



Northampton TOWN COUNCIL

PLANNING COMMITTEE – 5TH FEBRUARY 2024 – 18:00

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 5th February 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
30th 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 10TH JANUARY 2024**
- 4. TO PROVIDE FEEDBACK & COMMENTS FROM THE PLANNING TRAINING SESSION HELD ON 5TH JANUARY 2024 WITH ANDREA PELLEGRAM**
- 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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PLANNING COMMITTEE – 10TH JANUARY 2024

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10TH JANUARY 2024 AT 6PM IN THE TOWN COUNCIL'S COMMITTEE ROOM LOCATED IN THE GUILDHALL, NORTHAMPTON

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

OFFICERS PRESENT: Miss F Barford (Democratic Services Officer)

46. APOLOGIES FOR ABSENCE

Apolgies were submitted by Councillors G Eales, Haque and Ismail

47. DECLARATIONS OF INTEREST

No declarations were made

48. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 18TH DECEMBER 2023

RESOLVED: The Chair was authorised to sign the minutes of the previous meeting held on 18th December 2023 as a true and accurate record of the proceedings.

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

DSO's Note: The applications listed below are the planning consultations received from West Northamptonshire Council the planning authority. Due to the volume, it was requested the Councillors call-in applications they wish to discuss.

Application No	Site Address and Proposal	Comments
227. 2023/7970/FULL	185 Kettering Road Northampton NN1 4BP Proposed single storey rear extension to create staff accomodation	The Planning Committee recommended that this application be REFUSED due to the overbearing nature of the proposed extension. Concerns were raised on the suitability of the extension being used as staff accommodation, it was recommended that a noise assessment be requested due to the adjacent restaurant and the noise produced by the extraction system. Overall, the extension is not in-keeping with the local area and not appropriate use.

228.	2023/7726/FULL	4 Cedar Road Northampton NN1 4RN Proposed single storey rear extension to existing HMO.	Northampton Town Council made no comment on this application.
229.	2023/8009/FULL	3 Woodborough Gardens Northampton NN3 9US New first floor over garage (side extension). New single storey rear extension.	Northampton Town Council made no comment on this application
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.	Northampton Town Council made no comment on this application
231.	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
232.	2023/8098/FULL	4 Cedar Road Northampton NN1 4RN Proposed single storey rear and side extension to existing HMO.	Northampton Town Council made no comment on this application
233.	2023/8099/FULL	6 Cedar Road Northampton NN1 4RN Proposed single storey rear and side extension to existing HMO.	Northampton Town Council made no comment on this application
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	The Planning Committee commented that a Northamptonshire Highways report be requested to review the highway safety of this large development in an area with pre-existing highway problems and safety issues.
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.	The Planning Committee welcomed and support this planning application to redevelop the former market place site into a mixed-use entertainment site. It was commented these plans were the best proposal submitted for this site and it was hoped that the site once complete would contribute to the regeneration and economic growth of Northampton Town Centre.

<p>236. 2024/0018/FULL</p>	<p>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).</p>	<p>The Planning committee support this application for change of use from HMO to one-bedroom apartments and the provision of parking for each unit. It was the general view of members that apartments were preferred over HMOs due to being more dignified and sustainable form of housing.</p>
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MEETING CONCLUDED: 6:40PM

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5. 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
237. 2024/0021/FULL	91 Kingsley Road Northampton NN2 7BT Dropped kerb and alterations to the boundary
238. 2023/7605/FULL	8 Regent Square Northampton NN1 2NQ Conversion of ground floor shop unit to 2No. bedsits to create 14 bedroom HMO and alterations to front elevation
239. 2024/0051/ADV	Northampton Park Inn Hotel Silver Street Northampton NN1 2TA 4 x new fascia signs, 1 x totem sign existing frame to be re-cladded to new design, and 1 x existing post mounted sign, to have new branded panel replacing existing.
240. 2023/7304/FULL	5 Kestrel Close Northampton NN3 3JG Conversion of garage to study
241. 2024/0102/TCA	506 Wellingborough Road Northampton NN3 3HX Works to 1x Holly and 1x Yew tree in the conservation area 506 Wellingborough Road Northampton NN3 3HX Works to 1x Holly and 1x Yew tree in the conservation area
242. 2024/0129/TCA	59 High Street Weston Favell Northampton NN3 3JS Works to 1x Cherry tree in the conservation area
243. 2023/7592/ADV	Moulton Court First And Second Floors Anglia Way Northampton NN3 6JA Advertisement application for 2nr signs on office building and 13nr small parking signs & 2nr parking stops
244. 2024/0072/FULL	5 Sulgrave Road Northampton NN5 7BL Change of use from Residential C3 to Children's Home C2
245. 2024/0085/PA	4 Abington Street, Northampton, NN1 2AJ Change of use from offices [Use Class E] to apartments first/second floors only [Use Class C3].
246. 2024/0131/FULL	9 Chestnut Road, Northampton, NN3 2JL Single storey rear extension
247. 2024/0151/FULL	3 St Albans Road Northampton NN3 2RH Change of use from Residential C3 to Children's home C2.
248. 2024/0157/FULL	Booth Meadow House, Land Adj To, Museum Way, Northampton New mortuary building to include major incident and emergency services facilities, including associated external yard and car parking.
249. 2024/0135/PNHPD	28 Hollingside Drive Northampton NN2 7NN Prior Notification for Larger Home Extension. Dimensions a) 5.00m b) 2.90m c) 2.55m
250. 2024/0155/FULL	Nunn Mills Sluice Nunn Mills Road Widening of low-level access walkway and provision of open mesh walkway panels where they are currently missing. Installation of guard plates to the new walkway handrail in front of the chain for each gate. Replacement of

		lifting chains on all 3 gates, along with their sprockets and counterbalance anchor bolts. Realignment of bridge handrailing. Installation of new walkway sections. Installation of new access walkway on the upstream side of the middle sluice gate. Removal of the existing vertical ladder that gives access to the structures high level walkways. Installation of a new staircase to access the high level walkways. Installation of 3 flood lights, one in each channel, mounted from the high level walkways. Installation of a new security fence with access gate. Replacement of emergency stop button legend plates. Potential installation of emergency stop button system on high level gantry.
251.	2023/7541/FULL	27 Austin Street Northampton NN1 3EY Change of use from dwelling (C3) to house of multiple occupancy for 4 Persons (C4)
252.	2024/0175/FULL	Memet Tilki, 171 - 173 Wellingborough Road, Northampton, NN1 4DX Proposed Single storey rear extension to the second floor on No. 173 with internal alterations.
253.	2024/0210/TCA	91 Upper Thrift Street Northampton NN1 5HR Works to 1x Tilia in the conservation area
254.	2023/7437/MAF	Wollaston Motors Bedford Road Northampton NN1 5SZ Redevelopment of existing trade dealership site to comprise of the demolition of existing showroom and erection of a replacement; erection of a car deck; retention and refurbishment of existing showroom and erection of a building comprising of 3 No. wash bays and 2 No. enclosed valet bays. To include all associated works.
255.	2023/7207/FULL	49 Stimpson Avenue Northampton NN1 4LR Conversion of store room and first floor rear extension above existing building
256.	2024/0220/PNHPD	25 The Drive Northampton NN1 4RY Determination as to whether prior approval is required (under Class A, Part 1 of the above Order) in respect of the impact on the amenity of any adjoining premises of a proposed single storey rear extension extending 6m beyond the rear wall of the original dwelling house, maximum height of 3m and height of eaves 2.8m.
257.	2024/0237/FULL	73 Billing Road Northampton NN1 5DE Upgrading of existing timber windows to timber style uPvc.
258.	2024/0241/FULL	63 Raeburn Road, Northampton, NN2 7ET Proposed Annex
259.	2024/0223/FULL	Unit 7A, 8 St Peters Square, Northampton, NN1 1PS Change of use from Public House (Sui Generis) to Dental practice (Use Class E(e) Medical and Health Services).
260.	2024/0271/TPO	5 Holyrood Court Northampton NN5 7JR T2: Copper Beech (Part of G5) - Reduce crown by approximately 20%
261.	2024/0274/TPO	7 Mulberry Close Northampton NN5 7AW T1: Western Red Cedar - Remove to ground level.

262. 2023/7571/FULL	55-56 York Road Northampton NN1 5QJ Internal layout alteration - division of existing two bedroom first floor flat into two self contained one bedroom flats
263. 2023/7980/FULL	61 Beaconsfield Terrace Northampton NN1 3ES Change of use from 5 person House in Multiple Occupation (Use Class C3) to 7 person House in Multiple Occupation (Sui Generis) together with proposed two storey side extension.