



Northampton TOWN COUNCIL

PLANNING COMMITTEE – 10TH JANUARY 2024

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 10th January 2024 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 January 2024

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 18TH DECEMBER 2023**

Pages 3-10

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

Page 11

THIS PAGE IS INTENTIONALLY LEFT BLANK

PLANNING COMMITTEE – 18TH DECEMBER 2023

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 18TH DECEMBER 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, Meredith and Purser.

OFFICERS PRESENT: Miss F Barford (Democratic Services Officer)

OTHERS PRESENT: Ms Sally Stroman (Associate Director of Aitchson Raffety) and two members of the public

5. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillor G Eales and Lane

6. DECLARATIONS OF INTEREST

Councillor Purser declared a non-pecuniary interest in application item 201 (application reference 2023/7779/S73) as he was a board member of Northamptonshire Partnership Homes.

DSO's Note: The above application was not discussed or commented on during this meeting.

7. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 20TH NOVEMBER 2023

RESOLVED: The Chair was authorised to sign the minutes of the previous meeting held on 20th November 2023 as a true and accurate record of the proceedings.

DSO's Note: The agenda stated the minutes of 20th December 2023 however this has been corrected to 20th November 2023.

8. AITCHISHON PLANNING CONSULTANTS TO PROVIDE A BRIEFING ON THE FORMER WHITE HORSE PUBLIC HOUSE & No.23 HARBOROUGH ROAD

Ms Stroman explained that she was representing on behalf of her client who wished to develop the former White Horse Public House and the neighbouring unit at 23 Harborough Road, Northampton. Ms Stroman provided background on the White Horse Public House and how it stood vacant since 2008 and had fallen into disrepair. She added that her clients intended to regenerate the White Horse Public House into a private dentistry practice that would provide out-of-hour services which was lacking in Northamptonshire. Ms Stroman stated the neighbouring unit 24 Harborough Road which was previously a printing store would be regenerated and maintained for commercial use.

Mrs Stroman stated the intention for the development was to make the White Horse Public House and the adjacent unit more appealing whilst retaining its character. She added, that above both of the units would be a total of six duplex apartments and the rear of the properties would be cleared of vegetation to provide waste & recycling facilities and parking. Ms Stroman explained the existing access would be used and an additional access would be formed for safety. Ms Stroman explained that the redevelopment of the White Horse Public House and 24 Harborough Road would regenerate the gateway to Kingsthorpe.

A Councillor stated the entrance as outlined on the corner of Harborough Road could pose safety issues due to the high-volume of traffic at that junction therefore, a pedestrian barrier should be placed. The Councillor continued that there was a lack of parking for patients, tenants and staff at the rear of the buildings. Ms Stroman explained in response that there was a large amount of public parking available such as Waitrose, Asda further up the road.

A Councillor explained the importance of the heritage of the building due to its history and notoriety to local people and suggested this be maintained. A Councillor stated there was an increasing demand for NHS dental services and posed would they consider to take NHS Patients. In response, a member of the public stated there was already NHS Dental Practices in the area and that this dentist would focus on Private Patients and would cater for those requiring out-of-hours service.

9. 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.

RESOLVED: The Planning Committee reviewed the Waiting Restrictions and made no comment.

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

DSO's Note: Due to the high volume of planning applications received from West Northants Council, it was agreed Councillors would call-in applications of interest.

Application No	Site Address and Proposal	Comments
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)	Northampton Town Council made no comment on this application.
193. 2023/7648/FULL	61 Thorburn Road Northampton NN3 3DA Change of use from dwelling C3 to a childrens home C2	Northampton Town Council made no comment on this application.
194. 2023/7668/FULL	5 Gordon Street Northampton NN2 6BY Conversion of existing dwelling into 2no. one bedroom flats	Northampton Town Council made no comment on this application.
195. 2023/7681/FULL	149 Kingsley Road Northampton NN2 7BT Proposed vehicular crossover	Northampton Town Council made no comment on this application.
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	<p>The Planning Committee agreed to OBJECT to the proposed development on the grounds of a high concentration of HMOs within Freehold Street and the neighbouring streets.</p> <p>The proposed development was considered overdevelopment thereby causing a negative impact on the locality and amenity with the increase in waste produced by a property of 5 tenants in an area where refuse sacks are used for collection. Furthermore, this proposed development contributes to loss of a family home. Despite Freehold Street being in a central location with good amenities there are pre-existing highway issues in the area with a lack of parking and an additional 5 people residing in this street should they have vehicles would exacerbate these highway issues. The above is further exacerbated the applicant has submitted an additional planning application to convert the neighbouring property into another 5-person HMO (2023/6914/FULL).</p>
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	Northampton Town Council made no comment on this application.

<p>198. 2023/7719/FULL</p>	<p>204 Wellingborough Road Northampton NN1 4EE</p> <p>Change of use of former estate agents to restaurant and takeaway, change to shop front and installation of commercial kitchen extraction system</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>199. 2023/6914/FULL</p>	<p>14 Freehold Street Northampton NN2 6EW</p> <p>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.</p>	<p>The Planning Committee agreed to OBJECT to the proposed development overdevelopment thereby causing a negative impact on the locality and amenity with the increase in waste produced by a property of 5 tenants in an area where refuse sacks are used for collection. Furthermore, this proposed development contributes to loss of a family home. Despite Freehold Street being in a central location with good amenities there are pre-existing highway issues in the area with a lack of parking and an additional 5 people residing in this street should they have vehicles would exacerbate these highway issues. The above is further exacerbated the applicant has submitted an additional planning application to convert the neighbouring property into another 5-person HMO (2023/6921/FULL).</p>
<p>200. 2023/7634/FULL</p>	<p>24 Albion Place Northampton NN1 1UD</p> <p>Change of use from commercial to residential. The dwelling was previously used for residential and is fully equipped with kitchen, bathroom, shower room etc.</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>201. 2023/7779/S73</p>	<p>Lock Up Garages Upper Thrift Street Northampton NN1 5HR</p> <p>Variation of condition 2 of WNN/2022/1375 (Proposed demolition of 22 garages and the construction of 2no dwellings) to omit 2 parking spaces</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>202. 2023/7574/FULL</p>	<p>8 Donovan Court Northampton NN3 3DD</p> <p>Change of use of dwelling (use Class C3) to care home (use Class C2)</p>	<p>Northampton Town Council made no comment on this application.</p>
<p>203. 2023/7606/FULL</p>	<p>69B Kettering Road Northampton NN1 4AW</p>	<p>Northampton Town Council made no comment on this application.</p>

	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.	Northampton Town Council made no comment on this application.
205. 2023/7813/FULL	324 Wellingborough Road Northampton NN1 4EP Change of Use from Cafe A3 to Takeaway A5	Northampton Town Council made no comment on this application.
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)	The Town Council's Planning Committee commented the building historic façade should be maintained to be in keeping with the heritage of the area, furthermore a noise assessment should be completed due to the close proximity to food establishments and night-life venues.
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.	Northampton Town Council made no comment on this application.
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)	Northampton Town Council made no comment on this application.
209. 2023/7849/FULL	118 122 Wellingborough Road Northampton NN1 4DR	Northampton Town Council made no comment on this application.

	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	Northampton Town Council made no comment on this application.
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	Northampton Town Council made no comment on this application.
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	Northampton Town Council made no comment on this application.
213. 2023/7722/FULL	8 Gurston Rise Northampton NN3 5HY First floor side extension over kitchen.	Northampton Town Council made no comment on this application.
214. 2023/7480/FULL	15 Richmond Terrace Northampton NN5 5DP Proposed front porch	Northampton Town Council made no comment on this application.
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,	The Planning Committee commented that a Northants Fire Report be requested due to concerns on the safety of the bedrooms that have sky-lights as the only source of light. It was felt those with sky-lights may not have a safe route to safety in event of a fire.

	and detached two-bedroom residential annexe building in rear garden.	
216. WNN/2023/0452	26 Kealdale Road, Northampton, NN3 6BS Two storey rear extension	Northampton Town Council made no comment on this application.
217. 2023/7887/FULL	7 Park Avenue North, Northampton, NN3 2HT Demolition of existing garage and construction of new garage.	Northampton Town Council made no comment on this application.
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.	Northampton Town Council made no comment on this application.
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.	Northampton Town Council made no comment on this application.
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.	Northampton Town Council made no comment on this application.
221. 2023/7471/FULL	15 Agnes Road Northampton NN2 6EU Convert dwelling house into 3 self contained flats	Northampton Town Council made no comment on this application.
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	The Committee SUPPORTS this application however, commented that the white render of the building could attract graffiti and therefore recommended anti-graffiti resin be applied or the colour changed. It was added the building was not in keeping with the area and some landscaping should be planted.

	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.	Northampton Town Council made no comment on this application.
224. 2023/7980/FULL	61 Beaconsfield Terrace Northampton NN1 3ES Proposed two storey side extension to increase from 5 to 7 person HM	The Planning Committee OBJECTED commented that this application be REJECTED on the grounds of a high concentration of HMOs within the area. The proposed development would have a negative impact on the locality with the excessive waste produced in addition to creating a nuisance to the neighbours.
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.	Northampton Town Council made no comment on this application.
226. 2023/7878/FULL	19 Shelsley Drive, Northampton, NN3 6ET Single storey rear extension	Northampton Town Council made no comment on this application.

MEETING CONCLUDED: 7:22PM

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
227. 2023/7970/FULL	185 Kettering Road Northampton NN1 4BP Proposed single storey rear extension to create staff accomodation
228. 2023/7726/FULL	4 Cedar Road Northampton NN1 4RN Proposed single storey rear extension to existing HMO.
229. 2023/8009/FULL	3 Woodborough Gardens Northampton NN3 9US New first floor over garage (side extension). new single storey rear extension.
230. 2023/8024/PA	38 Dunster Street Northampton NN1 3JY Determination as to whether prior approval is required (under Class MA of Part 3 of the above Order) for the change of use of (a) commercial, business and service (Class E) to 1 x Dwelling House (Use Class C3) in respect of: the transport and highways impacts of the development; contamination risks on the site; flooding risks on the site; the desirability of changing the use due to loss of the shop/service; and the design and external appearance of the building.
231. WNN/2023/0714	71 Ashburnham Road, Northampton, NN1 4RA First floor rear extension and alterations to ground floor rear elevation
232. 2023/8098/FULL	4 Cedar Road Northampton NN1 4RN Proposed single storey rear and side extension to existing HMO.
233. 2023/8099/FULL	6 Cedar Road Northampton NN1 4RN Proposed single storey rear and side extension to existing HMO.
234. WNN/2023/0681	2 Clare Street Northampton Northamptonshire NN1 3JF Conversion of Dance/Art and Photographic Studio into 14no Residential Flats with alterations to basement windows
235. 2023/7939/FULL	Market Walk Shopping Centre Market Square Northampton NN1 2DP Change of Use of Existing Building and Structures to a Mixed Use Building Comprising Uses within Use Class E 'Commercial, Business and Service' and Sui Generis 'Drinking Establishments and Venues for Live Music Performances and Events' with Ancillary Facilities and External Alterations to the Market Square and Abington Street Elevations Including New Entrances, Fascias and Balconies.
236. 2024/0018/FULL	21 York Road Northampton NN1 5QG Change of use from HMO to 4no 1 bedroom apartments with existing car parking for 4 spaces (1 per apartment).