

## PLANNING COMMITTEE – 5<sup>TH</sup> FEBRUARY 2024

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 5<sup>TH</sup> FEBRUARY 2024 AT 6PM IN THE TONW COUNCIL'S COMMITTEE ROOM LOCATED IN THE GUILDHALL, NORTHAMPTON

**PRESENT:** Councillors Connolly (Chair), Haque (Vice Chair), Fuchshuber, Ismail, Meredith and Purser.

**OFFICER PRESENT:** Miss F Barford (Democratic Services Officer)

### 50. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Birch, Choudary, G Eales and Lane.

### 51. DECLARATIONS OF INTEREST

No declarations of interest were submitted.

### 52. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 5<sup>TH</sup> FEBRUARY 2024

**RESOLVED:** The Chair was authorised to sign the minutes of the previous Planning Committee meeting held on 5<sup>th</sup> February 2024 as a true and accurate record of the proceedings.

### 53. TO PROVIDE FEEDBACK & COMMENTS FROM THE PLANNING TRAINING SESSION HELD ON 5TH JANUARY 2024 WITH ANDREA PELLEGRAM

The Democratic Services Officer requested any feedback or comments in relation to the first training session with Ms Andrea Pellegram. A Councillor commented the training session was beneficial and provided an overview of the planning system and how we could maximise our role as consultees. Another Councillor posed whether Ms Pellegram could formulate some generic planning responses for the Committee to use or quote. A Councillor displayed interest in neighbourhood planning and how it can centre on one or two issues rather than a variety and posed whether this committee discuss a neighbourhood plan centred around HMOs. The Democratic Services Officer highlighted that Ms Pellegram does provide a 'comment formulation' service and she would feedback comments.

The Democratic Services Officer highlighted how she could discuss with Ms Pellegram about formulating a planning application matrix that could assist with filtering planning applications presented to the committee as we receive a high-volume.

### 54. 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	Comment
237. 2024/0021/FULL	<a href="#">91 Kingsley Road Northampton NN2 7BT</a> Dropped kerb and alterations to the boundary	
238. 2023/7605/FULL	<a href="#">8 Regent Square Northampton NN1 2NQ</a> Conversion of ground floor shop unit to 2No. bedsits to create 14 bedroom HMO and alterations to front elevation	Th Planning Committee commented the applicant should ensure there is adequate waste and recycling storage for the property due to the high-volume of residents within the 14-bedroom HMO above and the two bedsits in the retail unit below. The Committee highlighted the pre-existing waste, littering issues and street cleanliness of Regent Square. The Committee welcomed the retention of buildings brickwork and heritage characteristics on the façade above the retail unit.

239.	2024/0051/ADV	<a href="#">Northampton Park Inn Hotel Silver Street Northampton NN1 2TA</a> 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.	Northampton Town Council made no comment on this application.
240.	2023/7304/FULL	<a href="#">5 Kestrel Close Northampton NN3 3JG</a> Conversion of garage to study	Northampton Town Council made no comment on this application.
241.	2024/0102/TCA	<a href="#">506 Wellingborough Road Northampton NN3 3HX</a> 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	Northampton Town Council made no comment on this application.
242.	2024/0129/TCA	<a href="#">59 High Street Weston Favell Northampton NN3 3JS</a> Works to 1x Cherry tree in the conservation area	Northampton Town Council made no comment on this application.
243.	2023/7592/ADV	<a href="#">Moulton Court First And Second Floors Anglia Way Northampton NN3 6JA</a> Advertisement application for 2nr signs on office building and 13nr small parking signs & 2nr parking stops	Northampton Town Council made no comment on this application.
244.	2024/0072/FULL	<a href="#">5 Sulgrave Road Northampton NN5 7BL</a> Change of use from Residential C3 to Children's Home C2	Northampton Town Council made no comment on this application.
245.	2024/0085/PA	<a href="#">4 Abington Street, Northampton, NN1 2AJ</a> Change of use from offices [Use Class E] to apartments first/second floors only [Use Class C3].	Northampton Town Council made no comment on this application.
246.	2024/0131/FULL	<a href="#">9 Chestnut Road, Northampton, NN3 2JL</a> Single storey rear extension	Northampton Town Council made no comment on this application.
247.	2024/0151/FULL	<a href="#">3 St Albans Road Northampton NN3 2RH</a> Change of use from Residential C3 to Children's home C2.	Northampton Town Council made no comment on this application.
248.	2024/0157/FULL	<a href="#">Booth Meadow House, Land Adj To, Museum Way, Northampton</a> New mortuary building to include major incident and emergency services facilities, including associated external yard and car parking.	The Committee welcome and support this application however, they hope that a multi-faith room or provision be provided in the development for the families of the bereaved to worship, pray and honour their deceased in a comfortable and respectable manner.
249.	2024/0135/PNHPD	<a href="#">28 Hollingside Drive Northampton NN2 7NN</a> Prior Notification for Larger Home Extension. Dimensions a) 5.00m b) 2.90m c) 2.55m	Northampton Town Council made no comment on this application.
250.	2024/0155/FULL	<a href="#">Nunn Mills Sluice Nunn Mills Road</a> Widening of low-level access walkway and provision of open mesh walkway	Northampton Town Council made no comment on this application.

	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	<a href="#">27 Austin Street Northampton NN1 3EY</a> Change of use from dwelling (C3) to house of multiple occupancy for 4 Persons (C4)	The Committee raised concerns that change of use to a 4 bed-room HMO would contribute to the loss of a family home and have a negative impact on the local amenities
252. 2024/0175/FULL	<a href="#">Memet Tilki, 171 - 173 Wellingborough Road, Northampton, NN1 4DX</a> Proposed Single storey rear extension to the second floor on No. 173 with internal alterations.	The Committee <b>OBJECT</b> to this application due to the lack of information on the odour/cooking extraction in the downstairs commercial unit and on the grounds of overdevelopment. It was added the significance of having adequate extraction equipment to reduce the smells and fumes from the kitchen therefore, Environmental Health should be consulted on this.
253. 2024/0210/TCA	<a href="#">91 Upper Thrift Street Northampton NN1 5HR</a> Works to 1x Tilia in the conservation area	Northampton Town Council made no comment on this application.
254. 2023/7437/MAF	<a href="#">Wollaston Motors Bedford Road Northampton NN1 5SZ</a> 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.	Northampton Town Council made no comment on this application.
255. 2023/7207/FULL	<a href="#">49 Stimpson Avenue Northampton NN1 4LR</a>	Northampton Town Council made no comment on this application.

	Conversion of store room and first floor rear extension above existing building	
256. 2024/0220/PNHPD	<a href="#">25 The Drive Northampton NN1 4RY</a>  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.	Northampton Town Council made no comment on this application.
257. 2024/0237/FULL	<a href="#">73 Billing Road Northampton NN1 5DE</a> Upgrading of existing timber windows to timber style uPvc.	Northampton Town Council made no comment on this application.
258. 2024/0241/FULL	<a href="#">63 Raeburn Road, Northampton, NN2 7ET</a> Proposed Annex	Northampton Town Council made no comment on this application.
259. 2024/0223/FULL	<a href="#">Unit 7A, 8 St Peters Square, Northampton, NN1 1PS</a> Change of use from Public House (Sui Generis) to Dental practice (Use Class E(e) Medical and Health Services).	The Planning Committee welcomes this application to redevelop the former public house into a dental practice.
260. 2024/0271/TPO	<a href="#">5 Holyrood Court Northampton NN5 7JR</a>  T2: Copper Beech (Part of G5) - Reduce crown by approximately 20%	Northampton Town Council made no comment on this application.
261. 2024/0274/TPO	<a href="#">7 Mulberry Close Northampton NN5 7AW</a> T1: Western Red Cedar - Remove to ground level.	Northampton Town Council made no comment on this application.
262. 2023/7571/FULL	<a href="#">55-56 York Road Northampton NN1 5QJ</a> Internal layout alteration - division of existing two bedroom first floor flat into two self contained one bedroom flats	Northampton Town Council made no comment on this application.
263. 2023/7980/FULL	<a href="#">61 Beaconsfield Terrace Northampton NN1 3ES</a> 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.	The Committee <b>OBJECT</b> to this application on the grounds of overdevelopment as the property was in a terraced street. The proposed development would increase the number of occupants therefore an increase in noise and waste. It was noted that no further detail was provided on the provision of off-street parking on the adjacent land therefore, Highways should be consulted and further detail requested from the applicant.

MEETING CONCLUDED 7:02PM