

PLANNING COMMITTEE – 8TH 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

Apologies 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 accommodation	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

<p>230. 2023/8024/PA</p>	<p>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.</p>	<p>Northampton Town Council made no comment on this application</p>
<p>231. WNN/2023/0714</p>	<p>71 Ashburnham Road, Northampton, NN1 4RA First floor rear extension and alterations to ground floor rear elevation</p>	<p>Northampton Town Council made no comment on this application</p>
<p>232. 2023/8098/FULL</p>	<p>4 Cedar Road Northampton NN1 4RN Proposed single storey rear and side extension to existing HMO.</p>	<p>Northampton Town Council made no comment on this application</p>
<p>233. 2023/8099/FULL</p>	<p>6 Cedar Road Northampton NN1 4RN Proposed single storey rear and side extension to existing HMO.</p>	<p>Northampton Town Council made no comment on this application</p>
<p>234. WNN/2023/0681</p>	<p>2 Clare Street Northampton Northamptonshire NN1 3JF Conversion of Dance/Art and Photographic Studio into 14no Residential Flats with alterations to basement windows</p>	<p>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.</p>
<p>235. 2023/7939/FULL</p>	<p>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.</p>	<p>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>
<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>

MEETING CONCLUDED: 6:40PM