



PLANNING COMMITTEE – 11TH OCTOBER 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 Wednesday 11th October 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
5th October 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 19th SEPTEMBER 2023**

Attached

Pages 3-6

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

Pages 7-8

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PLANNING COMMITTEE – 19TH SEPTEMBER 2023

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19TH SEPTEMBER 2023 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM LOCATED IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Lane (Elected Chair), Fuchshuber, Ismail and Meredith

OFFICERS PRESENT: Mr S Carter (Town Clerk) and Miss F Barford (Democratic Services Officer)

5. ELECTION OF A CHAIR

RESOLVED: It was agreed that Councillor Lane would chair this meeting in the absences of the Chair and Vice Chair.

6. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Connolly (Chair), Haque (Deputy Chair), Choudary, G Eales, T Eales and Purser.

7. DECLARATIONS OF INTEREST

No declarations of interest were submitted.

8. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 21ST AUGUST 2023

RESOLVED: The Chair was authorised to sign the minutes of the previous meeting held on 21st August 2023 as a true and accurate record of the proceedings.

9. 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
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	It was commented that the monopole should be painted green to be less abrasive and in keeping with the greenery of the street scene.
138. WNN/2023/0717	16 Magnolia Close, Northampton, NN3 3XE Extension and part-conversion of existing garage into habitable	Northampton Town Council made no comment on this application

	accommodation together with new porch canopy roof	
139. WNN/2023/0719	28 Cloutsham Street, Northampton, NN1 3LN Single storey side and rear extension	Northampton Town Council made no comment on this application
140. WNN/2023/0714	71 Ashburnham Road, Northampton, NN1 4RA First floor rear extension and alterations to ground floor rear elevation	Northampton Town Council made no comment on this application
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)	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
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	Northampton Town Council made no comment on this application
146. WNN/2023/0704	110 Wellingborough Road, Northampton, NN1 4DR Single storey ground floor rear extension	Northampton Town Council made no comment on this application

<p>147. WNN/2023/0716</p>	<p>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</p>	<p>It was commented that this application would be welcomed as it will assist in expanding housing supply of studio, one and two bedroom apartments in close proximity in the Town Centre.</p>
<p>148. WNN/2023/0731</p>	<p>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)</p>	<p>The Planning Committee voted to object to this planning application as the proposed development would further exacerbate pre-existing highway issues. In addition, it's believe there is already a high concentration of HMOs within the 50 metre radius therefore making the area overprescribed and would result in the loss of a family home.</p>
<p>149. WNN/2023/0738 L.B WNN/2023/0739</p>	<p>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)</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>150. WNN/2023/0742</p>	<p>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</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>151. WNN/2023/0745</p>	<p>115 Harlestone Road, Northampton, NN5 7AQ Three storey side extension, loft conversion, single storey rear extension and first floor terraces</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>152. WNN/2023/0752</p>	<p>36 Dunster Street, Northampton, NN1 3JY Two structural openings to rear elevation and installation of two UPVC windows</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>153. WNN/2023/0755</p>	<p>125 Park Avenue North, Northampton, NN3 2HY</p>	<p>Northampton Town Council made no comment on this application.</p>

	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	Northampton Town Council made no comment on this application.
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	Northampton Town Council made no comment on this application.
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)	Northampton Town Council made no comment on this application.
157. WNN/2023/0765	58 Wilford Avenue, Northampton, NN3 9UQ Two storey side extension	Northampton Town Council made no comment on this application.
158. WNN/2023/0767	4 Heath Green, Northampton, NN5 7HS Dropped kerb for parking access - retrospective	Northampton Town Council made no comment on this application.
159. WNN/2023/0442	7 Neale Close, Northampton, NN3 3DB Demolition of existing dwelling and construction of new dwelling	Northampton Town Council made no comment on this application.

10. DEMOCRATIC SERVICES OFFICER REPORT ON PLANNING CONSULTANT

The Democratic Services Officer circulated a letter from Pellegram Planning Consultancy outlining the services provided and the costings to attendees. The Democratic Services Officer stated that Pellegram Planning Consultancy would host a tailored training session featuring topics of interest to the Committee and requested suggestions from Committee members.

RESOLVED: It was agreed that the Democratic Services Officer would email the Planning Committee requesting topics to be covered in a tailored training session with Pellegram Planning Consultancy.

MEETING CONCLUDED: 6:50PM

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
160. 2023/6876/FULL	294 Broadmead Avenue Northampton NN3 2RP Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants.
161. 2023/7099/TPO	27 Oaklands Drive, Northampton, NN3 3JN Removal of black pine tree subject to TPO 202 Westone
162. 2023/7058/ADV	The Co-operative Group Ltd 45 49 Oulton Rise Northampton NN3 6EW Window vinyls advertisements and laminate applied to back walls
163. 2023/6951/FULL (L.B) 2023/6948/LBC	3 Kingswell Street, Northampton, NN1 1PP Variation of condition 2 [two storey side extension] approved planning application WNN/2022/1031 & WNN/2022/1034 - to vary approved plans for internal alterations to existing building to suit extension and new arrangement
164. 2023/7028/FULL (L.B) 2023/7030/LBC	7 Market Square Northampton NN1 2DL Conversion of upper floors to self contained flat
165. 2023/6949/FULL (L.B) 2023/6950/LBC	7 St Giles Terrace, Northampton, NN1 2BN Proposed change of use from office use to C3 residential and C4 house of multiple occupation
166. 2023/7018/ADV 2023/7016/FULL	Michael Jones Jeweller 1 Gold Street Northampton NN1 1RA Removal of existing painted timber shopfront and installation of new painted timber shopfront, security glazing and new entrance and lobby. Removal of entrance lobby to No.1 Gold St and proposed installation of new secure display window retaining existing security grille. 1a - 3 Gold Street installation to include new external security grilles with perforated laths, powder coated finish colour - to be confirmed. Retain existing structural red granite columns.
167. WNN/2023/0728	18 Palmerston Road Northampton Northamptonshire NN1 5EU Change of Use from Business Purposes (Use Class E) to 1no Ground Floor Flat (Use Class C3)
168. 2023/6892/FULL	229 Birchfield Road East Northampton NN3 2BZ Rear extension at first floor level to create 2 apartments. Part change of use to retail unit at ground floor level to create 1no wheelchair accessible apartment. Total of 3 apartments proposed.
169. 2023/6901/TCA	The Racecourse Kettering Road Northampton NN1 4LG T1 Sorbus - Fell to ground level
170. 2023/6900/TCA	15 Abington Park Crescent Northampton NN3 3AD T1 - Silver birch tree - crown reduction, reverting to previous cuts. This will reduce risk of damage to cable, vehicles and properties.
171. WNN/2023/0737	80 Stanhope Road Northampton Northamptonshire NN2 6JX Change of use from Supported Accommodation (Use Class C2) to accommodate a maximum of 3no young people aged 16yrs to 18 yrs to Residential Children's Home (Use Class C2) for aged 5 years to 18 years old for maximum of 3 children

172.	WNN/2023/0442	7 Neale Close, Northampton, NN3 3DB Demolition of existing dwelling and construction of new dwelling
173.	WNN/2023/0765	58 Wilford Avenue, Northampton, NN3 9UQ Two storey side extension
174.	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)
175.	WNN/2023/0758	76 Upper Thrift Street, Northampton, NN1 5HR Outline Planning Application for the demolition of existing garage and construction of new two storey dwelling and garden
176.	WNN/2023/0757	115 Booth Lane South, Northampton, NN3 3EY Rear extension, loft conversion and amendments to roofline to accommodate loft conversion