60 Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HH</a> Erection of enclosed glass structure at front forecourt of the premises as a seating area	Kingsley Ward
<b>30. WNN/2022/1060</b>	<a href="#">74 Adams Avenue, -, Northampton, Northamptonshire, NN1 4LJ</a> Replacement of rear kitchen door with larger french doors and addition of window to side elevation	Abington Ward
<b>31. WNN/2022/1086</b>	<a href="#">23 Sandiland Road, -, Northampton, Northamptonshire, NN3 2QB</a> Build a conservatory at rear of property	Headlands Ward
<b>32. WNN/2022/1106</b>	<a href="#">St Peters Independent School Lingswood Park, -, Northampton, Northamptonshire, NN3 8TA</a> Variation of Condition 5 of Planning Permission WNN/2022/0738 (Replacement of existing timber external windows and doors, infilling existing window and door openings, installation of new external window and door openings, application of white render to areas of blockwork, erection of new 2.4m high black security mesh fencing around the site perimeter, formation of new car park with 5no spaces and installation of new dropped kerb providing new point of access to and from Lingswood Park) to approve of existing black mesh fencing instead of green fencing	Brookside Ward
<b>33. WNN/2022/1111</b>	<a href="#">29 Austin Street, -, Northampton, Northamptonshire, NN1 3EY</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for four occupants	Castle Ward
<b>34. WNN/2022/1109</b>	<a href="#">58 58A Abington Street, -, Northampton, Northamptonshire, NN1 2AP</a> Change of Use from vacant Retail Unit (Use Class E) to Adult Gaming Centre (AGC) (Sui Generis)	Castle Ward
<b>35. WNN/2022/1113</b>	<a href="#">8 Sansom Court, -, Northampton, Northamptonshire, NN3 3RP</a> Remove garage door and replace with double window	Westone Ward
<b>36. WNN/2022/1116</b> <b>37. <a href="#">WNN/2022/1117</a></b> <b>(LB Consent)</b>	<a href="#">3 St Giles Terrace, -, Northampton, Northamptonshire, NN1 2BN</a> Alterations to building exterior at rear	Castle Ward
<b>38. WNN/2022/1115</b>	<a href="#">39 Berkeley Close, -, Northampton, Northamptonshire, NN1 5BJ</a> Ground and first floor side extension	Rushmills Ward
<b>39. WNN/2022/1065</b>	<a href="#">23 Ennerdale Road, -, Northampton, Northamptonshire, NN3 6BB</a> Single storey rear extension and two storey rear extension	Parklands Ward

40. WNN/2022/1103	<a href="#">103 Beech Avenue, -, Northampton, Northamptonshire, NN3 2JW</a> Erection of new dwelling to rear of 103 Beech Avenue	Headlands Ward
41. WNN/2022/1121	<a href="#">2 Peverels Way, -, Northampton, Northamptonshire, NN5 5DD</a> Garden office building	St James Ward
42. WNN/2022/1118	<a href="#">30 32 Orient House Kettering Road, -, Northampton, Northamptonshire, NN1 4AH</a> Retention of existing 6 flats and rear and side extension to provide six new flats to provide a total of 35 bedrooms with shared facilities for student accommodation	Castle Ward
43. WNN/2022/1128	<a href="#">42 Greenfield Road, -, Northampton, Northamptonshire, NN3 2LH</a> Proposed single storey extension to the rear	Eastfield Ward

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## Agenda Item No. 5

### PLANNING COMMITTEE – 17<sup>th</sup> OCTOBER 2022

#### WNC PLANNING PEER REVIEW – REQUEST FOR TOWN COUNCIL REPRESENTATIVE

##### – report of Town Clerk

**Purpose of report:** To inform the committee of a request from WNC for a member of the town council to be part of their planning peer review

**Recommended:** That the committee nominate a representative

WNC have contacted the town clerk to request a representative from the town council to take part in a focus group as part of a planning peer review. There would be a requirement to attend a MS Teams meeting on 2<sup>nd</sup> November. The request email is detailed below.

*The Planning department at West Northants Council have a Peer Review at the beginning of November, the Peer Review team have asked for a focus group with representatives from Town and Parish Councils in our area. If you would like to nominate someone to join the focus group on behalf of your council please can you send me their contact email address so that I can send them the appointment – the meeting will be held via ‘Teams’ on 2<sup>nd</sup> November 11:00-12:30. Due to the number of Parish and Town Council’s, and the number my system allows me to email in one go, I will be sending this request in batches.*

*To provide a little in the way of background the review team have sent me the following to share:*

*Thank you for agreeing to be part of the Planning Peer Review at West Northamptonshire Council. The Council has invited the Planning Advisory Service (PAS) to carry out this review. which includes an assessment of the key components in any local planning authority around five main themes. These are:*

- **Vision and leadership:** the council’s leadership and corporate engagement of the planning service in this.
- **Performance management:** effective use of skills and resources to achieve value for money and continuous improvement of the planning service, including in decision making on proposals, and whether the service is adequately resourced.
- **Community engagement:** how the authority understands its community leadership role, especially in terms of the accessibility, customer focus and transparency of the planning process
- **Partnership engagement:** how the service works in partnership with other stakeholders to balance priorities and resources, address differing views and deliver shared ambitions.
- **Achieving outcomes:** the achievements of the planning service within the available resources and the planning services role as a facilitator to change in the area

*PAS provides a range of tools and resources to help councils improve. Peer challenge is a key part of this offer; it is a robust and effective improvement tool managed and delivered by the sector, for the sector. The planning peer review is constructive challenge delivered by ‘critical*

*friends'. Local government officers and members (as 'peers') remain at the heart of the process. They help councils with their improvement and learning by providing a 'practitioner perspective' and 'critical friend' challenge.*

*The team of peers will meet with a range of people during an onsite visit. They will produce a report with findings and recommendations to help the council produce an action plan for the continuous improvement of the service going forward.*

## Agenda Item No. 7

### PLANNING COMMITTEE – 17<sup>th</sup> OCTOBER 2022

#### NORTHAMPTON STATION GATEWAY – PUBLIC CONSULTATION

##### – report of Town Clerk

**Purpose of report:** To inform the committee of a public consultation regarding future plans for Northampton station

**Recommended:** That the committee considers how it wishes to respond to the consultation

The Northampton Station Gateway team have contacted the town council to inform them of a consultation they are holding on future plans for the station. Councillors should have seen an email forwarded by the town clerk giving details.

Details of the proposals (greater detail of which can be found at <https://www.northamptonstationgateway.co.uk/>) include:

#### Phase 1

- A new eight-storey, modern car park with 1,200 spaces. The development will include 61 accessible spaces overall.
- A new covered walkway from the car park to the station.
- 200 new covered cycle parking spaces.
- New landscaping, including new paving and planting.
- Highways improvements to nearby junctions.

#### Phase 2

- A new hotel.
- New apartments.

Taken from the website:

#### *A new car park for Northampton Station*

*Increasing parking capacity. Not only has the existing car park come to the end of its life, but for the station to thrive, more parking is needed in the area. Our eight-storey car park will increase the number of spaces available from 860 to 1200.*

*Encouraging sustainable travel. There have long been calls for better parking at the station and, with the railway at the centre of this redevelopment, it will encourage more people to make long distance journeys by using the greenest form of public transport. This will encourage passengers to make more sustainable travel choices.*

*Improving walking and cycling facilities around the station. The development will include new landscaping to ensure the welcome to Northampton is more attractive. We are ensuring the station environment is more pleasant to be in by proposing new planting and new paving. We are including 200 cycle parking spaces at the station to encourage active travel*

*to and from Northampton Station. Our proposals also include a covered walkway to and from the car park to better the pedestrian experience.*

#### *A new hotel*

*Increasing opportunities for leisure. By giving visitors more options to stay near to the station, we are encouraging people to stay for longer and visit Northampton more often. They will also be more likely to use the station and more likely to increase their spending locally so the wider area will benefit.*

#### *New homes*

*Living sustainably. By creating more homes near to public transport hubs, we are giving more people the opportunity to live car-free lives. Not only that but attracting people to live in Northampton is key to creating an increasingly vibrant town centre. It is no secret that the UK needs more homes and, by providing the opportunity to live in town centres by building homes on brownfield sites, it will help alleviate the UK's housing crisis as well as reduce pressures for homes on the UK's green belt land.*

#### *The Plans*

*Our plans will require development to be undertaken in two phases. The new multi-storey car park will be constructed first to replace existing surface car parking and a two-storey car park around the station, while increasing overall parking capacity. As a consequence, our planning application for the car park will be detailed, showing what the design is anticipated to look like.*

*The land freed up by the construction of the new car park will be the location of the proposed second phase of the development, for a new hotel and residential development. We are submitting an outline planning application for the second phase which will seek approval for the matters including the proposed uses of the buildings, the scale and massing, access and location of each element.*

*The design of the buildings themselves, and other more detailed elements, would be determined via a later 'Reserved Matters' planning application, which would offer the public the opportunity to comment on the remaining elements of the development including the design.*

The consultation is seeking initial views in relation to the proposals and asks for suggestion on elements such as building design (materials, size, height), the proposed uses for the site and the landscaping element.