

PLANNING COMMITTEE – 1ST MAY 2024

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 1ST MAY 2024 AT 6PM IN THE COMMITTEE ROOM
LOCATED IN THE GUILDHALL, NORTHAMPTON

PRESENT: Councillors Connolly (Chair), Birch and Haque.

OFFICERS PRESENT: Miss F Barford (Democratic Services Officer)

64. APOLOGIES FOR ABSENCE

Apologies were submitted by Councillors Fuchshuber, Ismail, Lane, Meredith and Purser

65. DECLARATIONS OF INTEREST

Councillor Birch declared a non-pecuniary interest in minute item 68, as she was the secretary of the Semilong and Trinity Neighbourhood Forum who assisted with the formulation of the Semilong and Trinity Neighbourhood Plan.

66. TO AUTHORISE THE CHAIR TO SIGN THE MINUTES OF THE LAST MEETING HELD ON 3RD APRIL 2024

RESOLVED: The Chair was authorised to sign the minutes of the previous meeting held on 3rd April 2024 with the inclusion of Councillor Haque being included within the present list as a true and accurate record of the proceedings.

67. TO DISCUSS HOW THE COMMITTEE WISHES TO PROVIDE COMMENT ON WEST NORTHAMPTONSHIRE COUNCIL'S NEW DRAFT LOCAL PLAN CONSULTATION

The Democratic Services Officer (DSO) circulated copies of West Northamptonshire Council's (WNC) Draft Local Plan and showed some of the sites outlined for development with the Town Council area.

The DSO referred to the report enclosed within the agenda, she explained the planning training with Mrs Andrea Pellegram highlighted the significance of local plans therefore, the Town Council should engage with the consultation. A Councillor suggested as the consultation closed on 5th June 2024, that Mrs Pellegram be requested to review the local plan and highlight the areas of concern to the Town Council and assist in the formulation of a response. The DSO explained she could pose this to Mrs Pellegram with the committee's agreement.

The DSO explained she requested representatives from WNC's Local Plan team to attend this meeting however, they were unable to attend and the Local Plan Team offered to attend another date. A Councillor suggested a stand-alone meeting be arranged and opened to all Councillors of interest to gain further information on the Draft Local Plan.

RESOLVED: It was resolved that Mrs Pellegram be requested to review West Northamptonshire Council's Draft Local Plan and to assist with the formulation of the Town Council's response.

RESOLVED: It was resolved the Local Plan Team at West Northamptonshire Council be invited to attend the Town Council to brief members.

RESOLVED: It was resolved that expenditure from budget code 4601 Planning Support be delegated to the Democratic Services Officer in consultation with the Chair.

68. TO PROVIDE APPROVAL FOR THE SEMILONG AND TRINITY NEIGHBOURHOOD PLAN TO BE SUBMITTED TO WEST NORTHAMPTONSHIRE COUNCIL

Councillor Birch provided copies of the Semilong and Trinity Neighbourhood Plan to attendees and explained the plan required submission to WNC for independent examination prior to the referendum on its adoption. Councillor Birch highlighted the Neighbourhood Plan area included the Racecourse, Barack Road, Semilong and Grafton Street. She added, the former Northampton Borough Council was the designated as the qualifying body however, with local government re-organisation, Northampton Town Council was now the qualifying body. A Councillor complimented the determination and level of detail put into the formulation of the Semilong and Trinity Neighbourhood plan.

RESOLVED: It was resolved for the Semilong and Trinity Neighbourhood Plan be approved for submission to West Northamptonshire Council.

69. 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	Comments
421. 2024/1530/FULL	Replace flat roof on double garage to a pitched roof in keeping with house and surrounding dwellings.	Northampton Town Council made no comment on this application.
422. 2024/1714/TPO	56 Charnwood Avenue Northampton NN3 3DY Remove 1x Pine and 1x Larch to ground level.	Northampton Town Council made no comment on this application.
423. 2024/1571/ADV	348 Esso Wellingborough Road Northampton NN1 4EX New Canopy Fascia Signage with 'Eyebrow' LED down light lighting strips	Northampton Town Council made no comment on this application.
424. 2024/0131/FULL	9 Chestnut Road, Northampton, NN3 2JL Single storey rear extension	Northampton Town Council made no comment on this application.
425. 2024/1679/FULL	13 Bembridge Drive Northampton NN2 6LZ Proposed conservatory conversion into new kitchen	Northampton Town Council made no comment on this application.
426. 2024/1722/S73	Lock Up Garages Stanley Road Northampton Variation of condition 2 [approved plans] to application WNN/2023/0279 [Demolition of 9no prefabricated garages and construction of 3no terrace houses with associated car parking] to move the proposed terraced houses a further	Northampton Town Council made no comment on this application.

	500mm away from the south west gable of 13 Stanley Road	
427. 2024/1702/FULL	111 Malcolm Drive Northampton NN5 5NJ Loft conversion with erection of rear dormer	Northampton Town Council made no comment on this application.
428. 2024/1728/FULL	7 Ibstock Close Northampton NN3 5DL Proposed Front Extension and Extended Driveway	Northampton Town Council made no comment on this application.
429. 2024/1576/FULL	348 Esso Wellingborough Road Northampton NN1 4EX Replacement of Existing Fuel Tanks, Fills, Pipework and Forecourt Canopy. Alterations to Existing Parking Arrangements.	Northampton Town Council made no comment on this application.
430. 2024/1741/FULL	417 Wellingborough Road Northampton NN1 4EY Dismantle existing conservatory, to erect single storey infill extension and insertion of window and exterior doors to rear (northwest) elevation	Northampton Town Council made no comment on this application.
431. 2024/1617/FULL	Osborne House 29 St Georges Avenue Northampton NN2 6JA Consolidation of existing children's nursery use for 80 children to No.29 St Georges Avenue	Northampton Town Council made no comment on this application.
432. 2024/1727/FULL	42 Henry Street Northampton NN1 4JE The installation of 3no. freestanding support frame poles supporting 2no. antenna apertures each (6no. antenna apertures in total), the installation of 4no. support poles supporting 1no. 600mm dishes (4no. dishes in total), the installation of 4no. equipment cabinets on freestanding support frame on rooftop, and ancillary development thereto.	The Planning Committee commented their concerns on the height of the antenna apertures and associated equipment as it was out of keeping with the other building heights on Henry Street.
433. 2024/1724/FULL	Land to rear of 92 Lower Adelaide Street Northampton NN2 6BB Part demolition of existing storage building and conversion of remaining storage buildings into 3No new one bedroom dwellings.	Northampton Town Council made no comment on this application.
434. 2024/1609/FULL	79 North Holme Court, Northampton, NN3 8AB	Northampton Town Council made no comment on this application.

	Front porch. Installation of solar panels on roof. Insulate the house externally. Changes to the position of the window.	
435. 2024/1622/FULL	235 Abington Avenue, Northampton, NN1 4PU Proposed Change of Use from dwelling (Use Class C3) to House in Multiple Occupation for 7No persons (Sui Generis)	The Planning Committee commented concerns on the concentration of HMOs within the area of Abington Avenue. In addition, they raised concerns on the lack of parking and how this development could contribute further to pre-existing highway issues, as evidenced within the draft local plan 51% of people in West Northants use a private car/van as their main means of transport to work. However, the Committee welcomed the detailed nature of the plans within the application.
436. WNN/2023/0649	141 Wycliffe Road, Northampton, NN1 5JJ Change of use of existing dwelling house to 5 person house in multiple occupation (class C4) including rear two storey flat roof extension to form new dwelling and private amenity space	The Planning Committee commented concerns on the concentration of HMOs within the area of Wycliffe Road. In addition, they raised concerns on the lack of parking and how this development could contribute further to pre-existing highway issues, as evidenced within the draft local plan 51% of people in West Northants use a private car/van as their main means of transport to work.
437. 2024/1603/PA	Aegis House, 1 Purser Road, Northampton, NN1 4PG Change use of from offices [Use class E] to 6 self-contained flats [Use class C3]	Northampton Town Council made no comment on this application.
438. 2024/1687/TCA	Palmerston Court Palmerston Road Northampton NN1 5EU Work to 4x lime trees within a conservation area	Northampton Town Council made no comment on this application.
439. 2024/1792/TCA	Church Of St Peter And St Paul Park Avenue South Northampton NN3 3AB Reduction to 2 x damaged conifers back to boundary wall.	Northampton Town Council made no comment on this application.
440. 2024/1845/S73	80 Stanhope Road Northampton NN2 6JX Removal of condition 4 (Number of Staff) WNN/2023/0737 (Change of use from Supported Accommodation (Use Class C2) to accommodate a maximum of 3no young people aged 16yrs to 18 yrs to Residential Children's Home (Use Class	Northampton Town Council made no comment on this application.

	C2) for aged 5 years to 18 years old for maximum of 3 children)	
441. 2024/1865/ADV	<p>Mayleigh House Kettering Road North Northampton NN3 6HF</p> <p>1. 2no. internally illuminated 'Lidl' logo sign mounted to the store canopy (2.5m x 2.5m) 2. 1no. internally illuminated flagpole sign (2.1m x 5.98m) 3. 1no. illuminated poster display unit (1.7m x 2.22m) 4. 2no. small wall mounted billboards (3.245m x 1.64m)5. 3no. large wall mounted billboards (6.3m x 3.25m)</p> <p>18</p>	Northampton Town Council made no comment on this application.
442. 2024/1603/PA	<p>Aegis House, 1 Purser Road, Northampton, NN1 4PG</p> <p>Change use of from offices [Use class E] to 6 self contained flats [Use class C3]</p>	Northampton Town Council made no comment on this application.
443. WNN/2023/0258	<p>17 Harding Terrace, Northampton, NN1 2PF</p> <p>Erection of new two storey Residential Building containing 6no one-bed apartments (Use Class C3), with rear amenity space, covered cycle storage area, refuse store and associated works</p>	Northampton Town Council made no comment on this application.
444. 2024/1672/FUL	<p>Sw Wreford And Sons Silvanus Park Edgar Mobbs Way Northampton NN5 5JT</p> <p>Single storey extension to existing office</p>	Northampton Town Council made no comment on this application.
445. 2024/1796/S73	<p>82 Land Rear Of Kingsley Park Terrace Northampton NN2 7HJ</p> <p>Variation of condition 2 (approved drawings) to application WNN/2022/1206 [Erection of three terraced residential dwellings & off road parking.] to enhance the usability of the dwellings by adjustments to the internal layout</p>	Northampton Town Council made no comment on this application.
446. 2024/1215/FULL	<p>Royal Insurance Tower Royal Insurance Computer Centre Pondwood Close Northampton NN3 6RT</p> <p>Removal of the existing 32.5m tower and the replacement with a 35m free-standing lattice tower. Installation of 3No antennas at 28.39m. Installation of 3No antennas at 27.73m. The relocation of 3No existing antennas at 28.52m. The relocation of 3No existing antennas at 29.04m. The relocation of 2No existing dishes at 28.39m. The installation of 1No</p>	Northampton Town Council made no comment on this application.

	cabinet at ground level. The installation of associated ancillary equipment.	
447. 2024/1844/FULL	5 Cyril Street Northampton NN1 5EL Change of Use from single dwelling house (C3) into 3 no. flats (C3) including new dormer to rear elevation, single storey rear extension, lightwell to front elevation and alteration to window to lower ground floor	Northampton Town Council made no comment on this application.
448. 2024/1905/FULL	104 The Drive, Northampton, NN1 4SP Proposed single storey rear extension	Northampton Town Council made no comment on this application.
449. 2024/1853/FULL	110 Pembroke Road Northampton NN5 7ER Single storey part two storey rear extension, single storey side extension, first floor rear extension to rear and dropped kerb, including basement storage beneath rear extension - part retrospective	Northampton Town Council made no comment on this application.
450. 2024/1915/FULL	Northampton General Hospital Nhs Trust Cliftonville Northampton NN1 5BD Plant pod at roof level to contain 1 no. air handling unit. alterations to existing guardrails and and new access to be formed to new plant room, alterations to the elevation and window positions to suit internal reconfiguration.	Northampton Town Council made no comment on this application.
451. 2024/1724/FULL	Land to rear of 92 Lower Adelaide Street Northampton NN2 6BB Part demolition of existing storage building and conversion of remaining storage buildings into 3No new one bedroom dwellings.	Northampton Town Council made no comment on this application.
452. 2024/1910/FULL	92 Abington Street Northampton NN1 2AP Change of use-Ground Floor - Use Class E (Commercial, Business & Service Use) - new demarcation to the office (fronting) and a change of use to a Use Class C (Dwellinghouses) to the rear section of the ground floor - C3(a) . First Floor & Second Floor - Use Class E (Commercial, Business & Service Use) - A change of use from Use Class E to a Use Class C (Dwellinghouses) - C3(a)	Northampton Town Council made no comment on this application.
453. 2024/1983/S73 2024/1995/S73	18A Sheep Street Northampton NN1 2LU	Northampton Town Council made no comment on this application.

	Variation of Condition 2 (approved plans) of WNN/2022/0577 (Listed Building Consent Application for the conversion of Upper Floor Offices and First Floor Restaurant Area (Use Class E) to provide 5no Apartments (Use Class C3), with installation of rooflights, fenestration changes and internal alterations) to make internal amendments to alter the layouts of the apartments and modify roof light locations	
454. 2024/1773/FULL	37 Greenfield Avenue Northampton NN3 2AF Proposed single-storey rear extension	Northampton Town Council made no comment on this application.
455. 2024/1527/FULL	Second Floor And Third Floor Flat 35 Bridge Street Northampton NN1 1NS Change of use from 2 independent flats into 5 units of multiple occupancy. (Resubmission of WNN/2021/0498)	The Planning Committee commented concerns on the storage of the HMO Units household waste alongside the ground floors business' waste. The Committee added concerns of the impact of noise from the business below.
456. 2024/1756/FULL	Waterside House Edgar Mobbs Way Northampton NN5 5JE Proposed erection of two external storage enclosures and a compressor housing within the service yard and smoking shelter (retrospective). Erection of covered cycle parking.	Northampton Town Council made no comment on this application.
457. 2024/1842/FULL	Rbn Gurdwara Sahib Cromwell Street Northampton NN1 2TE Re-locate main entrance door and canopy and new internal W/c Block	Northampton Town Council made no comment on this application.
458. 2024/1950/OUT	25 Holyrood Road Northampton NN5 7AH Outline application with all matters reserved for erection of 2 dwellings	Northampton Town Council made no comment on this application.
459. 2023/8100/FULL	15 Ardington Road Northampton NN1 5LP Proposed erection of a single storey ground floor side infill extension.	Northampton Town Council made no comment on this application.
460. 2024/1652/FULL	20 Longueville Court Northampton NN3 8HJ Erection of single storey rear extension and change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 7 occupants	The Planning Committee raised concerns on the concentration of HMOs in this area and believe the terraced nature of these properties were not suitable for HMO purposes. It was added, if this plan was approved it would result in the loss of a family home.

461.	2024/1814/FULL	158 Birchfield Road Northampton NN1 4RH Renovation of existing Garage including increase in height and depth and an array of 8 No. Photovoltaic Panels.	Northampton Town Council made no comment on this application.
462.	2024/1943/FULL	Sol Central, Unit 2 Ground Floor Only, Marefair, Northampton, NN1 1SR Subdivision of the Property to 2no units with the change of the use of one of the units from vacant former casino (sui generis) to oral surgery/dentist practice (Class E(e)).	Northampton Town Council made no comment on this application.
463.	2024/1957/FULL	20A Ryland Road, Northampton, NN2 7DL Proposed ground floor extension to side and rear (re-submission of WNN/2023/0698)	Northampton Town Council made no comment on this application.
464.	2024/2054/FULL	13 Connaught Street, Northampton, NN1 3BP Change of use of single dwelling house to two flats	Northampton Town Council made no comment on this application.
465.	2024/2049/FULL	Oneschool Global Uk, Hunsbury Hill Avenue, Northampton, NN4 8QS New sports hall and secondary vehicle access onto Hunsbury Hill Avenue	Northampton Town Council made no comment on this application.
466.	2024/2032/PND	Kings House 40 Billing Road Northampton NN1 5BA Prior Notification of Change of Use from offices (Class E) to residential (Class C3) providing 8 apartments	Northampton Town Council made no comment on this application.
467.	2024/0797/FULL	51 Gold Street Northampton NN1 1RA Part demolition and adaptation of existing first floor and addition of two further floors for 14No flats and retention of Class E ground floor and basement	The Planning Committee OBJECTED to the planning application as the proposed development would occur next to a grade listed building within the conservation area. The Planning Committee believe the addition of two further floors would create a stark contrast between with the grade listed building and would be out of keeping with the street scene.
468.	2024/2119/FULL	Simon De Senlis Court Robert Street Northampton NN1 3AE	Northampton Town Council made no comment on this application.

	Replacement of the existing windows and external doors, to white PVCu double glazed windows and aluminium doors	
469. 2024/2142/PA	Elgin House Billing Road Northampton NN1 5AU Prior approval for the change of use of Elgin House from offices (Class E) to a state funded school (Class F1a)	Northampton Town Council made no comment on this application.
470. 2024/2097/FULL	Unit A1, 1 - 5 Fairground Way, Northampton, NN3 9HU External alterations and reconfiguration of Unit A1 to facilitate subdivision, including extensions, and alteration to service yard arrangements.	Northampton Town Council made no comment on this application.
471. 2024/0131/FULL	9 Chestnut Road, Northampton, NN3 2JL Single storey rear extension	Northampton Town Council made no comment on this application.
472. 2024/0650/FULL	5 Thirlmere Avenue Northampton NN3 2QN Part single, part two storey rear extension and first floor side extension.	Northampton Town Council made no comment on this application.