



# Northampton TOWN COUNCIL

**PLANNING COMMITTEE – 20<sup>TH</sup> NOVEMBER 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 Monday 20<sup>th</sup> November 2023 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  
14<sup>th</sup> November 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 11<sup>TH</sup> OCTOBER 2023**
- 4. PLANNING COMMITTEE BUDGET PRINCIPLES FOR FINANCIAL YEAR 2024-25**
- 5. PLANNING APPLICATIONS – TO CONSIDER PLANNING APPLICATIONS FOR THE PARISH OF NORTHAMPTON AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL (THE PLANNING AUTHORITY)**

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**6. DEMOCRATIC SERVICES OFFICER'S REPORT ON WNC'S PUBLIC SPACES PROTECTION ORDERS (PSPO) CONSULTATION FOR DUNSTER STREET & JEYES JETTY**

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**PLANNING COMMITTEE – 11<sup>TH</sup> OCTOBER 2023**

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11<sup>TH</sup> OCTOBER 2023 AT 6PM IN THE COMMITTEE ROOM LOCATED IN THE GUILDHALL, NORTHAMPTON

**PRESENT:** Councillors Connolly (Chair), Birch, Fuchshuber, Meredith and Purser

**OFFICER PRESENT:** Miss F Barford

**7. APOLOGIES FOR ABSENCE**

Apologies were submitted by Councillors G Eales and Ismail

**8. DECLARAIONS OF INTEREST**

No declarations of interests were submitted

**9. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 19<sup>TH</sup> SEPTEMBER 2023**

**RESOLVED:** The Chair was authorised to sign the minutes of the previous meeting held on 19<sup>th</sup> September 2023 as a true and accurate record of the proceedings.

**10. 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
160. 2023/6876/FULL	<a href="#">294 Broadmead Avenue Northampton NN3 2RP</a> Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants.	The Planning Committee requested the appropriate Planning Officer request a Fire Safety report from Northants Fire Service due to concerns with the kitchen on the 1 <sup>st</sup> floor.
161. 2023/7099/TPO	<a href="#">27 Oaklands Drive, Northampton, NN3 3JN</a> Removal of black pine tree subject to TPO 202 Westone	Northampton Town Council made no comment on this application.
162. 2023/7058/ADV	<a href="#">The Co-operative Group Ltd 45 49 Oulton Rise Northampton NN3 6EW</a> Window vinyls advertisments and laminate applied to back walls	Northampton Town Council made no comment on this application.
163. 2023/6951/FULL (L.B) <a href="#">2023/6948/LBC</a>	<a href="#">3 Kingswell Street, Northampton, NN1 1PP</a> Variation of condition 2 [two storey side extension] approved planning application WNN/2022/1031 & WNN/2022/1034 - to vary approved plans for internal alterations	The Planning Committee welcomed the alterations and fully support the proposed development.

	to existing building to suit extension and new arrangement	
<b>164.</b> <a href="#">2023/7028/FULL</a> <b>(L.B)</b> <a href="#">2023/7030/LBC</a>	<a href="#">7 Market Square Northampton NN1 2DL</a> Conversion of upper floors to self contained flat	Northampton Town Council made no comment on this application.
<b>165.</b> <a href="#">2023/6949/FULL</a> <b>(L.B)</b> <a href="#">2023/6950/LBC</a>	<a href="#">7 St Giles Terrace, Northampton, NN1 2BN</a> Proposed change of use from office use to C3 residential and C4 house of multiple occupation	Northampton Town Council made no comment on this application.
<b>166.</b> <a href="#">2023/7018/ADV</a> <a href="#">2023/7016/FULL</a>	<a href="#">Michael Jones Jeweller 1 Gold Street Northampton NN1 1RA</a> 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.	The Planning Committee support this application however, requested the applicant look at whether the fascia could be aligned.
<b>167.</b> <a href="#">WNN/2023/0728</a>	<a href="#">18 Palmerston Road Northampton Northamptonshire NN1 5EU</a> Change of Use from Business Purposes (Use Class E) to 1no Ground Floor Flat (Use Class C3)	Northampton Town Council made no comment on this application.
<b>168.</b> <a href="#">2023/6892/FULL</a>	<a href="#">229 Birchfield Road East Northampton NN3 2BZ</a> 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.	Northampton Town Council made no comment on this application.
<b>169.</b> <a href="#">2023/6901/TCA</a>	<a href="#">The Racecourse Kettering Road Northampton NN1 4LG</a> T1 Sorbus - Fell to ground level	Northampton Town Council made no comment on this application.
<b>170.</b> <a href="#">2023/6900/TCA</a>	<a href="#">15 Abington Park Crescent Northampton NN3 3AD</a> T1 - Silver birch tree - crown reduction, reverting to previous cuts. This will reduce risk of damage to cable, vehicles and properties.	Northampton Town Council made no comment on this application.

<b>171. WNN/2023/0737</b>	<a href="#">80 Stanhope Road Northampton Northamptonshire NN2 6JX</a> 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	The Planning Committee request that clarification be sought on the age range of service users and the employees.
<b>172. WNN/2023/0442</b>	<a href="#">7 Neale Close, Northampton, NN3 3DB</a> Demolition of existing dwelling and construction of new dwelling	Northampton Town Council made no comment on this application.
<b>173. WNN/2023/0765</b>	<a href="#">58 Wilford Avenue, Northampton, NN3 9UQ</a> Two storey side extension	Northampton Town Council made no comment on this application.
<b>174. WNN/2023/0760</b>	<a href="#">45 St Giles Street, Northampton, NN1 1JF</a> Conversion of ground floor Pub (Use Class Sui Generis) to Hair Salon (Use Class E)	Northampton Town Council made no comment on this application.
<b>175. WNN/2023/0758</b>	<a href="#">76 Upper Thrift Street, Northampton, NN1 5HR</a> Outline Planning Application for the demolition of existing garage and construction of new two storey dwelling and garden	Northampton Town Council made no comment on this application.
<b>176. WNN/2023/0757</b>	<a href="#">115 Booth Lane South, Northampton, NN3 3EY</a> Rear extension, loft conversion and amendments to roofline to accommodate loft conversion	Northampton Town Council made no comment on this application.

**MEETING CONCLUDED AT 6:40PM**

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**Northampton Town Council**

**Planning Committee – 20<sup>th</sup> November 2023**

**Budget Principles 2024/25 – Planning Committee element - Report of the Town Clerk**

**Purpose of report:** Top ask the committee to put forwards their budget for the cost heading under their management to go to the Policy and Finance Committee for consideration.

**Recommended:** That the committee puts forward its recommended budget for consideration by the Policy and Finance Committee

Members will be aware that the council has begun its budget process for 2024/25. The principle of this have been set by the Policy and Finance Committee.

The Planning committee has one budget heading under its control:

- Code 4600 – £10,000 – Neighbourhood Planning - £3495 allocated in the current year to Trinity and Semilong Neighbourhood Plan
- Code 4601 – £10,000 Planning Support - No expenditure through specialist planning training being sought

The budget is there should the committee want to take specialist planning advice, appoint a consultant, undertake neighbourhood plans etc.

The process for setting the budget is as follows:

1. Committees consider their elements and make recommendations
2. Policy and Finance Committee consider these and draft final budget for recommendation to the Council
3. Council considers final budget and subject to any final amendments approves the final budget in January
4. The precept request is sent to the WNC who are the precepting authority and collect it on behalf of town and parish councils and the police and fire authority.

The committee should consider the budget and what they would like for the next financial year.

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

<b>Application No</b>	<b>Site Address and Proposal</b>
177. 2023/7510/FULL	<a href="#">21 Hornbeam Court Northampton NN3 3RT</a> Remove existing extension and build a new end of terrace dwelling
178. 2023/7484/FULL	<a href="#">32 Beech Grove Northampton NN3 6JY</a> Demolition of existing garage, erection of a 1.5 storey side and front extension with a rear single storey extension with a property overhaul.
179. 2023/7547/FULL	<a href="#">367 Kettering Road Northampton NN3 6QT</a> The proposed work is a Change of use from Dwellinghouse (use Class C3) to House in Multiple Occupation (use Class C4) for 5 occupants.
180. 2023/7493/FULL	<a href="#">Xpo House Lodge Way Northampton NN5 7SL</a> Change of Use from Commercial Office Space (Use Class E) to Place of Worship for Elim Church (Use Class F1)
181. 2023/7527/FULL	<a href="#">4A Lumbertubs Lane Northampton NN3 6AH</a> Erection of 2no freestanding replacement storage structures
182. 2023/7566/TCA	<a href="#">Sunnyside Cliftonville Northampton NN1 5BE</a> T3 Yew; Low level branches. Crown lift to a height of approximately 3.0 metres.
183. 2023/7447/TCA	<a href="#">22 Military Road Northampton NN1 3EU</a> Removal of overhanging branches to 20a Oakley Street
184. 2023/7517/FULL	<a href="#">27 29 Kingsley Road Northampton NN2 7DS</a> Proposed gym/indoor games area for residents use (Retrospective)
185. 2023/7553/PA	<a href="#">7 Mercers Row Northampton NN1 2QL</a> Proposed conversion from offices to 11 apartments
186. 2023/7568/FULL	<a href="#">112 St James Park Road Northampton NN5 5EL</a> Proposed replacement outbuilding to use as ancillary annex
187. 2023/7550/FULL	<a href="#">3 Wheatfield Gardens Northampton NN3 2NF</a> Single storey extension to front.
188. 2023/7605/FULL	<a href="#">8 Regent Square Northampton NN1 2NQ</a> Proposed change of use from ground floor shop to 2 No 1 person HiMO
189. 2023/7640/FULL	<a href="#">Land rear of 121 Beech Avenue Northampton NN3 2JW</a> Detached dwelling and associated works (resubmission)
190. 2023/7658/TCA	<a href="#">93 Hunter Street Northampton NN1 3QA</a> Remove 1 x Elder referenced as T1 on site plan
191. WNN/2022/1391	<a href="#">Dallington Grange Mill Lane Kingsthorpe Northampton NN5 7PZ</a> Approval of Reserved Matters pursuant to Outline Planning Permission N/2014/1429 for 273 no dwellings on Phase 1B (part of) Dallington Grange and approval of conditions 11, 12, 14, 19, 20, 24, 29, 30, 39, 40 and 41 of N/2014/1429

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**DEMOCRATIC SERVICES OFFICER'S REPORT ON WNC'S PUBLIC SPACES PROTECTION ORDERS  
(PSPO) CONSULTATION FOR DUNSTER STREET & JEYES JETTY**

**PURPOSE:** To inform the Planning Committee on the recent PSPO consultations for Dunster Street and Jeyes Jetty.

**RECOMMENDATIONS:**

- a) The Committee note the report
- b) The Committee discuss and decide whether they wish to submit a response on behalf of Northampton Town Council

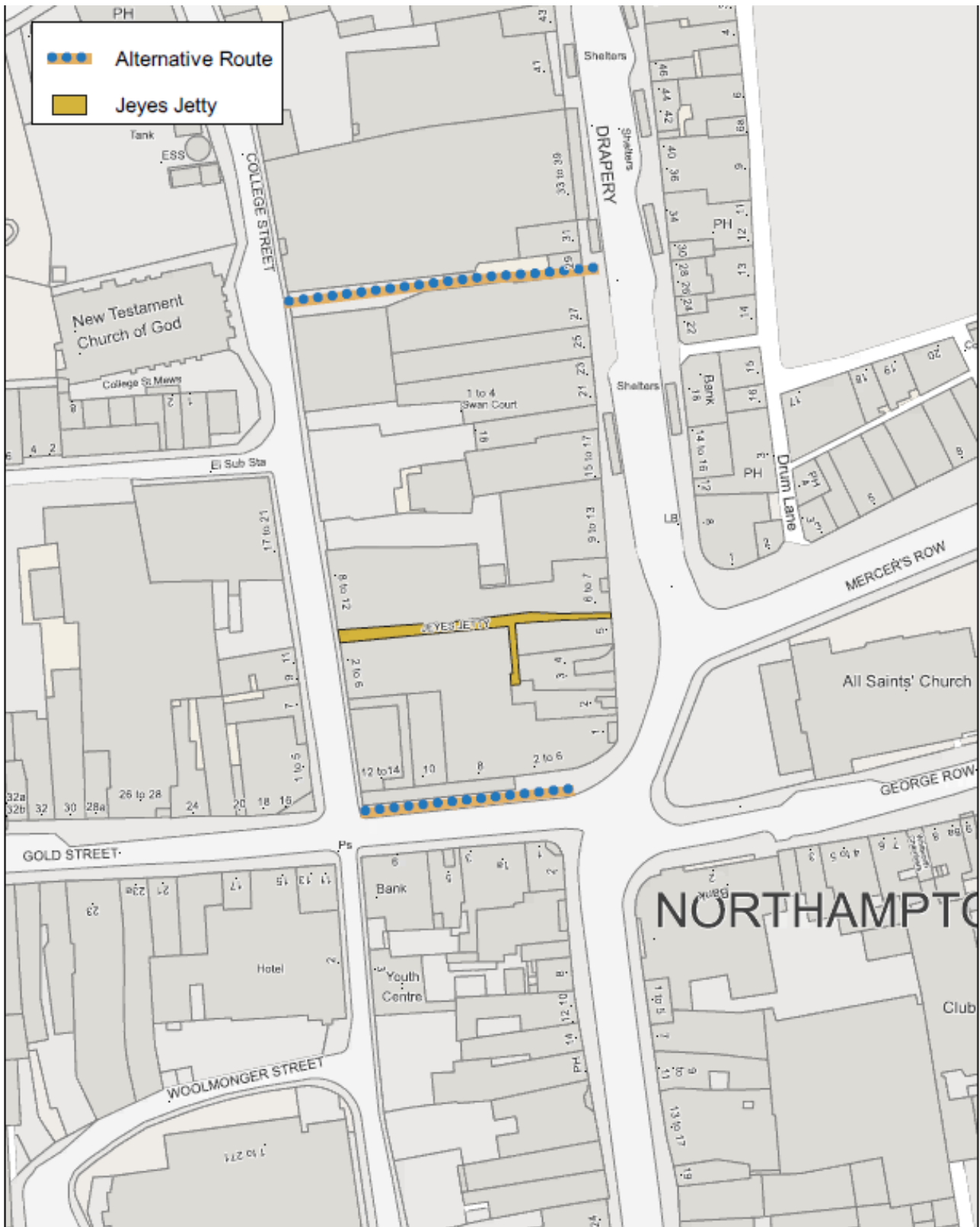
**BACKGROUND**


A PSPO allows councils to impose restrictions on the use of specific areas. A PSPO can deal with persistent and unreasonable nuisances and anti-social behaviour that has a detrimental effect on the quality of life for the local community in a particular area. They intend to help ensure that the public can use and enjoy public spaces and can help to make West Northamptonshire a better and safer place to live.

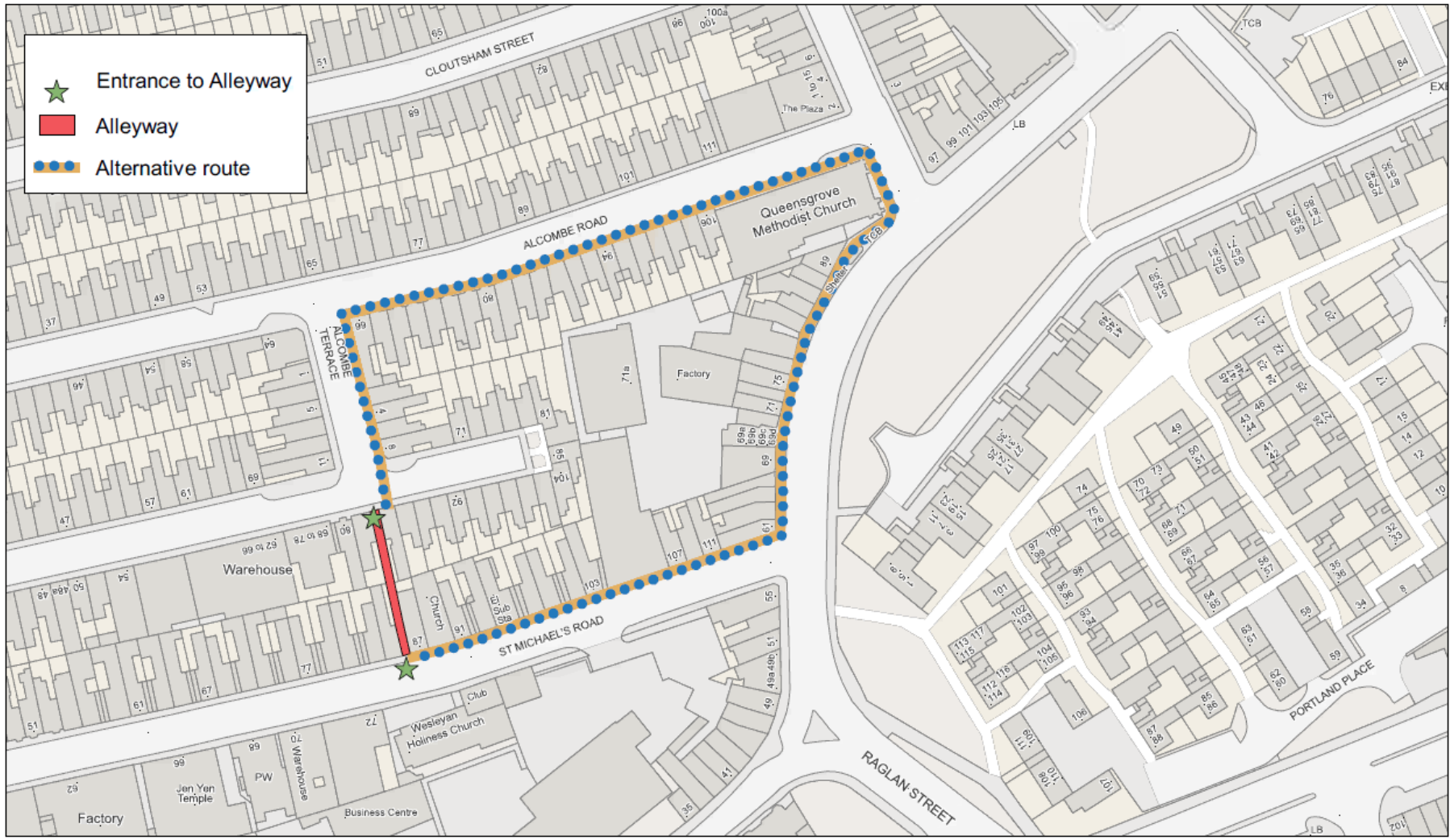
Both Dunster Street and Jeyes Jetty were gated in 2021 via a PSPO. A PSPO are only valid for three years and can be renewed multiples times and therefore West Northamptonshire Council are considering a renewal for Dunster Street and Jeyes Jetty. From West Northamptonshire Councils monitoring of Dunster Street and Jeyes Jetty they have noted a notable improvement since the gating. It is proposed to use the Crime and Policing Act (2014) to close the alleyway 24 hours a day, 7 days a week with the exception of required access for fire exit and waste collection if required.

Further information on this consultation can be found via the West Northamptonshire website:

- [Dunster Street](#)
- [Jeyes Jetty](#)



	<b>Title: Drapery, Northampton</b>	<b>Date:</b> 13-10-2023
	<small>© Crown copyright and database rights 2023 Ordnance Survey licence no. 100063706</small>	<b>Scale:</b> 1:1,000 @A4
		<b>Drawn:</b> _____



**Title:** Proposed Alleyway Gating  
 Dunster Street/St Michael's Road

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**Date:** 13-10-2023

**Scale:** 1:1,250 @A4

**Drawn by:**