



Northampton
TOWN COUNCIL

PLANNING COMMITTEE – 18TH DECEMBER 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 18th December 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
12th December 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 20TH DECEMBER 2023**

Pages 3-6

- 4. AITCHISHON PLANNING CONSULTANTS TO PROVIDE A BRIEFING ON THE FORMER WHITE HORSE PUBLIC HOUSE & No.23 HARBOROUGH ROAD – *Verbal Briefing***
- 5. TO CONSIDER ANNUAL WAITING RESTRICTIONS REVIEW AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL**

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

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PLANNING COMMITTEE – 20TH NOVEMBER 2023

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 20TH NOVEMBER 2023 AT 6PM HELD IN THE TOWN COUNCIL'S COMMITTEE ROOM LOCATED WITHIN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Connolly (Chair), Haque (Deputy Chair), Birch, Fuchshuber, Ismail and Meredith

OFFICERS PRESENT: Miss F Barford (Democratic Services Officer)

34. APOLOGIES

Apologies were submitted by Councillors Purser and Lane.

35. DECLARATION OF INTERESTS

No declarations of interest were submitted.

36. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 11TH OCTOBER 2023

RESOLVED: The Chair was authorised to sign the minutes of the previous meeting held on 11th October 2023 as a true and accurate record of the proceedings.

37. PLANNING COMMITTEE BUDGET PRINCIPLES FOR FINANCIAL YEAR 2024-25

A Councillor stated that there was a discussion included on the previous agenda of arranging planning training with Andrea Pellegram who was a planning consultant. The Democratic Services Officer (DSO) explained she had set Pellegram Limited as a new supplier which took some time and requested training sessions however she would chase this. A Councillor suggested that Code 4601 'Planning Support' be maintained at £10,000 as there were many large or pivotal development planned and robust planning advice may be required.

A Councillor explained in relation to Neighbourhood Planning organisations were eligible for a Government Grant assist with the associated costs however, some organisations may require additional financial support. A Councillor suggested that the Neighbourhood Planning budget be maintained as the Committee were still considering whether to have or support additional neighbourhood plans.

RECOMMENDED: That Budget Code 4600, Neighbourhood Planning have a budget of £10,000 for Financial Year 2024-25.

RECOMMENDED: That Budget Code 4601, Planning Support have a budget of £10,000 for Financial Year 2024-25.

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

Application No	Site Address and Proposal	Comments
177. 2023/7510/FULL	21 Hornbeam Court Northampton NN3 3RT Remove existing extension and build a new end of terrace dwelling	Northampton Town Council made no comment on this application.
178. 2023/7484/FULL	32 Beech Grove Northampton NN3 6JY Demolition of existing garage, erection of a 1.5 storey side and front extension with a rear single storey extension with a property overhaul.	Northampton Town Council made no comment on this application.
179. 2023/7547/FULL	367 Kettering Road Northampton NN3 6QT The proposed work is a Change of use from Dwellinghouse (use Class C3) to House in Multiple Occupation (use Class C4) for 5 occupants.	The Planning Committee OBJECTED to this application on the grounds of overdevelopment, high concentration of HMOs within the site's radius and therefore, a negative impact for highways with vehicular generation. Furthermore, the Committee commented this would result the loss of a family home.
180. 2023/7493/FULL	Xpo House Lodge Way Northampton NN5 7SL Change of Use from Commercial Office Space (Use Class E) to Place of Worship for Elim Church (Use Class F1)	Northampton Town Council made no comment on this application.
181. 2023/7527/FULL	4A Lumbertubs Lane Northampton NN3 6AH Erection of 2no freestanding replacement storage structures	Northampton Town Council made no comment on this application.
182. 2023/7566/TCA	Sunnyside Cliftonville Northampton NN1 5BE T3 Yew; Low level branches. Crown lift to a height of approximately 3.0 metres.	Northampton Town Council made no comment on this application.
183. 2023/7447/TCA	22 Military Road Northampton NN1 3EU Removal of overhanging branches to 20a Oakley Street	Northampton Town Council made no comment on this application.
184. 2023/7517/FULL	27 29 Kingsley Road Northampton NN2 7DS	Northampton Town Council made no comment on this application.

	Proposed gym/indoor games area for residents use (Retrospective)	
185. 2023/7553/PA	7 Mercers Row Northampton NN1 2QL Proposed conversion from offices to 11 apartments	The Planning Committee OBJECTED to this application due to existing waste and recycling issues in the vicinity and this development would exacerbate the smells further.
186. 2023/7568/FULL	112 St James Park Road Northampton NN5 5EL Proposed replacement outbuilding to use as ancillary annex	Northampton Town Council made no comment on this application.
187. 2023/7550/FULL	3 Wheatfield Gardens Northampton NN3 2NF Single storey extension to front.	Northampton Town Council made no comment on this application.
188. 2023/7605/FULL	8 Regent Square Northampton NN1 2NQ Proposed change of use from ground floor shop to 2 No 1 person HiMO	The Planning Committee SUPPORT this application as the proposed development would re-purpose the run-down façade and provide some needed regeneration in the area.
189. 2023/7640/FULL	Land rear of 121 Beech Avenue Northampton NN3 2JW Detached dwelling and associated works (resubmission)	Northampton Town Council made no comment on this application.
190. 2023/7658/TCA	93 Hunter Street Northampton NN1 3QA Remove 1 x Elder referenced as T1 on site plan	Northampton Town Council made no comment on this application.
191. WNN/2022/1391	Dallington Grange Mill Lane Kingsthorpe Northampton NN5 7PZ 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	Northampton Town Council made no comment on this application.

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

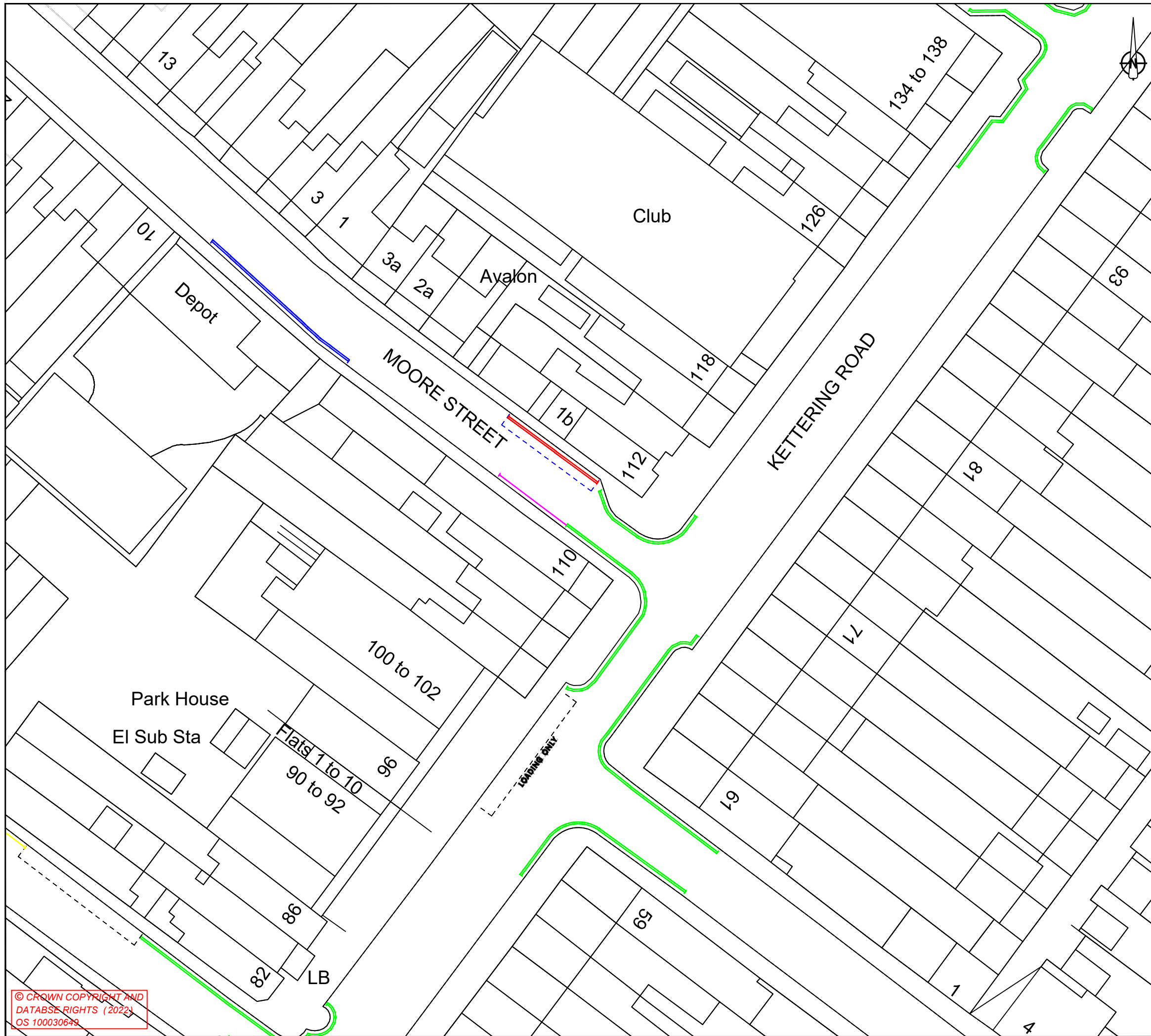
The DSO outlined the background of the report and explained that Public Space Protection Order (PSPOs) for both Jeyes Jetty and Dunster Street were previously approved. Councillor commented the PSPOs had a beneficial impact especially Jeyes Jetty as it was known for instances of anti-social behaviour.

RESOLVED: That Northampton Town Council comment their support for the renewal of PSPOs for Dunster Street and Jeyes Jetty.






MEETING CONCLUDED: 7:03PM

5. TO CONSIDER ANNUAL WAITING RESTRICTIONS REVIEW AS NOTIFIED BY WEST NORTHAMPTONSHIRE COUNCIL

- a) **Moore Street with Kingsley Park Terrace** – Request submitted by local councillors. To reduce double yellow line on Moore Street to create additional limited parking.
- b) **Hartburn Close** – Request submitted by a local business. Vehicles parking on pavements across the estate are causing a hazard for pedestrians and vehicles travelling through, accessing, and exiting business premises.
- c) **Upper Priory Street** – Request submitted by a local business. Vehicles parking across the estate are causing a hazard for vehicles travelling through, accessing, and exiting business premises.
- d) **Parkwood Street, Northampton** – Request submitted by a member of the public. Request for creation of disabled parking bay.



KEY

	EXISTING DOUBLE YELLOW LINES
	PROPOSED CHANGE FROM EXISTING DOUBLE YELLOW LINE TO NEW SINGLE YELLOW LINE. 'NO WAITING 8 AM TO 6 PM MON TO SAT'
	REMOVAL OF EXISTING DOUBLE YELLOW LINES
	PROPOSED NEW WAITING LIMITED PARKING BAY. 'WAITING LIMITED 8 AM TO 6 PM TO 30 MINS NO RETURN WITHIN 2 HOURS'
	PROPOSED NEW DOUBLE YELLOW LINES 'NO WAITING AT ANY TIME'

P0	ORIGINAL	<i>S.Mills</i>	<i>J.S. Foster</i>	S.Mills	J.S. Foster	22/11/23
REV	DETAILS	DRWN	DES	CHKD	APPD	DATE

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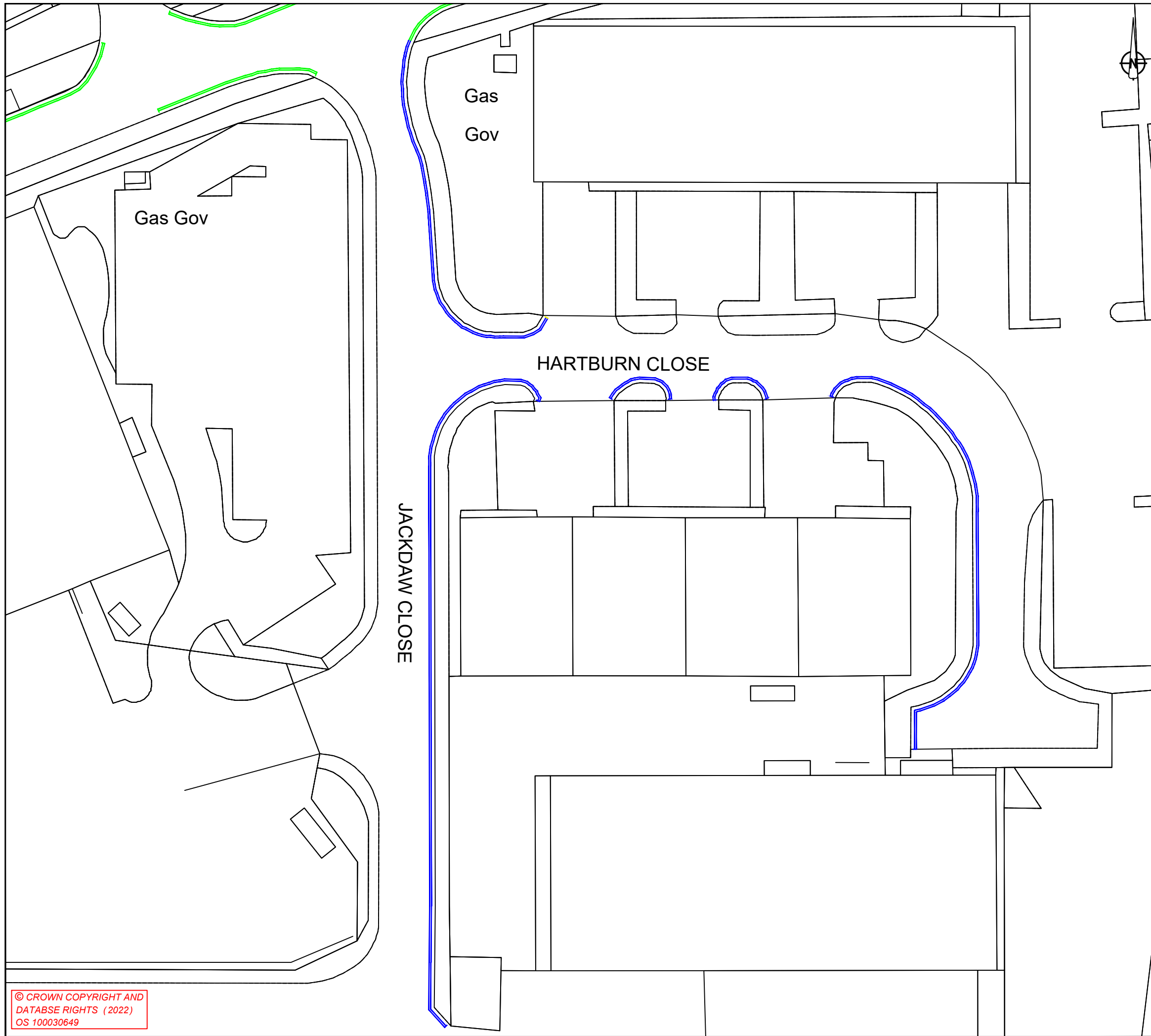
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 West Northamptonshire Council	 KIER

PROJECT NAME
**NORTHAMPTON RESTRICTION REVIEW
 YEAR 23/24**


DRAWING TITLE
**MOORE STREET
 NORTHAMPTON
 REF: NBC002**

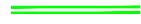
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-	KIER	-	-	REVISION
LOCATION	TYPE	ROLE	NUMBER	P0

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KEY

 PROPOSED NEW DOUBLE YELLOW LINES
'NO WAITING AT ANY TIME'

 EXISTING DOUBLE YELLOW LINES

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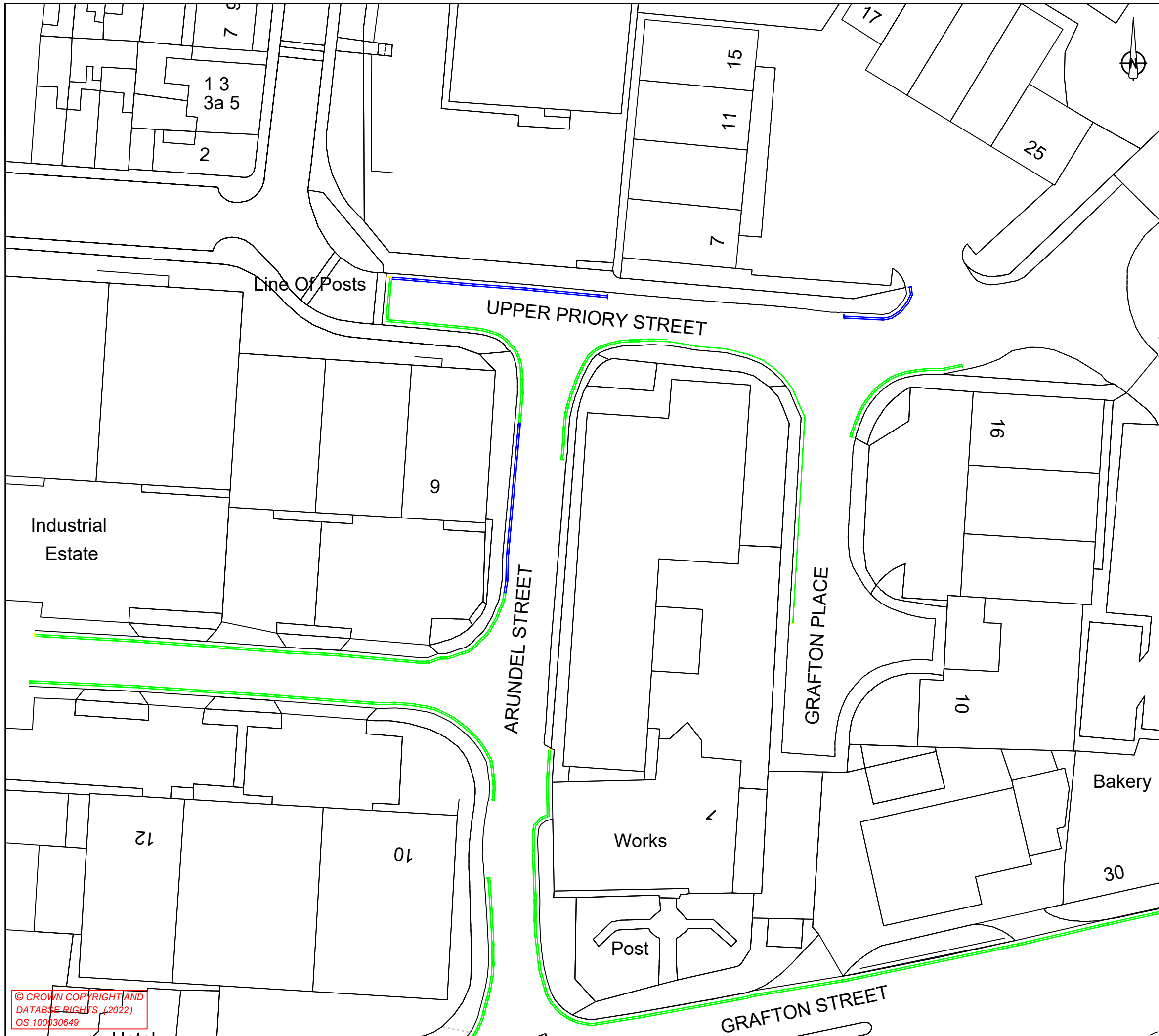
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PROJECT NAME
NORTHAMPTON RESTRICTION REVIEW
YEAR 23/24

DRAWING TITLE
HARTBURN CLOSE
NORTHAMPTON
REF: NBC011

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PROJECT	ORIGINATOR	VOLUME		
-	KIER	-		
LOCATION				REVISION P0
	TYPE	ROLE	NUMBER	
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- KEY
- ▬▬ PROPOSED NEW DOUBLE YELLOW LINES 'NO WAITING AT ANY TIME'
 - ▬▬ EXISTING DOUBLE YELLOW LINES
 - ▬ EXISTING SINGLE YELLOW LINES

P0	ORIGINAL	<i>[Signature]</i>	<i>[Signature]</i>	SMills	A.Sforza	22/11/23
REV	DETAILS	DRWN	DES	CHKD	APPD	DATE

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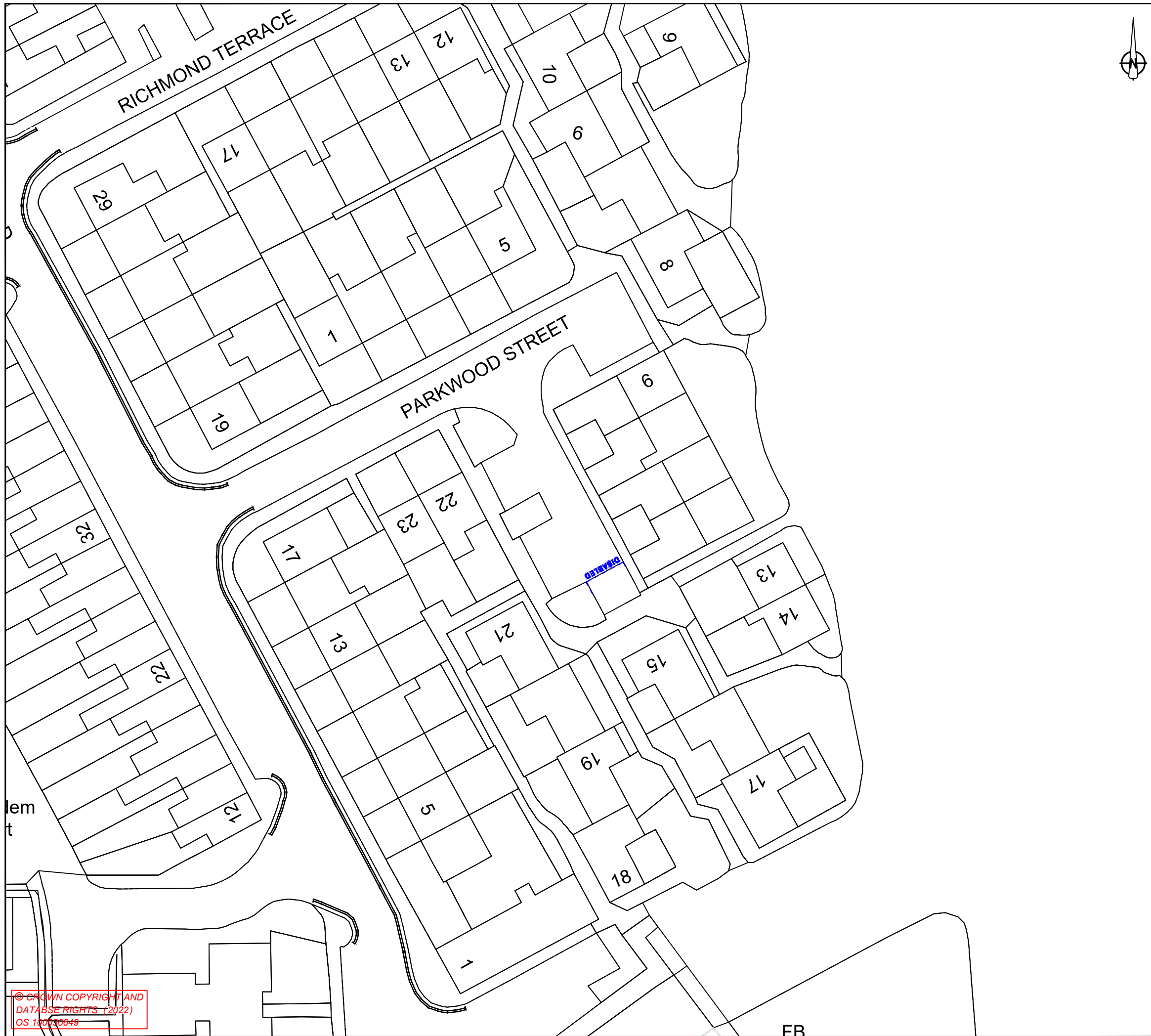
CLIENT	AGENT


PROJECT NAME
**NORTHAMPTON RESTRICTION REVIEW
 YEAR 23/24**

DRAWING TITLE
**UPPER PRIORY STREET
 NORTHAMPTON
 REF: NBC010**

DRAWING NUMBER				KIER PROJECT REFERENCE
PROJECT	ORIGINATOR	VOLUME	-	
-	KIER	-	-	
LOCATION				REVISION
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KEY
 PROPOSED DISABLED BAY

P0	ORIGINAL	BH	BH	SMills	J.S.Foster	22/11/23
REV	DETAILS	DRWN	DES	CHKD	APPD	DATE

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CLIENT	AGENT
	

PROJECT NAME
**NORTHAMPTON RESTRICTION REVIEW
 YEAR 23/24**

DRAWING TITLE
**PARKWOOD STREET
 NORTHAMPTON
 REF: NBC009**

DRAWING NUMBER				KIER PROJECT REFERENCE -
PROJECT	ORIGINATOR	VOLUME		
-	KIER	-		
LOCATION				REVISION
	TYPE	ROLE	NUMBER	P0
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6.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
192. 2023/7643/FULL	36 Ringway Northampton NN4 8SQ Change of use from House in Multiple Occupation (Use Class C4) to 3 residential flats (Use Class C3)
193. 2023/7648/FULL	61 Thorburn Road Northampton NN3 3DA Change of use from dwelling C3 to a childrens home C2
194. 2023/7668/FULL	5 Gordon Street Northampton NN2 6BY Conversion of existing dwelling into 2no. one bedroom flats
195. 2023/7681/FULL	149 Kingsley Road Northampton NN2 7BT Proposed vehicular crossover
196. 2023/6921/FULL	16 Freehold Street, Northampton, NN2 6EW Change of use from 3 bedroom house [use class C3] to 5 bedroom House in multiple occupation [use class C4[for 5 occupants
197. 2023/7636/FULL	9 Oakpark Close Northampton NN3 5JG Proposed garage extension to the side, first floor extension over existing garage and single storey rear extension, including widened driveway
198. 2023/7719/FULL	204 Wellingborough Road Northampton NN1 4EE Change of use of former estate agents to restaurant and takeaway, change to shop front and installation of commercial kitchen extraction system
199. 2023/6914/FULL	14 Freehold Street Northampton NN2 6EW Change of use of property from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4). Change property from a 3 bed to a 5 bed for 5 occupants.
200. 2023/7634/FULL	24 Albion Place Northampton NN1 1UD Change of use from commercial to residential. The dwelling was previously used for residential and is fully equipped with kitchen, bathroom, shower room etc.
201. 2023/7779/S73	Lock Up Garages Upper Thrift Street Northampton NN1 5HR Variation of condition 2 of WNN/2022/1375 (Proposed demolition of 22 garages and the construction of 2no dwellings) to omit 2 parking spaces
202. 2023/7574/FULL	8 Donovan Court Northampton NN3 3DD Change of use of dwelling (use Class C3) to care home (use Class C2)
203. 2023/7606/FULL	69B Kettering Road Northampton NN1 4AW Change of use from 1st floor and 2nd floor existing offices into two 1 bedroom flats (dwellings). Alterations to existing windows and doors. New external staircase at 1st floor level.
204. 2023/7780/S73	Riverside House Riverside Way Northampton NN1 5NX

	Variation of Condition 2 [Plans] to WNN/2022/0861 [Change of use from existing Renal Units (Use class E) to 12 No. affordable apartments (Use class C3) including bin storage and cycle storage]. To amend the ground floor north wing layout to 2 No. 3 beds and 3 No. 1 bed in lieu of 4 No. 2 beds and 1 No. 1 bed. These amendments alter the blanking panel positions to the windows.
205. 2023/7813/FULL	324 Wellingborough Road Northampton NN1 4EP Change of Use from Cafe A3 to Takeaway A5
206. 2023/7833/PND	23 Gold Street Northampton NN1 1RA Change of use from Commercial, Business and Service (Use Class E) to 10 flats (Use Class C3)
207. WNN/2023/0757	115 Booth Lane South, Northampton, NN3 3EY Erection of a rear extension, increase in the ridge height of the roof and provision of a rear dormer.
208. WNN/2023/0393	134-138 Kingsley Park Terrace Northampton Northamptonshire NN2 7HJ Re-development of land and buildings to create a mixed-use development comprising Retail, Community, Commercial Space, 2no. C3 residential apartments and 13no one bed Apartments within a specialist supported living use (Use Class C3b)
209. 2023/7849/FULL	118 122 Wellingborough Road Northampton NN1 4DR External alterations and detailed alterations required for the Change of Use of first floor offices (Use Class E) to 4 residential apartments (Use Class C3), in association with Prior Approval application 2023/7300/PA
210. 2023/7808/FULL	Northampton General Hospital Billing Road Northampton NN1 5BD Ground floor installation of air handling unit and services gantry. First floor roof installation of air handling unit
211. 2023/7864/ADV	24 Abington Street Northampton NN1 2AJ Replace 1no. Projecting signage with new 600mm, replace grey fascia panel & Lozenge logo with new blue fascia & 490mm logo, replace 1no. ATM surrounds and decals with new. Install new window message "A good way to bank." Replace safety manifestation with new
212. 2023/7874/ADV	Nationwide Building Society Kings Park Road Northampton NN3 6NW Replace 1x Projecting signage with new 500mm. Replace grey fascia panel with blue & 2 lozenge logos with 1 new 290mm logo height centred above entrance doors. Replace 1x ATM surround and decals with new Install new window message " A good way to bank." Replace safety manifestation with new
213. 2023/7722/FULL	8 Gurston Rise Northampton NN3 5HY First floor side extension over kitchen.
214. 2023/7480/FULL	15 Richmond Terrace Northampton NN5 5DP Proposed front porch
215. 2023/6923/FULL	26 Freehold Street, Northampton, NN2 6EW Conversion of dwelling to 3 No. two-bedroom flats, erection of ground floor rear extensions to dwelling and formation of dormer in rear roof

		slope, and detached two-bedroom residential annexe building in rear garden.
216.	WNN/2023/0452	26 Kealdale Road, Northampton, NN3 6BS Two storey rear extension
217.	2023/7887/FULL	7 Park Avenue North, Northampton, NN3 2HT Demolition of existing garage and construction of new garage.
218.	2023/7491/FULL	28 Ellesmere Avenue Northampton NN5 5NW Double Storey Rear Extension to extend ground floor and basement floor to develop basement to habitable space. Hip to gable roof for loft conversion with rear dormer.
219.	2023/7897/LBC	Former Hawkins Factory, Overstone Road, Northampton Conversion and alterations of factory premises to form 46 apartments (application to approve the LBC to tie in with the approved detailed pemrsision under N/2021/0318 and NMA under WNN/2022/0412.
220.	2023/7932/TPO	Wayside 67 Church Way Northampton NN3 3BY T2 Oak Reduce in height by between 3.0 and 4.0m and total spread by 4.0-5.0m (2.0-2.5 radial) with regrowth removed biennially.
221.	2023/7471/FULL	15 Agnes Road Northampton NN2 6EU Convert dwelling house into 3 self contained flats
222.	2023/7967/FULL	Open Space Kings Heath Central Park, Car Park, North Oval Northampton, NN5 7LN Full planning permission is sought to develop a 248 sqm (GEA) Community Diagnostic Centre (Use Class E), with associated infrastructure, including drainage, utilities, and substation. The development will be a relocatable structure and will provide MRI and CT services on the proposed site for ten years.
223.	2023/7978/TCA	506 Wellingborough Road Northampton NN3 3HX 1. Pruning of a eucalyptus tree 2. Reducing the height of a yew tree to approximately 3m.
224.	2023/7980/FULL	61 Beaconsfield Terrace Northampton NN1 3ES Proposed two storey side extension to increase from 5 to 7 person HM
225.	2023/7983/FULL	Northampton County Lawn Tennis Club, Church Way, Northampton, NN3 3BX Removal of an Existing Mini Tennis Court with floodlighting for a Proposed new Padel Tennis Court with floodlighting.
226.	2023/7878/FULL	19 Shelsley Drive, Northampton, NN3 6ET Single storey rear extension