



Northampton TOWN COUNCIL

PLANNING COMMITTEE

THE MINUTES OF THE PLANNING COMMITTEE HELD ON 7TH DECEMBER 2022 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM IN THE GUILDHALL NORTHAMPTON

PRESENT: Councillors Connolly (Chair), Fuchshuber, Miah and Stevens.

OFFICERS PRESENT: Mrs J Thorneycroft (Assistant Town Clerk) and Miss F Barford (Democratic Services Officer).

37. APOLOGIES FOR ABSENCE

Apologies were submitted by Mr S Carter (Town Clerk) and Councillors Russell (Deputy Chair), Ismail, Lane, Meredith and Purser.

38. DECLARATIONS OF INTEREST

No declarations of interest were submitted.

39. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 11TH NOVEMBER 2022

The Chair was authorised to sign the minutes of the previous Planning Committee meeting held on 11th November 2022 as a true and accurate record.

40. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY)

Due to the large volume of applications received the Committee Members call in application of interest during the meeting therefore, comments were made accordingly on the following applications.

Application No	Site Address and Proposal	Comments
1. WNN/2022/1185	7 Oaklands Drive, -, Northampton, Northamptonshire, NN3 3JN Two storey side extension and ground floor rear extension	Northampton Town Council made no comment on this application.
2. WNN/2022/1206	Land Rear Of 82 Kingsley Park Terrace, -, Northampton, Northamptonshire, NN2 7HJ Residential development of 4no terraced dwellings	Northampton Town Council made no comment on this application.
3. WNN/2022/0897	104 The Vicarage Semilong Road, -, Northampton, Northamptonshire, NN2 6EX Demolition of existing single and two storey building and construction of new two storey building to consist of 10no Residential Units (3no one bed and 7no two bed) with car park access, refuse store and car park	Northampton Town Council made no comment on this application.

4. WNN/2022/1200	Land Adj To, 24 Church Lane, Little Billing, Northampton, Northamptonshire Construction of new two bedroom dwelling	Northampton Town Council made no comment on this application.
5. WNN/2022/1231	37 Park Avenue North, -, Northampton, Northamptonshire, NN3 2HT Ground floor rear extension	Northampton Town Council made no comment on this application.
6. WNN/2022/1207	59 Cloutsham Street, -, Northampton, Northamptonshire, NN1 3LL External Wall Insulation. EPS (part retrospective)	Northampton Town Council made no comment on this application.
7. WNN/2022/1159	20 Dairy Meadow Court, -, Northampton, Northamptonshire, NN3 8UP Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants	The Committee commented that the proposed development was within an area that has inadequate infrastructure for a property of 5 residents, specifically highway issues due to a lack of parking in the area and waste and refuse issues at present. Furthermore, it was commented that the development would result in a loss of a family home within the area in addition, the development does not provide ensuite facilities that Northampton Town Council believe should be the standard in HMOs across the Town.
8. WNN/2022/1161	126 Bush Hill, -, Northampton, Northamptonshire, NN3 2PG Bathroom extension on rear of property	Northampton Town Council made no comment on this application.
9. WNN/2022/1217	Land At Lings Reservoir Lings Way, -, Northampton, Northamptonshire Installation of Arqiva Smart Metering 1no Omni at 13.83m, mean mounted on 12m streetworks pole Installation of Arqiva Smart Metering 1no GPS antenna at 12.4m, mean mounted on streetworks pole Installation of Arqiva Smart Metering 1no 3G Omni antenna at 3.8m, mean mounted on streetworks pole Installation of Arqiva Smart Metering equipment enclosure, to be installed on a root foundation	Northampton Town Council made no comment on this application.
10. WNN/2022/1182 N/2019/0212	Cnt Land Crow Lane, -, Northampton, Northamptonshire Variation of Conditions 2 and 25 and Removal of Condition 3 of Planning Permission N/2019/0212 (Construction of steel assembly facility including new highways junction) to amend site access and layout, and to allow use of units which fall under B2 and B8 for steel assembly facility	Northampton Town Council made no comment on this application.
11. WNN/2022/1228	Land Rear Of 73 Highlands Avenue, -, Northampton, Northamptonshire New single storey dwelling with off road parking	Northampton Town Council made no comment on this application.

12. WNN/2022/1244	130 Broadway East, -, Northampton, Northamptonshire, NN3 2PR Two storey and single storey rear extension	Northampton Town Council made no comment on this application.
13. WNN/2022/1232	15 Bushland Road, -, Northampton, Northamptonshire, NN3 2NS Single storey side and rear extensions, including garage conversion	Northampton Town Council made no comment on this application.
14. WNN/2022/1245	10 Booth Rise, -, Northampton, Northamptonshire, NN3 6HR Garage extension, first-floor bedroom extension and new outbuilding	Northampton Town Council made no comment on this application.
15. WNN/2022/1247	48 The Bold Dragoon Public House High Street, Weston Favell, Northampton, Northamptonshire, NN3 3JW Single storey rear extension and car park re-arrangement, to provide additional restaurant and kitchen space, to include the demolition of existing conservatory and part of existing kitchen to facilitate the extension	Northampton Town Council made no comment on this application.
16. WNN/2022/1164	13 Vernon Terrace, -, Northampton, Northamptonshire, NN1 5HE Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for three occupants	Northampton Town Council made no comment on this application.
17. WNN/2022/1259	Land Adjacent To 3 Donovan Court, -, Northampton, Northamptonshire Two bedroom dormer bungalow	Northampton Town Council made no comment on this application.
18. WNN/2022/1260	35A Holly Road, -, Northampton, Northamptonshire, NN1 4QR Change of Use from Light Industrial Use (Use Class B2) to 4no one bedroom Flats (Use Class C3)	Northampton Town Council made no comment on this application.
19. WNN/2022/1261	Castle Primary School St Georges Street, -, Northampton, Northamptonshire, NN1 3RF Construction of new one classroom modular building to replace a previous building removed in Summer 2022	Northampton Town Council made no comment on this application.
20. WNN/2022/1255	Police Station Campbell Square, -, Northampton, Northamptonshire, NN1 3EL Replacement of some windows to the Police Station/Magistrates Court building perimeter and demolition of outbuilding currently used for storage	Northampton Town Council made no comment on this application.
21. WNN/2022/1267	36 Wheatfield Road, -, Northampton, Northamptonshire, NN3 2NE Single and two storey rear extension and single storey front extension	Northampton Town Council made no comment on this application.
22. WNN/2022/1210	28 Westcott Way, -, Northampton, Northamptonshire, NN3 3BE Single storey rear extension, garage conversion and installation of additional double glazed window opening to left side of property	Northampton Town Council made no comment on this application.

23. WNN/2022/1222	34 Spring Gardens, -, Northampton, Northamptonshire, NN1 1LX Change of Use from House in Multiple Occupation (Use Class C4) to Young Adult and Adult Learning Disability Assessment Centre (Use Class C2)	Northampton Town Council made no comment on this application.
24. WNN/2021/0723	39 York Road, -, Northampton, Northamptonshire, NN1 5QJ Ground floor extension to existing Studio Flat	Northampton Town Council made no comment on this application.
25. WNN/2022/1273	14 Melbury Lane, -, Northampton, Northamptonshire, NN3 8RT Single storey rear extension with balcony access and internal alterations	Northampton Town Council made no comment on this application.
26. WNN/2022/1278	17 Favell Way, -, Northampton, Northamptonshire, NN3 3BZ Ground floor rear and side extension with first floor extension above existing front, with exterior to be cladded and rendered	Northampton Town Council made no comment on this application.
27. WNN/2022/1241	417 Kettering Road, -, Northampton, Northamptonshire, NN3 6QR Single storey pitched roof rear extension	Northampton Town Council made no comment on this application.
28. WNN/2022/1243	58 Churchill Avenue, -, Northampton, Northamptonshire, NN3 6PF Two storey and single storey rear extension	Northampton Town Council made no comment on this application.
29. WNN/2022/1272 WNN/2022/1271	Factory - Crockett And Jones Ltd Perry Street, -, Northampton, Northamptonshire, NN1 4HN Listed Building Consent Application for installation of photovoltaic panels	Northampton Town Council made no comment on this application.
30. WNN/2022/1284	17 Corran Close, -, Northampton, Northamptonshire, NN5 7AL Ground floor rear extension and first floor side and front extension with associated external works	Northampton Town Council made no comment on this application.
31. WNN/2022/1253 WNN/2022/1252	Coach House, 114 Harlestone Road, -, Northampton, Northamptonshire, NN5 6AB Listed Building Consent Application for single storey rear extension, substitution of single-glazed windows with double-glazed type, internal alterations and removal of modern rear log-store	Northampton Town Council made no comment on this application.
32. WNN/2022/1280	6 Notre Dame Mews, -, Northampton, Northamptonshire, NN1 2BG Prior Notification of Change of Use from Offices (Use Class E) to 8no Apartments (Use Class C3)	Northampton Town Council made no comment on this application.
33. WNN/2022/1233	25 Northwood Road, -, Northampton, Northamptonshire, NN3 2LR Single storey side extension	Northampton Town Council made no comment on this application.
34. WNN/2022/1283	22 Olden Road, -, Northampton, Northamptonshire, NN3 5DD Change of Use from Dwellinghouse (Use Class C3) to Children's Care Home (Use	Northampton Town Council made no comment on this application.

	Class C2) for one child aged between 8 and 16	
35. WNN/2022/1142	1 3 Dayspring House Hester Street, -, Northampton, Northamptonshire, NN2 6AP Conversion of dwellinghouse into 10no one bedroom flats	Northampton Town Council made no comment on this application.
36. WNN/2022/0765	123 Wellingborough Road, -, Northampton, Northamptonshire, NN1 4DL Demolition of existing single-storey building and rebuilding of new two-storey building with basement and loft floor, to comprise 10no new residential flats (8x1 bed, 2x2 bed), 8no rear side roof windows and 8no front dormers	Northampton Town Council made no comment on this application.
37. WNN/2021/0450	2B The Drive, -, Northampton, Northamptonshire, NN1 4RY Change of Use from Dwellinghouse (Use Class C3) to Visitor Suite and Isolation Rooms (Use Class C2) (Retrospective) - Amended proposal, existing vehicular access to be closed off.	Northampton Town Council made no comment on this application.
38. WNN/2022/1292 WNN/2022/1293	4 Albion Place, -, Northampton, Northamptonshire, NN1 1UD Change of Use from Office (Use Class E) to House in Multiple Occupation for 10 occupants (Sui Generis)	Northampton Town Council made no comment on this application.
39. WNN/2022/1304	63 The Avenue, Cliftonville, Northampton, Northamptonshire, NN1 5BT Single storey rear extension and two storey side extension	Northampton Town Council made no comment on this application.
40. WNN/2022/1305	12 Watermeadow Drive, -, Northampton, Northamptonshire, NN3 8PL Front brick retaining wall and drive	Northampton Town Council made no comment on this application.
41. WNN/2022/1270	31 Auctioneers Way, -, Northampton, Northamptonshire, NN1 1HF Change of Use from House in Multiple Occupation (Use Class C4) into 3no. one bedroom flats (Use Class C3)	Northampton Town Council made no comment on this application.
42. WNN/2022/1274	84 86 Abington Street, -, Northampton, Northamptonshire, NN1 2AP Insertion of windows in side elevation	Northampton Town Council made no comment on this application.
43. WNN/2022/1256	4 Lumbertubs Lane, -, Northampton, Northamptonshire, NN3 6AH New metal fabrication workshop	Northampton Town Council made no comment on this application.
44. WNN/2022/0827	Land Off Notre Dame Mews, -, Northampton, Northamptonshire 6no apartments (including 3no 2 bedroom apartments and 3no 1 bedroom apartments) with amenity space and cycle storage	Northampton Town Council made no comment on this application.
45. WNN/2022/1302	61 Farmhill Road, -, Northampton, Northamptonshire, NN3 5LH Single storey side extension	Northampton Town Council made no comment on this application.

46. WNN/2022/1301	40 Fairway, -, Northampton, Northamptonshire, NN2 7JZ Single storey front extension	Northampton Town Council made no comment on this application.
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41. NEIGHBOURHOOD PLANS: TO CONSIDER WHETHER THE COMMITTEE SHOULD LOOK AT THE DEVELOPMENT OF NEIGHBOURHOOD PLANS

A Councillor stated that Neighbourhood Plans were complex and lengthy to implement and required knowledge and expertise. It was suggested by a Councillor that rough quotations be sourced for a Neighbourhood Plan consultant that could provide advice on Neighbourhood Plans, if this was something the Planning Committee recommended and the Council itself adopted.

It was suggested by a Councillor that the item be deferred due to the apology submitted by Councillor Purser as he may wish to provide some further context to his report.

It was agreed amongst members that this agenda item be deferred until Councillor Purser was present.

DEFERRED

42. BUDGET PRINCIPLES – TO CONSIDER THE PLANNING COMMITTEE’S ELEMENT FOR THE 2023/24 BUDGET

A Councillor raised whether any increase would be required for the next financial year. The Assistant Town Clerk explained that no cost had been incurred in the previous financial year. A Councillor raised that if the Town Council agreed to adopt some of the principles outlined in Councillor Purser report, it could be sufficient to provide expert advice.

It was also noted that the committee may look to take expert advice on the planning issues, such as HMOs in order that the town council can present a more professional and robust case.

RECOMMENDED: That the committee ask that the amount of funding, namely £20,000 be retained for planning matters.

43. ITEMS FOR CONSIDERATION AT A FUTURE MEETING

It was raised by a Councillor that attendance to Planning Committee meetings had been dwindling recently and suggested that agenda emails provide a brief context to what would be discussed. A Councillor also suggested that a meeting be held specifically to discuss Neighbourhood Plans with Planning Committee members and could be open to other Council members. The Assistant Town Clerk explained she would discuss the matter raised with the Town Clerk upon his return.

MEETING CONCLUDED: 7:20PM