



PLANNING COMMITTEE – 19TH SEPTEMBER 2023

To: Members of the Planning Committee:

Councillors Connolly (Chair), Haque (Vice Chair), Birch, Brown, Choudary, G Eales, T Eales, Fuchshuber, Ismail, Lane, Meredith and Purser

Cc'd to all councillors electronically for information

You are hereby 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 Tuesday 19th September 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
13th September 2023**

**Guildhall
Northampton
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 21ST AUGUST 2023**
Attached

Pages 3-8

- 4. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY)**
- 5. DEMOCRATIC SERVICES OFFICER REPORT ON PLANNING CONSULTANT**
Verbal Report

THIS PAGE IS INTENTIONALLY LEFT BLANK

PLANNING COMMITTEE – 21ST AUGUST 2023

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 21ST AUGUST 2023 AT 6PM
IN THE TOWN COUNCIL’S COMMITTEE ROOM LOCATED IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Connolly (Chair), Haque (Vice Chair), Birch, Fuchshuber, Ismail, Lane, Meredith and Purser

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

20. APOLOGIES FOR ABSENCE

No apologies were submitted

21. DECLARATION OF INTERESTS

Councillor Birch declared a non-pecuniary interest in item 23 as she

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

Application No	Site Address and Proposal	COMMENTS
109. WNN/2023/0604	1, Holly Road, -, Northampton, Northamptonshire, NN1 4QL Addition of a lower ground floor light-well and internal reconfigurations to help accommodate up to 19 occupants.	Northampton Town Council made no comment on this application.
110. WNN/2023/0691	306, Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EP Change of Use from Office (Use Class E) to Residential (Use Class C3), including single storey rear extension and second floor rear extension over outrigger	Northampton Town Council made no comment on this application.
111. WNN/2023/0681	2, Clare Street, -, Northampton, Northamptonshire, NN1 3JF Conversion and change of use of existing building into 14no Flats	Northampton Town Council’s Planning Committee were happy to SUPPORT this application stating the rooms and units were of good size in addition, the development would help regenerate the area.
112. WNN/2023/0679	1, Junction Road, -, Northampton, Northamptonshire, NN2 7JQ Subdivision of existing Retail Premises to create 2no Retail Units and part Change of Use to form 1no Takeaway Unit	Northampton Town Council made no comment on this application.
113. WNN/2023/0670 114. WNN/2023/0669	The Hawkins Building, Overstone Road, -, Northampton, Northamptonshire	The Planning Committee support this application as the proposed parking arrangements would cause less congestion

	Removal of Condition 14 of Planning Permission N/2021/0342 (Conversion and alterations of factory premises to form 43no Apartments) which would remove the requirement to make alterations to the St Michael's Road highway and would mean that in the region of 16no on-street car parking spaces would not be provided by the development	compared to the original proposed plans to utilise part of the highway for parking spaces.
115. WNN/2023/0698	20, Ryland Road, -, Northampton, Northamptonshire, NN2 7DL Ground floor side and rear extension	Northampton Town Council made no comment on this application.
116. WNN/2023/0668	38, Gold Street, -, Northampton, Northamptonshire, NN1 1RS Erection of extensions to provide 6no Apartments on the roof of 38-40 Gold Street	The Planning Committee OBJECTED to the proposed development as the building itself is included on the Local List and falls within the conservation area due to the Art Deco facade. Furthermore, the development is not in keeping with the area and street scene.
117. WNN/2023/0690	31, Crawford Avenue, -, Northampton, Northamptonshire, NN5 5PA Residential Annexe	Northampton Town Council made no comment on this application.
118. WNN/2023/0664	92, Lower Adelaide Street, -, Northampton, Northamptonshire, NN2 6BB Conversion of storage units to rear into 3 flats (re-submission of WNN/2023/0291)	Northampton Town Council made no comment on this application.
119. WNN/2023/0649	141, Wycliffe Road, -, Northampton, Northamptonshire, NN1 5JJ Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants	The Planning Committee OBJECTED to the proposed development as it was previously rejected and there is no significant changes to the plans. Furthermore, the facilities in the development would be insufficient.
120. WNN/2023/0661	29, Briton Road, -, Northampton, Northamptonshire, NN3 2BS New single side garage	Northampton Town Council made no comment on this application.
121. WNN/2023/0647	223, Hazeldene Road, -, Northampton, Northamptonshire, NN2 7NZ Single storey rear extension	Northampton Town Council made no comment on this application.
122. WNN/2023/0663	1, Marchwood Close, -, Northampton, Northamptonshire, NN3 8PP First floor side extension	Northampton Town Council made no comment on this application.
123. WNN/2023/0644	30, Oliver Street, -, Northampton, Northamptonshire, NN2 7JJ Change of Use from Coach House (Sui Generis) to Domestic Dwelling (Use Class C3)	Northampton Town Council made no comment on this application.
124. WNN/2023/0651	Carlsberg Brewery, 140, Bridge Street, -, Northampton, Northamptonshire, NN1 1PZ Removal of 2no windows at ground floor level to South elevation of brewhouse and	Northampton Town Council made no comment on this application.

		replacement with composite cladding to afford access and egress of brewing vessels	
125.	WNN/2023/0642	British Telecom, Spring Gardens, -, Northampton, Northamptonshire, NN1 1LZ Installation and replacement of antennas, equipment housing and ancillary development at existing communications site	Northampton Town Council made no comment on this application.
126. 127.	WNN/2023/0628 WNN/2023/0627	Garage Premises Fire Brigade Divisional H Q, Upper Mounts, -, Northampton, Northamptonshire, NN1 3DN Listed Building Consent Application for removal of 3no antennas to be replaced with 6no new antennas, 1no new GPS node and associated ancillary works thereto	Northampton Town Council made no comment on this application.
128.	WNN/2023/0343	99, Colwyn Road, -, Northampton, Northamptonshire, NN1 3PU Conversion into 9no Flats	Northampton Town Council made no comment on this application.
129.	WNN/2023/0636	13, Wheatfield Gardens, -, Northampton, Northamptonshire, NN3 2NF Single storey rear extension	Northampton Town Council made no comment on this application.
130.	WNN/2023/0629	377, Billing Road East, -, Northampton, Northamptonshire, NN3 3LL Single storey rear extension and front porch	Northampton Town Council made no comment on this application.
131.	WNN/2023/0536	Just For Pets, Commercial Street, -, Northampton, Northamptonshire, NN1 1PJ Demolition of existing building and conversion of land to use as an electric vehicle charging hub, including installation of charging points, erection of substations and associated external works and landscaping	Northampton Town Council made no comment on this application.
132. 133.	WNN/2023/0461 WNN/2023/0460	60, Bridge Street, -, Northampton, Northamptonshire, NN1 1PA Listed Building Consent Application for Conversion and Change of Use from Bar/Restaurant (Sui Generis) to 6no Apartments (Use Class C3) and Ground Floor Retail (Use Class E), including single storey rear extension	Northampton Town Council made no comment on this application.
134.	WNN/2023/0584	18, Freehold Street, -, Northampton, Northamptonshire, NN2 6EW Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for four occupants	The Planning Committee strongly OBJECTED to this application stating the lack of facilities with 1 basin for two toilets and inadequate commons areas.
135.	WNN/2023/0743	Land at, The Nurseries, Northampton Prior notification for installation of 20m high slim-line phase 9 monopole, supporting 6no antennas, 3no equipment cabinets and ancillary development thereto including 1no GPS module	Northampton Town Council made no comment on this application.
136.	WNN/2023/0717	16 Magnolia Close, Northampton NN3 3XE Extension and part-conversion of existing	Northampton Town Council made no comment on this application.

garage into habitable accommodation together with new porch canopy roof.
--

23. SEMILONG AND TRINITY NEIGHBOURHOOD PLAN – FUNDING ALLOCATION

A Councillor highlighted that Northampton Town Council became the designated the responsible body to complete the Semilong & Trinity Neighbourhood Plan (S&T NP) after the dissolution of the former Northampton Borough Council. The Councillor added the S&T NP had encountered delays due to the re-designation and the COVID-19 pandemic thereby making the process costlier however, the NP was in its final stages.

A Councillor stated they were keen to see the S&T NP completed and enacted. In response to a question, a Councillor explained that the £3,495 would enable the S&T NP to undertake its final consultation, the consultant’s writing of the policy document and marketing materials.

RESOLVED: That £3,495 be approved to be fund the Semilong & Trinity Neighbourhood Plan from Neighbourhood Plans budget.

24. WNC STREET TRADING CONSULTATION.

The Town Clerk explained that West Northamptonshire Council (WNC) had issued a Street Trading Policy consultation as outlined within the report. He posed to the Committee whether they wished to formulate a formal response on behalf of the Town Council.

RESOLVED: It was agreed that member would review the street trader consultation and provide any feedback to the Democratic Services Officer.

NOTED

25. WNC PUBLIC SPACE PROTECTION ORDER RENEWAL – NORTHAMPTON

The Town Clerk explained WNC had the intention to renew the Northampton Public Space Protection Order (PSPO), this could assist with tackling anti-social behaviour and unreasonable nuisances therefore ensuring that members of the public could enjoy the public space. He continued, the consultation would enable them to gain the view of the public and gain evidence in order for WNC to renew the PSPO.

A Councillor raised that the existing PSPO seemed to not have been enforced as anti-social behaviour and the use of intoxicating substances was still present. A Councillor posed whether there were any reports on the effectiveness of the existing PSPO.

RESOLVED: That the Committee members review the PSPO Renewal consultation and provide any feedback to the Democratic Services Officer.

NOTED

MEETING CONCLUDED: 7:20PM

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

Application No	Site Address and Proposal
137. WNN/2023/0743	Land At, The Nurseries, Northampton Prior Notification for installation of 20m high slim-line phase 9 monopole, supporting 6no antennas, 3no equipment cabinets and ancillary development thereto including 1no GPS module
138. WNN/2023/0717	16 Magnolia Close, Northampton, NN3 3XE Extension and part-conversion of existing garage into habitable accommodation together with new porch canopy roof
139. WNN/2023/0719	28 Cloutsham Street, Northampton, NN1 3LN Single storey side and rear extension
140. WNN/2023/0714	71 Ashburnham Road, Northampton, NN1 4RA First floor rear extension and alterations to ground floor rear elevation
141. WNN/2023/0706	214 Kettering Road, Northampton, NN1 4BN Prior Notification of Change of Use from Retail (Use Class E) to 1no Ground Floor Flat (Use Class C3)
142. WNN/2023/0735	16 Moulton Way North, Northampton, NN3 7RW Hip roof to gable end with dormer to rear together with single storey rear extension
143. WNN/2023/0744	259 Hazeldene Road, Northampton, NN2 7NZ Single storey front extension to provide wet room and kitchen space and alteration of pedestrian access from boundary wall via shallow steps to hard standing at new front door
144. WNN/2023/0700	Old Vicarage House, 2A Dallington Green, Northampton, NN5 7HW Listed Building Consent Application for installation of slim-lite double-glazed units to windows and front door
145. WNN/2023/0703	West Northamptonshire Council County Hall George Row Northampton Northamptonshire NN1 1DF Listed Building Consent Application for replacement slate roof coverings to main buildings at County Hall, Northampton
146. WNN/2023/0704	110 Wellingborough Road, Northampton, NN1 4DR Single storey ground floor rear extension
147. WNN/2023/0716	Spring Hill House Cliftonville Northampton, Northamptonshire NN1 5BE Change of Use from Former Mental Health Residential Facility (Use Class C2) to 30no Residential Units (Use Class C3), including part demolition and conversion
148. WNN/2023/0731	32 Holly Road Northampton, Northamptonshire NN1 4QR Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation for five occupants (Use Class C4)

149.	WNN/2023/0738 L.B WNN/2023/0739	Spencer House, 3 Spencer Parade, Northampton, NN1 5AA Change of Use from Offices (Use Class E) to House in Multiple Occupation for 14 occupants (Sui Generis)
150.	WNN/2023/0742	30 Connaught Street, Northampton, NN1 3BP Conversion of two storey single dwelling terrace house into 2no (2x1 bed) residential flats, including external and internal alterations
151.	WNN/2023/0745	115 Harlestone Road, Northampton, NN5 7AQ Three storey side extension, loft conversion, single storey rear extension and first floor terraces
152.	WNN/2023/0752	36 Dunster Street, Northampton, NN1 3JY Two structural openings to rear elevation and installation of two UPVC windows
153.	WNN/2023/0755	125 Park Avenue North, Northampton, NN3 2HY Single storey rear extension (alteration to approved application WNN/2022/0099)
154.	WNN/2023/0757	115 Booth Lane South, Northampton, NN3 3EY Rear extension, loft conversion and amendments to roofline to accommodate loft conversion
155.	WNN/2023/0737	80 Stanhope Road Northampton Northamptonshire NN2 6JX Change of Use from Dwellinghouse (Use Class C3) to Supported Accommodation (Use Class C2) to accommodate a maximum of 3 young people aged 16yrs to 18yrs
156.	WNN/2023/0760	45 St Giles Street, Northampton, NN1 1JF Conversion of ground floor Pub (Use Class Sui Generis) to Hair Salon (Use Class E)
157.	WNN/2023/0765	58 Wilford Avenue, Northampton, NN3 9UQ Two storey side extension
158.	WNN/2023/0767	4 Heath Green, Northampton, NN5 7HS Dropped kerb for parking access - retrospective
159.	WNN/2023/0442	7 Neale Close, Northampton, NN3 3DB Demolition of existing dwelling and construction of new dwelling
160.		